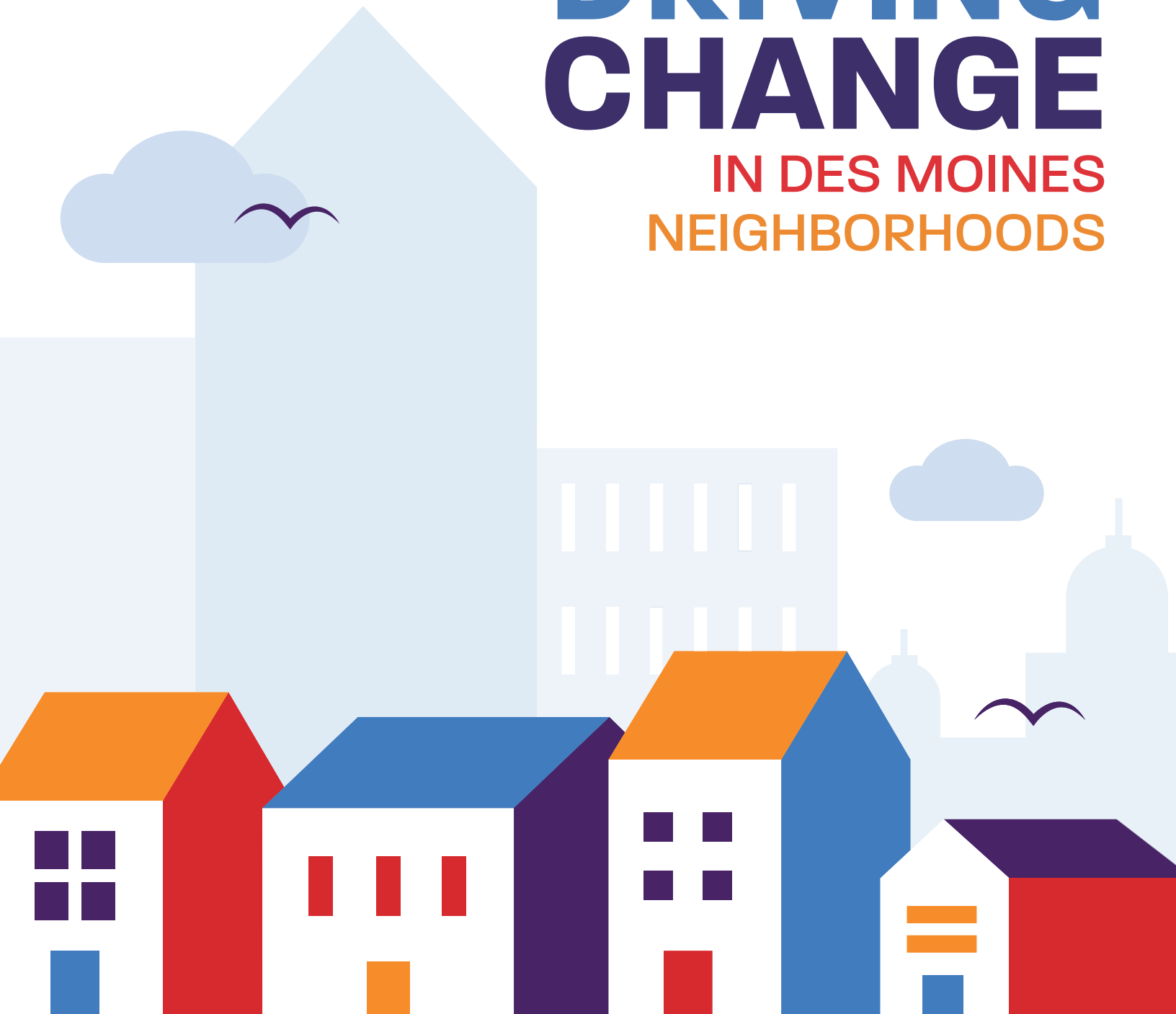


DRIVING CHANGE

IN DES MOINES
NEIGHBORHOODS



Invest
DSM

ANNUAL
REPORT

2023



Five stars is not enough to describe my experience.

From the application to the final inspection, the process was simple, efficient, and easy to navigate. I think this program is well run and generous to the homeowner.

I can't imagine it any better...
Can't say enough good things!

— HOMEOWNER, FRANKLIN AREA SPECIAL INVESTMENT DISTRICT



Thriving Neighborhoods for a Thriving Future

ABOUT INVEST DSM

Launched in 2019, Invest DSM is a first-of-its-kind nonprofit and community development organization that combines public and private funding to nurture vibrant, healthy, thriving neighborhoods.

Our comprehensive strategy for strengthening neighborhoods is based on expert research and best practices to ensure long-term success. We partner with residents to foster neighborhoods with:

- Updated homes that can adapt to growing families
- A variety of thriving, independent businesses within walking distance
- A diversity of housing choices to accommodate all incomes and family types
- Safe and smooth streets and sidewalks
- Public green spaces for recreation
- Reasonable energy costs and sustainable building practices
- Connection and community among neighbors

FREQUENTLY ASKED QUESTIONS

How do you retain the special character of each neighborhood?

We strive to protect neighborhood residents from reckless private development that could spoil the community's character and push current residents out.

Instead, we work with neighborhoods to make long-term strategic investments that keep families in their homes while also injecting new life into the area, allowing the neighborhood to grow sustainably and adapt to changing times.

What are the desired demographics for these neighborhoods?

We're working to create diverse, mixed-income neighborhoods, which research has shown to be stronger than those where residents are all alike. Race and income diversity promotes a wide array of options for housing, business, and school type, as well as more varied land use.

Diverse, mixed-income neighborhoods have also proven to be more resilient and quicker to come back after a crisis. Individual outcomes—both educational and financial—for residents are also improved.

What evidence can prove that your strategy is successful?

Our staff use many complex metrics to guide strategy and evaluate outcomes. To put it simply, we're looking for—and already finding—these signs of success:

- Home values increasing
- New businesses opening
- Current residents staying put longer
- New residents moving in
- Rents staying affordable
- More housing types becoming available

What's in it for Des Moines as a whole?

All Des Moines residents benefit from our work, which is designed to:

- Improve quality of life, health, and safety for residents
- Keep more families in the city
- Attract new residents
- Expand the tax base
- Increase real estate values
- Support a thriving local economy



CONTENTS

From the Executive Director	5
Our Impact	6
Where We Work.....	8
Grant Programs	10
Development Work.....	15
Columbus Park Special Investment District	18
Drake Special Investment District.....	20
Franklin Area Special Investment District	22
Oak Park / Highland Park Special Investment District.....	24
Statement of Financial Position.....	26
Board, Funders & Partners.....	27

OUR STAFF



Christopher Civitate
Neighborhood
Development Manager



Sierra Rose
Operations Manager



Matt Brandt
Construction Specialist



Jake Ross
Construction Specialist



Cassie Dubberke
Construction Specialist



Jo Allen
Outreach and
Communications
Specialist



Andrea Morales
Administrative Assistant



Madeline Canales
Operations Assistant



Amanda Schlotterback
Administrative Assistant
(2023)

FROM THE EXECUTIVE DIRECTOR



Amber Lynch, AICP
Executive Director

Des Moines has a proud tradition of successful and sustainable community development. Invest DSM's efforts are already proving themselves to be the next phase of that enterprise—with 2023 our fourth full year as an organization. As executive director since the beginning, I've always believed wholeheartedly in our strategic plan, but even I'm surprised by the rapid results we're seeing throughout the Special Investment Districts (SIDs).

For example, we've been partnering with residents, business owners, and other organizations to revitalize the Historic Business District in Highland Park (p. 24), and people have been flocking from other parts of the city to check out businesses new and old. Our Homeowner Renovation program (p. 11), our most popular grant opportunity, leveraged more than \$6 million in total investment in 2023, with many homeowners participating for their second, third, or fourth time—completely transforming their homes and keeping them committed to their neighborhoods for the long term.

Our newest programs, Single Family Developer and Rental Rehab (p. 13-14), ratcheted up in 2023—diversifying housing options, bringing in new homebuyers, and improving quality of life for existing renters without raising rates. We partnered with the affordable housing organization HOME, Inc. to build brand-new, low-maintenance houses for first-time homeowners, including a refugee family from the Republic of the Congo (p. 25). Through our own development work, we tackled problems that the market couldn't solve on its own, like properties encumbered by back taxes or those that cost more to renovate than they would sell for. We tore down derelict properties, built new homes on vacant lots, and subdivided larger lots to add more housing units. We also saved extraordinary single-family homes that had been chopped up into multiple, low-quality units, like the historic gem we moved and renovated in the Drake area (p. 16)—adding modern amenities and fixing code compliance issues while also restoring its iconic Victorian features.

But these successes don't always come easy. As our momentum built in 2023, so did the complications

we faced. Community development work is full of tough choices. Every day, our team works to balance an array of complex factors—including financial considerations, the sometimes conflicting desires of residents, historic value, neighborhood demographics, resident safety, and energy efficiency, as well as the varied housing needs of large and small families, older residents, and young adults. **We strive to ensure that home values rise at the right pace and that rents stay affordable in the long run.**

Often, there are no solutions that satisfy all the stakeholders involved, even our own team. For example, we demolished the 108-year-old Highland Apartments in 2023, after determining that saving the building was not only financially impractical but also potentially dangerous for future residents. Now, with the involvement of neighborhood leaders, we're developing the site with a mix of housing, retail, and green space. The new building will offer units for a variety of income levels, and its design will align with the historic style of the neighborhood. Of course, we wish we could have saved the original structure, but the new building will better serve the needs of community members.

Our staff and board members don't take decisions like this lightly. While exploring potential solutions for a property, we do more than a quantitative analysis of the data. We also consult with neighborhood residents and other local stakeholders, as well national experts in the field. We review the latest research and best practices and consider how different outcomes would align with our larger vision for the SID and for the city as a whole. We look at each project on its own terms and in relation to its larger context within an ever-evolving community. We prioritize long-term considerations over short-term trends. And we constantly evaluate and adjust our programs and processes based on feedback from city officials, neighborhood leaders, residents, and business owners.

This is exacting work, but we're committed to the balancing act. Over and over again, I've seen our staff's strategic thinking and resourceful problem solving pay off. We're excited to bring this approach to bear on two new Special Investment Districts in 2025 (p. 8-9). This continued growth and success as an organization is due in large part to our many partners and supporters, especially the neighborhood residents whose ongoing participation is so meaningful to us. I'm looking forward to seeing what we're able to accomplish together in the years to come.

A handwritten signature in black ink, appearing to read 'Amber Lynch', with a large, stylized flourish at the end.

OUR IMPACT

2023 GRANT PROGRAMS



**\$21.8+
MILLION**

in total investment
through grant programs



**\$3.1
MILLION**
from Invest DSM



**\$18.8
MILLION**
from other sources



\$5.95
leveraged from other
sources, for every dollar
from Invest DSM

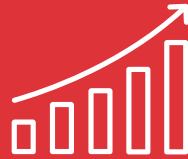


90%
of the
completed
projects
involved
existing
homeowners



**227+ PROJECTS
COMPLETED**

with an additional 121 under construction



Total investment through grant programs

MORE THAN TRIPLED

compared to 2021*

* Includes dollars from Invest DSM and other sources

2023 DEVELOPMENT WORK

5

**HOMES
RENOVATED
AND SOLD TO
NEW RESIDENTS**

7

**HOMES AND
1 APARTMENT
BUILDING IN
POOR CONDITION
DEMOLISHED**

6

**NEW CONSTRUCTION
HOMES SOLD;
3 OF THEM BY
AN AFFORDABLE
HOUSING PARTNER**

14

**ADDITIONAL
PROPERTIES
ACQUIRED**



\$1.79 MILLION

IN SALE PROCEEDS RETURNED TO THE
ORGANIZATION FOR NEW PROJECTS

2023 OTHER ACTIVITIES



**301
TREES PLANTED**
in partnership with
Trees Forever



3rd Annual
Dogtown Lights
organized and
supported



3rd Annual Art
Week activations
in each Special
Investment District

IMPACT TO DATE (SINCE 2020)



**\$46.9
MILLION**

in total investment
through grant programs



**\$9
MILLION**

from Invest DSM



**\$37.9
MILLION**

from other sources



\$4.17

leveraged from other sources, for
every dollar spent by Invest DSM



**1,014+ PROJECTS
COMPLETED**



95%

of the completed projects
involved existing homeowners

DEVELOPMENT WORK TO DATE

57

**PROPERTIES
ACQUIRED**

22

**RENOVATIONS
COMPLETED**

25

**HOMES IN POOR
CONDITION
DEMOLISHED**

16

**NEW BUILDS ON
VACANT LOTS**

OTHER ACTIVITIES TO DATE



1,300 TREES PLANTED
in partnership with Trees Forever



Facilitated partnerships; Increased neighborhood
participation and neighbor connections



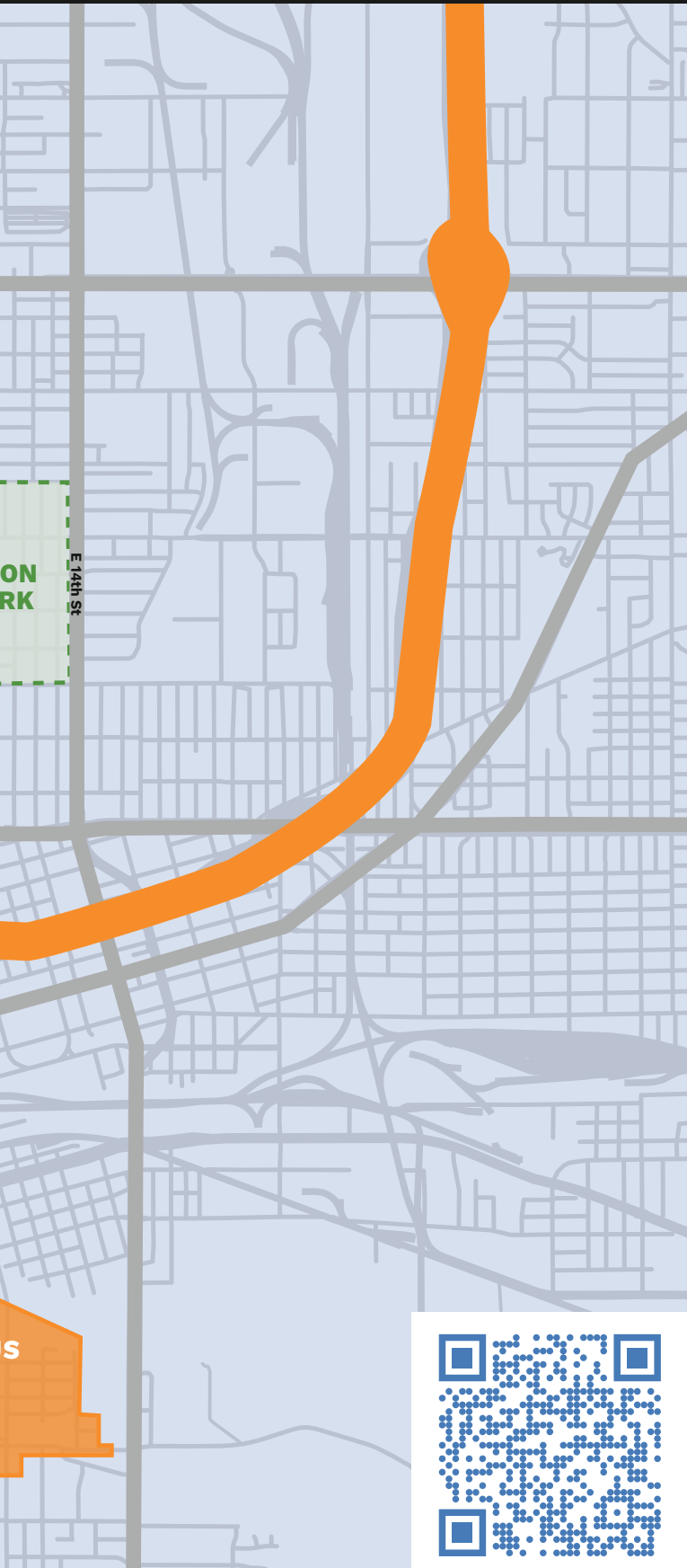
Improved perceptions of
each neighborhood



Supported more than a dozen public art
projects and community-building events

WHERE WE WORK | SPECIAL INVESTMENT DISTRICTS





Invest DSM leverages innovative and comprehensive solutions to strengthen select Des Moines neighborhoods, called Special Investment Districts (SIDs). These districts were chosen after a months-long process of qualitative and quantitative research in partnership with the City of Des Moines. Each of the selected neighborhoods has a distinctive history, community culture, and housing character that we aim to preserve and enhance for current and future generations of Des Moines residents.

EXPANDING OUR FOOTPRINT

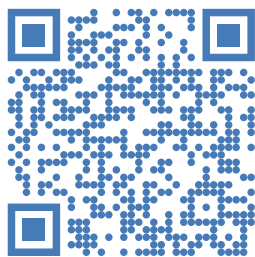
Three more Des Moines neighborhoods will become Special Investment Districts in 2025. These districts will identify priority improvements aimed at enhancing the quality of life and economic vitality of their neighborhoods through a year-long planning process that will involve residents and business owners. Residents and property owners in these areas will then become eligible for our grant programs.

UNION PARK

- 885 parcels
- 11% are rentals
- 30% of properties are in poor or very poor condition
- 63% in average condition
- 7% in good or excellent condition

NORTH OF GRAND & WOODLAND HEIGHTS

- 1,437 parcels
- 10% are vacant
- 13% are rentals
- 14% of properties are in poor or very poor condition
- 62% in average condition
- 24% in good or excellent condition



CHECK YOUR ELIGIBILITY

To find out whether a property is located in one of our Special Investment Districts, enter the address in the form at investdsm.org/wherewework

WHAT WE DO | GRANT PROGRAMS

INVEST DSM OFFERS FIVE GRANT PROGRAMS TO PROPERTY OWNERS IN THE SPECIAL INVESTMENT DISTRICTS. THESE PROGRAMS DIRECTLY ADDRESS THE GOALS IN ALL FOUR OF OUR REVITALIZATION PLANS THAT CALL FOR CREATING NEW FINANCIAL TOOLS TO PROMPT INVESTMENT IN PRIVATE RESIDENTIAL AND COMMERCIAL PROPERTY.

BLOCK CHALLENGE GRANT

This grant allows homeowners and rental property owners to complete exterior curb-appeal projects and to connect with their neighbors. Residents must apply as a team of at least three properties within sight of one another. Once approved, each property owner can receive up to \$2,500 in matching funds. After using the Block Challenge Grant, many property owners go on to do larger repairs and renovations under other grant programs.

2023 BY THE NUMBERS

 **5**
teams

 **\$220,962**
in total investment

 **50**
participants

 **\$1.49** invested
by homeowners for every
dollar spent by Invest DSM



PROJECT SPOTLIGHT

TUAN PHAN & FAMILY

Block Challenge Team Lead
Drake Special Investment District

Year Built: 1920

Exterior Upgrades:

- Trees and landscaping
- Pergola
- Backyard grading
- Driveway and gate

ON INVEST DSM STAFF:

EVERY SINGLE ONE OF THEM HAS BEEN VERY UNDERSTANDING, FLEXIBLE, AND FRIENDLY. WHEN I'M STUCK ON SOMETHING, THEY ALWAYS COME UP WITH A SOLUTION.



“Originally, I only wanted to stay in this house for a few years, but once Invest DSM came to the neighborhood with their programs, I got to know my neighbors through the Block Challenge. I've invested so much time and work in the house. The backyard is great for the kids. Now I don't want to leave.” - TUAN PHAN

HOMEOWNER RENOVATION PROGRAM

This program helps homeowners make both interior and exterior home improvements, ranging from deferred maintenance repairs to floor plan reconfigurations and additions. Larger grants come with a forgiveness period of either five or seven years to encourage homeowners to stay in the neighborhood.

Home renovations are often stressful, but our experienced staff supports clients through every step of the process. More than anything, we want them to continue to love where they live.

2023 BY THE NUMBERS

 **155**
projects fully completed

 Nearly **\$6.2M**
in total investment
(completed projects only)

 **95+**
projects under construction

 **\$39,945**
Average project cost

★★★★★
4.97
Average rating
(out of 5)
from program participants

 **\$1.96** spent by
homeowners for every dollar
spent by Invest DSM

 **100%** of program
participants say they would
recommend Invest DSM to
friends and neighbors



PROJECT SPOTLIGHT

DEL BRINK

Drake Special Investment District

Year Built: 1914

Home Upgrades:

- Updated kitchen and pantry
- Replaced ceiling and roof with water damage



“I’m excited that I can have people to the house now. I’m not embarrassed by those rooms anymore.”



**ON INVEST DSM STAFF:
WORKING WITH
INVEST DSM WAS
PROBABLY THE
EASIEST THING
I’VE DONE IN THE
LAST YEAR.**





“I think Invest DSM has totally transformed this neighborhood. It feels different here. It doesn’t feel like we’re teetering on the edge. It’s like some of those really nice neighborhoods in Chicago and Minneapolis. Invest DSM has done a phenomenal job taking properties that were eyesores and turning them into something quite beautiful.” - DEL BRINK

COMMERCIAL GRANT PROGRAM

Older commercial buildings experience many of the same challenges as residential ones, which can lead to vacancies and vandalism over time. This grant program helps property owners or tenants address deferred maintenance, fix code-compliance issues, and make exterior improvements. With these challenges out of the way, they can focus on running their business.

We provide a matching grant for both pre-development and construction costs. We also have a pool of artists ready to help with everything from window displays to signage and facades so that each business can stand out and attract more customers.

2023 BY THE NUMBERS

 8 projects completed	 \$189,727 contributed by Invest DSM
 \$12.4M in private investment	 \$64.31 spent by business owners for every dollar spent by Invest DSM — QUADRUPLE the amount spent in 2022



PROJECT SPOTLIGHT

ANNA JONES

Historic Business District

Oak Park / Highland Park Special Investment District

Year Built: 1922

Building Upgrades:

- Restored historic facade
- Removed asbestos
- Repaired water damage
- Fixed collapsed sewage system



“I’m not a deep-pocketed investor; I’m a photographer. My goal is to create a shared space for the community.”

ON INVEST DSM STAFF:

THEY KNOW SO MUCH ABOUT SO MANY THINGS. THEY’VE HELPED ME FIGURE OUT THE RIGHT STEPS TO TAKE AND THE RIGHT PEOPLE TO CALL.

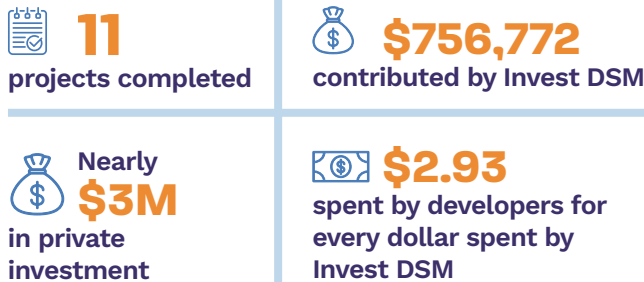
“This wouldn't have been possible without the help from Invest DSM. The financial incentives were definitely part of my decision-making process on whether to buy the building. I have a vision to make it into something really cool for the community. And I don't want to just slap band-aids on it.”

- ANNA JONES

SINGLE-FAMILY DEVELOPER PROGRAM

We recognize that investors, rehabbers, and developers are actors in our neighborhoods, too. This grant program makes high-quality renovations and new infill construction possible to attract new home buyers to the neighborhood. Because the cost of completing a high-quality project often exceeds the final sale price, this program provides funding to cover that gap. With this support, developers don't have to compromise on quality in order to make their investment worthwhile.

2023 BY THE NUMBERS



PROJECT SPOTLIGHT

ERIC QUINER

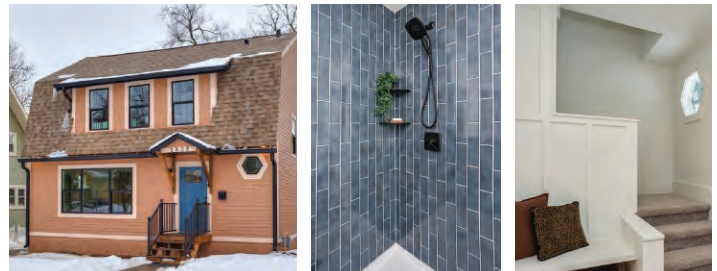
Realtor and Real Estate Developer

Projects with Invest DSM:

- **2023:** One home completed in Franklin SID
- **2024:** 6 homes completed or in progress in Columbus Park, Drake, & Franklin SIDs



“Invest DSM enables people like me to do proper work and not leave anything unaddressed.”



ON INVEST DSM STAFF:

WE HAVE A GOOD WORKING RELATIONSHIP. OUR AGENDAS ARE ALIGNED. BOTH INVEST DSM AND MYSELF ARE ON A MISSION. THEIR TEAM IS A PASSIONATE GROUP. THEY ALSO WANT TO MAKE THE CITY AWESOME.

“The public, private, and nonprofit sectors working in tandem are producing tangible results. It's literally revitalizing the neighborhoods. The way for neighborhoods to move up and to have more affordable housing is to create new options for people so they can move out of their existing homes, which provides more options for the next person and the next person down the line.”

- ERIC QUINER

“Your average home flippers are looking to spend the least amount of money possible to maximize their profit margin. I try to find homes that I can put as much work into as possible. I’m looking for homes with character that are really run-down, so that I could try to preserve and restore them. We’re phasing out slumlord options and making a massive effort to preserve the architectural integrity of these neighborhoods. We use products that are specific to the era and try to highlight the architectural features still present in the properties.” - ERIC QUINER



RENTAL REHAB PROGRAM

Rental properties are an important component of any neighborhood housing market. Invest DSM wants to ensure that these properties provide tenants with a decent and safe living environment. The program is designed to help landlords make major capital improvements to properties with 10 units or less. The grant comes with a forgiveness period and a restriction on rent rate increases.

2023 BY THE NUMBERS

 **3**
projects completed

 **\$15,862**
contributed by Invest DSM

 **\$47,585**
spent by property owners

 **\$3**
spent by owners for every dollar spent by Invest DSM



INVEST DSM DEVELOPMENT WORK

While the grant programs are responsible for the vast majority of the projects we complete in a year, Invest DSM is also active in taking on development work that the private market will not complete on its own. This includes acquiring homes that need significant renovation work or that meet a specific strategic goal in one of the SIDs. On occasion, we purchase a home that is beyond repair and facilitate its replacement with something new. As with everything we do, our development work reinforces high standards of quality and diversifies the housing available.

2023 BY THE NUMBERS



14

properties
acquired



5

completely
renovated homes
sold to new
residents



12

more rehabs in
progress



6

new construction
homes sold



3

more lots sold
for new home
construction



Nearly 30%

higher price per square foot for
Invest DSM rehabs sold in 2023,
compared to the area average, in
the Drake and Columbus Park SIDs

For Oak Park/Highland Park,
the difference is
nearly 20%

WHAT THIS MEANS:

Since homes come in many sizes, ages, and conditions, sale prices per square foot are the best basis for comparison. Properties in the SIDs have been historically undervalued compared to city and county averages. Our handful of rehab and new construction projects are selling for higher prices per square foot than the SID average—leading the real estate market and establishing sales comps that will pull the prices of other homes up over time, closer to where they should be valued. We're doing this slowly and carefully to prevent gentrification. **In the long term, current residents will see their home values go up without being forced out of the neighborhood, and a wider variety of homes will be available for a range of income levels**—an essential feature of diverse and resilient neighborhoods.

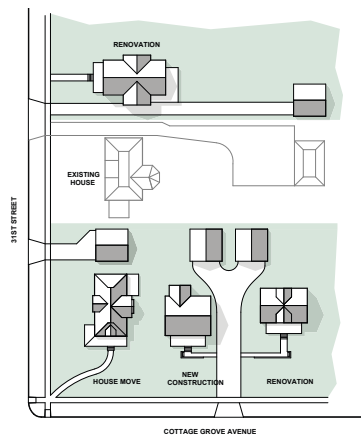
A HOME ON THE MOVE

DRAKE SPECIAL INVESTMENT DISTRICT

PROJECT SPOTLIGHT

Back in 2021, Invest DSM was faced with two problems two blocks apart. First, Drake University decided to demolish some properties they owned on Brattleboro Avenue to make space for a state-of-the-art health clinic. But one of them—a 1890 Victorian that had since been split up into multiple apartments—had the good bones and architectural merit that made it worth saving. Drake was looking for someone to buy the house and move it.

Secondly, a multi-unit structure on Cottage Grove Avenue was attracting complaints from neighbors, police, and residents about low-quality apartments that didn't meet safety standards or housing codes. Fortunately, we came up with a single, transformative solution to both problems.



Invest DSM bought both properties, then worked with Primary Health Care to find higher-quality, affordable housing for the current residents, providing a relocation subsidy to make the move easier. Then we demolished the derelict building and divided the lot in half to create space for two houses where there had been only one. After preparing a new foundation, we moved the historic Victorian from Brattleboro to Cottage Grove and renovated it completely—preserving and restoring as many of the original architectural features as possible. Next door, we broke ground for a new construction on the other half of the lot.

Four properties on the corner of 31st Street and Cottage Grove Avenue in the Drake Special Investment District are being transformed as part of Invest DSM's development work. Two were completed in 2023, and two more are in progress.

The original Victorian was completed in October 2023 and sold to a family from the area in February. The new home will be completed and ready for market later this year. The result: A neighborhood nuisance was removed, residents of substandard units got better housing, a historic gem was preserved and modernized for a local family, and a lot originally designed for one family will soon comfortably welcome two.



As expert contractors and Invest DSM staff gathered at midnight in August 2021 to kick off the monumental move, torrential rain and high winds struck. The loaded trailer finally set off around 1 a.m. and reached its destination four hours later (with tree trimming delaying the two-and-a-half-block trek). But the downpour had softened the ground so much that they couldn't get the house into position. Three days and 25 tons of crushed cement later, the 134-year-old home settled onto its new foundations.

DAREN & DEENA MUNROE

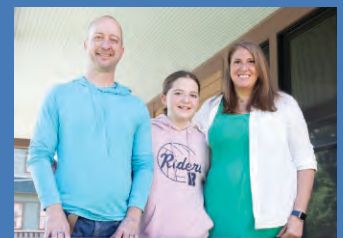


While living in a smaller home less than a mile away, the Munroes kept an eye on the property throughout the project, watching with interest as the house was moved and restored over the course of two years. When they finally got a look at the remodeled interior—complete with original wood features—

the modern kitchen, and the open space for their three kids, they knew it was the home for them. Moving not only better met the Munroe's needs, it also freed up their smaller, more affordable home for another family.

Every day, I'm like: 'I just love our house. I love our house!'"

— DEENA MUNROE



FROM VACANT TO VIBRANT

OAK PARK / HIGHLAND PARK SPECIAL INVESTMENT DISTRICT

PROJECT SPOTLIGHT

When Invest DSM bought the brick bungalow on Clinton Avenue, it had been vacant for five years.

Several potential owners had tried to purchase it, but complicated tax liens on the property stymied the process. There was no way to break even on a renovation, much less turn on a profit, so the house just sat.

Meanwhile, in the background, Invest DSM spent more than two years working with the IRS to resolve the tax liens on the property, with staff spending at least 80 hours navigating the complicated process. Demolishing the home might have made financial sense, but its historic value was irreplaceable. After clearing the tax liens, we spent 18 months restoring and updating the home. Now the beautiful 116-year-old dwelling is home to the new owners of the iconic Hiland Bakery.

“We’re here to take care of things that the market can’t naturally take care of. Without Invest DSM putting in that time and energy, the home would still be vacant today.”

- CHRISTOPHER CIVITATE, Neighborhood Development Manager, Invest DSM

ELIZABETH & ED KIRKMAN

The new owners of Cha Cha’s Hiland Bakery (formerly Hiland Bakery)—exhausted from middle-of-the-night commutes to and from the South Side—bought the restored home on Clinton Avenue in September 2023. After spending more than a decade renovating their previous home, the family was attracted to the house’s historic character and its modern updates, with no DIY projects necessary. They appreciate the peaceful neighborhood, access to bike trails, original hardwood, and comfortable front porch. Buoyed by good sleep behind the solid brick walls, they usually walk the two blocks to the bakery, where they’ve also participated in Invest DSM’s Commercial grant program to replace the awnings and signage.

“We really couldn’t be happier.”

- ED KIRKMAN



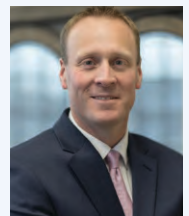
A True Community Bank

Developing multiple properties takes a lot of resources upfront, which limits the number of projects Invest DSM can work on simultaneously. Fortunately, a local funder has stepped up in a big way. Central Bank—which has 20 branches in Iowa and eight locations in the Des Moines area, including three of the Special Investment Districts—created a special loan fund for Invest DSM. With a \$1.25 million line of credit available, we can now finance more projects at once, including rehabs and new constructions. The best part: Central Bank donates the interest back to us!

Thanks to Central Bank, more of our money is available for property owners using our grant programs, rather than being tied up in interest payments. We can also take on more special development projects, most of which aren’t financially viable enough for the market to tackle on its own. In 2023, we completed three projects (including the home on Clinton Avenue) with Central Bank’s backing. Six more are underway this year, with plans to ramp up even further in 2025.

“Central Bank and Invest DSM share a common mission of reinvesting back in the community.”

- DAMON MILLER, Ankeny Market President, SVP, Central Bank



COLUMBUS PARK

SPECIAL INVESTMENT DISTRICT

For people who want to experience spectacular views of downtown with all the amenities of a residential neighborhood, Columbus Park offers the perfect lifestyle.

Pop over the bridge for work and downtown events, or cycle or walk around Columbus Park, a citywide draw for families and friends. Shop in historic Italian-American businesses and grab a bite in a beloved restaurant. Make your home here in one of the affordable single-family houses with big backyards, a modern mid-rise apartment, or a state-of-the-art new home.

KEY FEATURES



Little Italy on the Rivers



Spectacular views of Downtown



Affordable single-family homes plus upscale, modern apartments

2023 BY THE NUMBERS

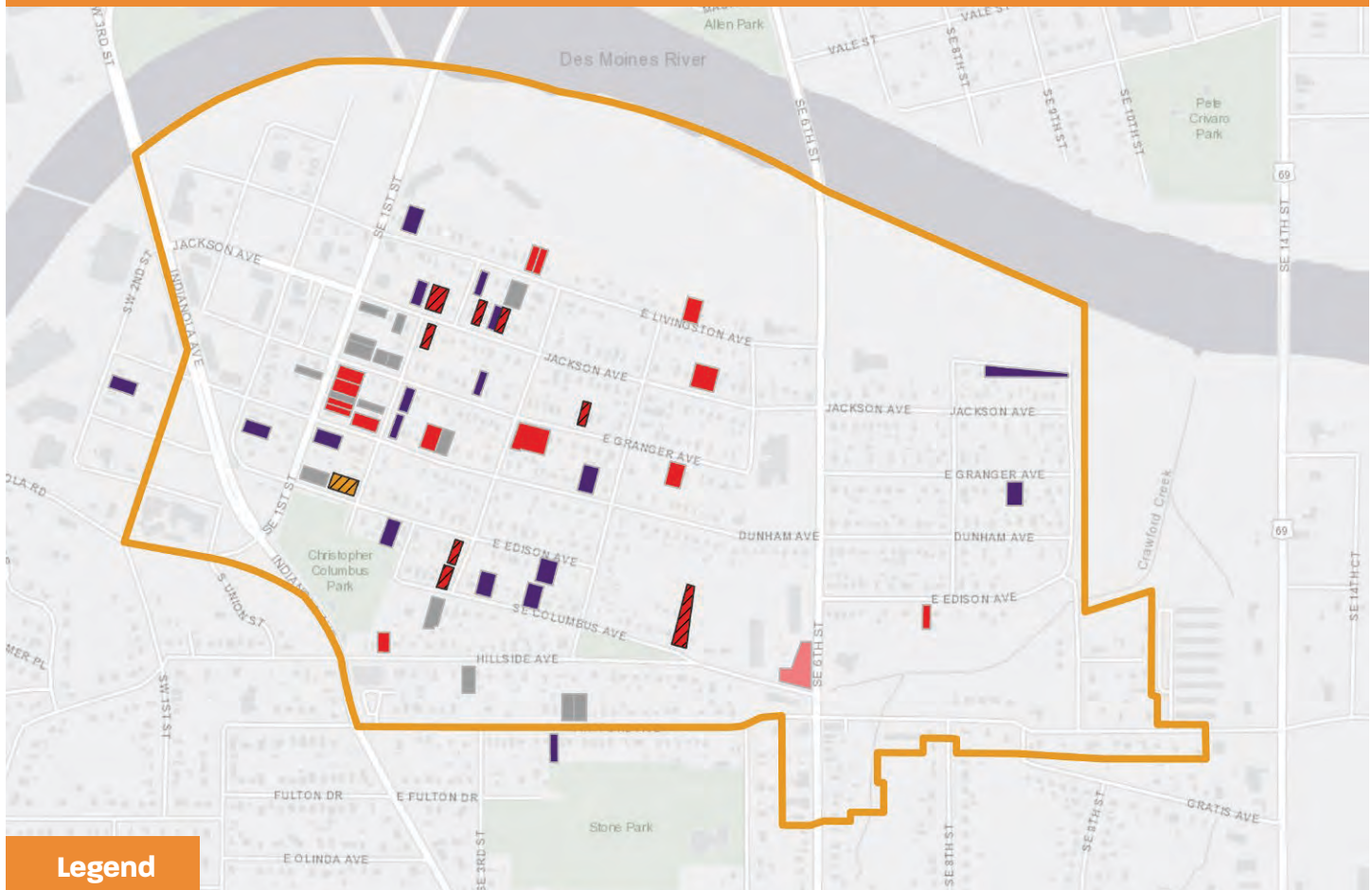


\$1,374,227
in investment through grant programs



27 projects completed

2023 Special Investment District Activity



Legend

- Invest DSM Properties
- Grant Projects Completed in Previous Years
- SOLD Invest DSM Properties in 2023
- Single Family Developer Projects 2023
- Homeowner Renovation Program Completed 2023
- Commercial Grant Completed 2023

PROJECT SPOTLIGHT

CARRIE MORENO

Homeowner Renovation Program

Year Built: 1906

Home Upgrades:

- Repaired foundation
- New front porch
- Added back deck
- Side entrance addition
- Updated bathroom

Carrie initially looked into Invest DSM because she recognized Christopher Civitate on the flier and knew he had strong ties to the South Side. She asked him to come by for a walkthrough and point out projects that would be eligible for the grant programs. He helped her draw up a plan that included crucial maintenance and code compliance issues, as well as quality-of-life upgrades.



“Invest DSM comes from the perspective of homeowners, versus large businesses. With some of the abandoned homes in our area, it would be pretty easy for a larger corporation to come and just build another apartment complex. But I feel like there’s a better balance of housing options here. The program helps those of us who want that community while still being close to downtown.”

Carrie and her husband enjoy spending time on the front porch and chatting with neighbors. They encourage visitors to look into Invest DSM, since the programs are flexible enough to fit many different types of projects and income levels.



“We want to give all the credit to Invest DSM, because we couldn’t have done this without them.”

“The projects have really been life-changing. We don’t have to worry about water coming in, because the foundation is all sealed up. Everything is a lot more solid and livable and relaxing and beautiful.”



“Homes are still affordable in our area. We have yards and space to move. There’s character to the neighborhood and diversity. Not all the houses look alike, and not all the people look alike.” - CARRIE MORENO

DRAKE

SPECIAL INVESTMENT DISTRICT

The Drake Neighborhood is one of the oldest, largest, and most diverse neighborhoods in Des Moines.

Anchored by its namesake, Drake University, it is minutes from downtown Des Moines, home to beautiful boulevards, mature trees, established churches, and a unique mix of turn-of-the-century homes and apartments. Many amenities are within walking and cycling distance: a world-class university, locally-owned restaurants and specialty shops, and downtown workplaces and amenities. Best of all, residents come from all walks of life and take pride in the vibrant, friendly sense of community and fun events.

KEY FEATURES



Beautiful historic homes on stately boulevards



Home to Drake University



Friendly neighbors and unique community events

2023 BY THE NUMBERS

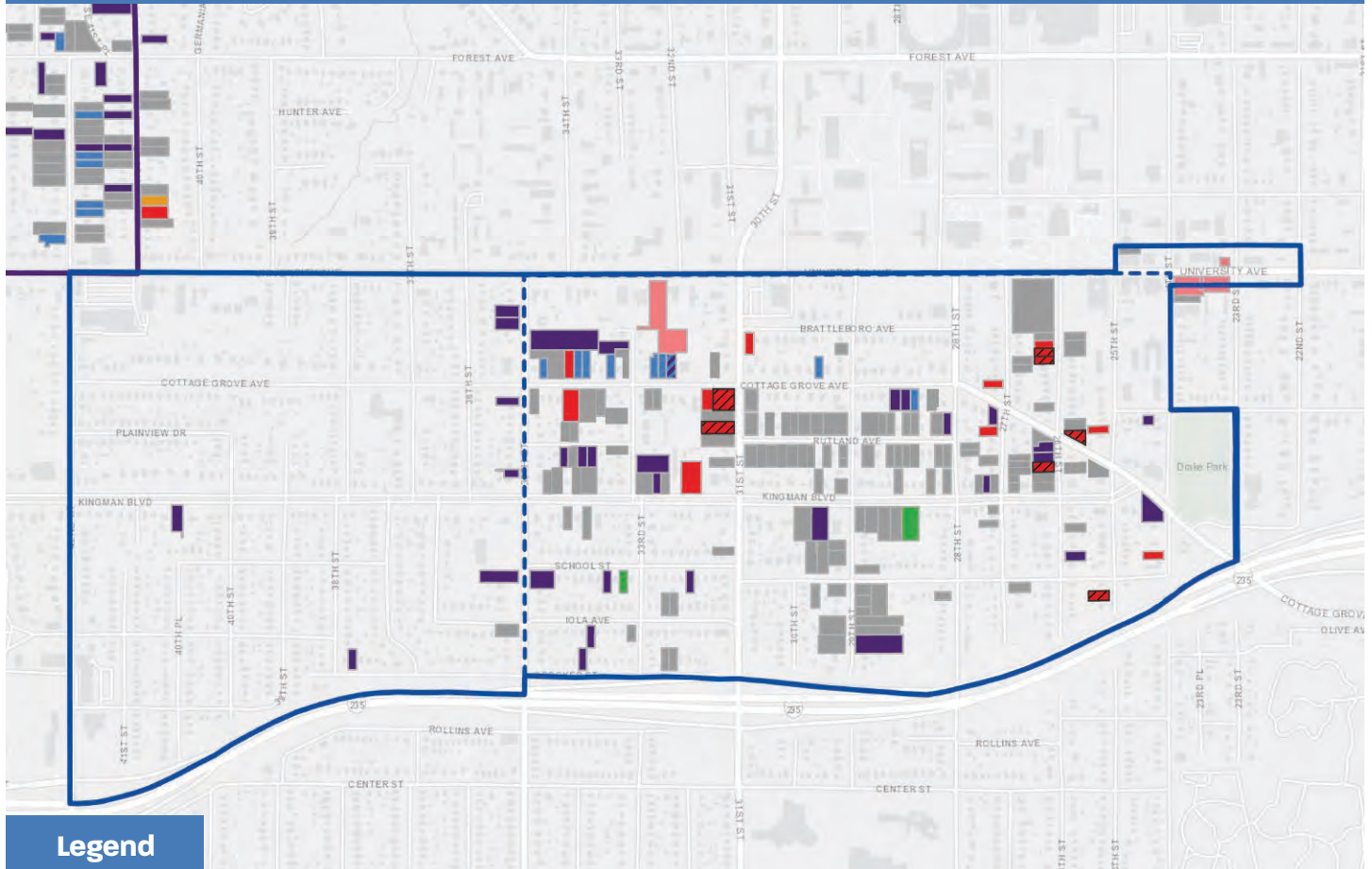


\$13,952,656
in investment through grant programs



48 projects completed

2023 Special Investment District Activity



Legend

- Invest DSM Properties
- Block Challenge Grant 2023
- Single Family Developer Projects 2023
- Homeowner Renovation Program Completed 2023
- Grant Projects Completed in Previous Years
- Homeowner Renovation Program & Block Challenge Grant 2023
- ▨ SOLD Invest DSM Properties in 2023
- Commercial Grant Completed 2023
- Rental Rehab Grants (completed 2023)
- Indicates Previous Boundary (Expanded in September 2023)

PROJECT SPOTLIGHT

STEPHANIE BRENNAN & FAMILY

Block Challenge & Homeowner Renovation Programs

Year Built: 1900

Home Upgrades:

- Addition to the back
- Renovated kitchen
- New bathroom
- Updated bathroom and walk-in closet
- New patio and landscaping

“I think the homeowner programs are absolutely fantastic. Renovations can be really intimidating. We've all watched those HGTV shows where people take your money and run or do a terrible job and wreck your house. Invest DSM makes it really easy for you to feel supported. They make it applicable for anybody, any income level, whatever you want to do with your house. They want you to be happy with what you choose to do with your home.”

ON INVEST DSM STAFF:

YOU REALLY CAN'T GO WRONG WITH ANY OF THE STAFF. THEY JUST HAVE THE BEST RELATIONSHIP WITH THE NEIGHBORS AND THE COMMUNITY.



“The kids love our house now. They just want to be home and hang out, and they like to show it to their friends.”



“Looking at how much some of the homes that Invest DSM redid are selling for, I feel like ours would be worth a whole lot more now. It feels good to know that I put this investment in and we're not leaving anytime soon, so it's only going to get better and better as the neighborhood gets better and more people take advantage of the programs.” - STEPHANIE BRENNAN

FRANKLIN AREA

SPECIAL INVESTMENT DISTRICT

For people who want a vibrant, family-friendly community with character near downtown employment and amenities, the Franklin Area offers the best of city and suburban life.

Located at the juncture of the Beaverdale and Waveland Park neighborhoods, neighbors here walk, bike, and drive on leafy streets to iconic local gathering spots and convenient shopping districts. Franklin offers an active lifestyle, great schools, and spacious yards for kids and dogs.

KEY FEATURES



Charming homes on tree-lined streets with friendly neighbors



Top-rated schools, convenient location



Walk and bike to neighborhood icons

2023 BY THE NUMBERS

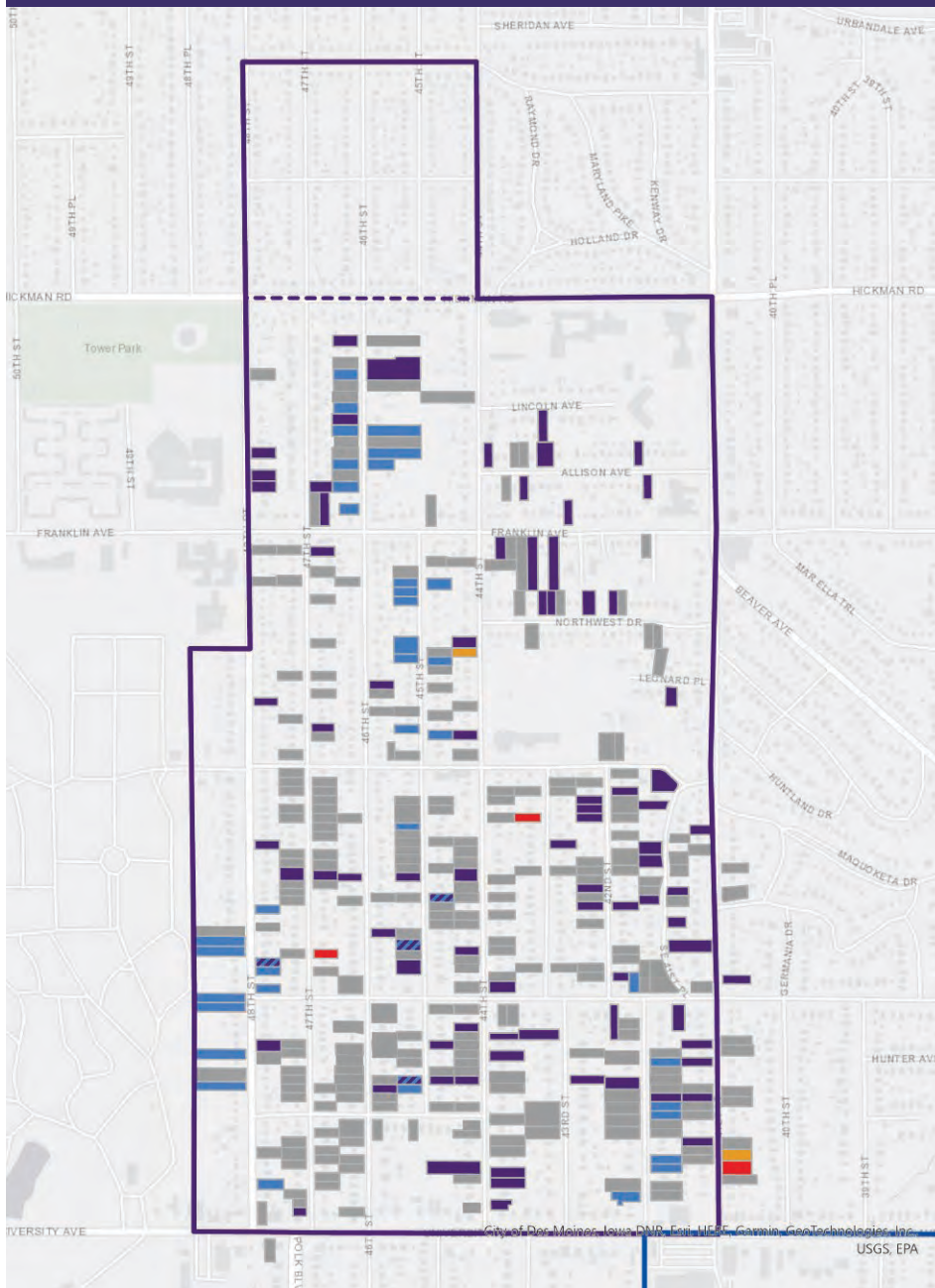


\$4,645,390
in investment through grant programs



134 projects completed

2023 Special Investment District Activity



PROJECT SPOTLIGHT

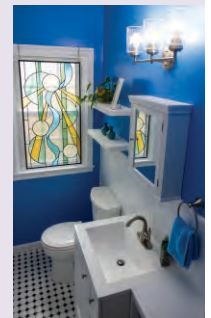
JUDY FORD

Homeowner Renovation Program
Year Built: 1941

Home Upgrades:

- Renovated bathroom
- New HVAC

Newly retired, Judy replaced the original tub with a walk-in shower so she wouldn't have to worry about mobility issues in the future.



Legend

- Invest DSM properties
- Single Family Developer Projects 2023
- Grant Projects Completed in Previous Years
- Block Challenge Grant 2023
- Homeowner Renovation Program Completed 2023
- Homeowner Renovation Program & Block Challenge Grant 2023
- Indicates Previous Boundary (Expanded in September 2023)

PROJECT SPOTLIGHTS

MARK & THALYA HANSON

Homeowner Renovation Program

Year Built: 1956

Home Upgrades:

- New roof and gutters
- Backyard retaining wall & landscaping
- Laundry room & workshop cabinets

Mark and Thalya have lived in their home for 33 years. They're looking forward to enjoying the updated basement and backyard with the grandkids.

ON INVEST DSM STAFF:

THE STAFF HAS BEEN VERY ACCOMMODATING AND RESPONSIVE. OUR CONSTRUCTION SPECIALIST WALKED US THROUGH EVERYTHING.

“We’ve always had a number of home projects on our list that we hoped to get to someday. In the meantime, we raised our kids, sent them to college, and paid down the mortgage. But Invest DSM has made doing things more affordable.”

- MARK AND THALYA HANSON



LESLIE & JEFF BERCKES

Homeowner Renovation Program

Year Built: 1935

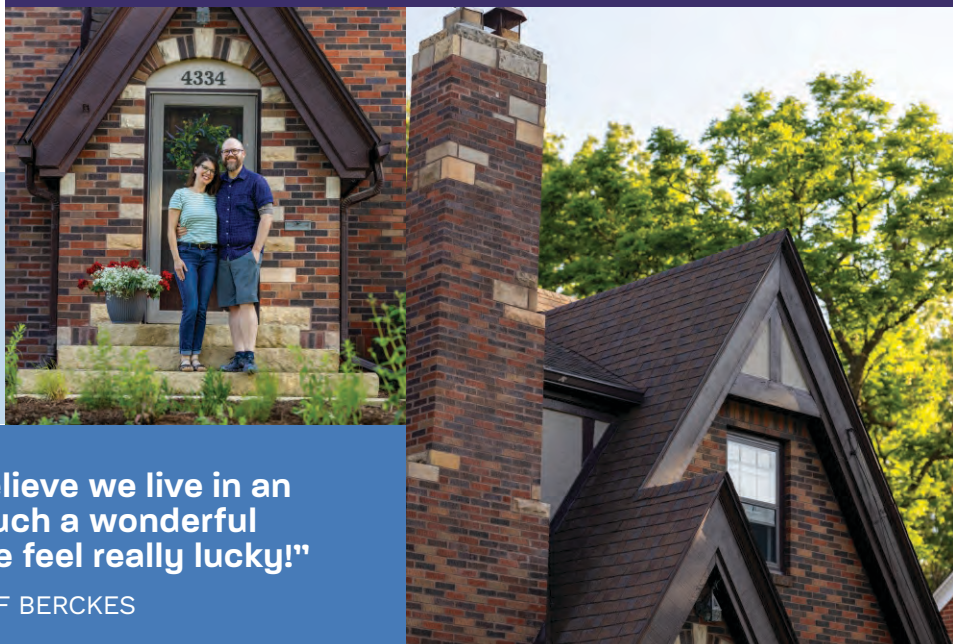
Home Upgrades:

- Exterior tuckpointing
- Basement waterproofing
- New central A/C unit
- Office space
- Hardwood floors

ON INVEST DSM STAFF:

THE STAFF WANT TO GET TO ‘YES.’ THEY UNDERSTAND THAT THE PROGRAM NEEDS TO BE FLEXIBLE. IT WAS A GREAT EXPERIENCE.

“Because Invest DSM invested in our home, we have put a considerable amount of money into projects that otherwise would have not been done. We were looking to move, but we decided to reinvest in our home and make it what we want.”



“We can’t believe we live in an area with such a wonderful program. We feel really lucky!”

- LESLIE & JEFF BERCKES



OAK PARK / HIGHLAND PARK

SPECIAL INVESTMENT DISTRICT

For people seeking a home in a walkable, urban neighborhood, Oak Park and Highland Park are minutes from downtown amenities and employment by bike, foot, car, or bus.

The neighborhoods are a fantastic value with well-built homes, mature trees, and a historic business district. The friendly neighbors and beautiful McHenry Park make it a delight to walk your dog, ride your bike, or meet up for a coffee.

KEY FEATURES



Historic neighborhood business district surrounded by well-built homes



Beautiful McHenry Park overlooking the river



A great value close to downtown

2023 BY THE NUMBERS

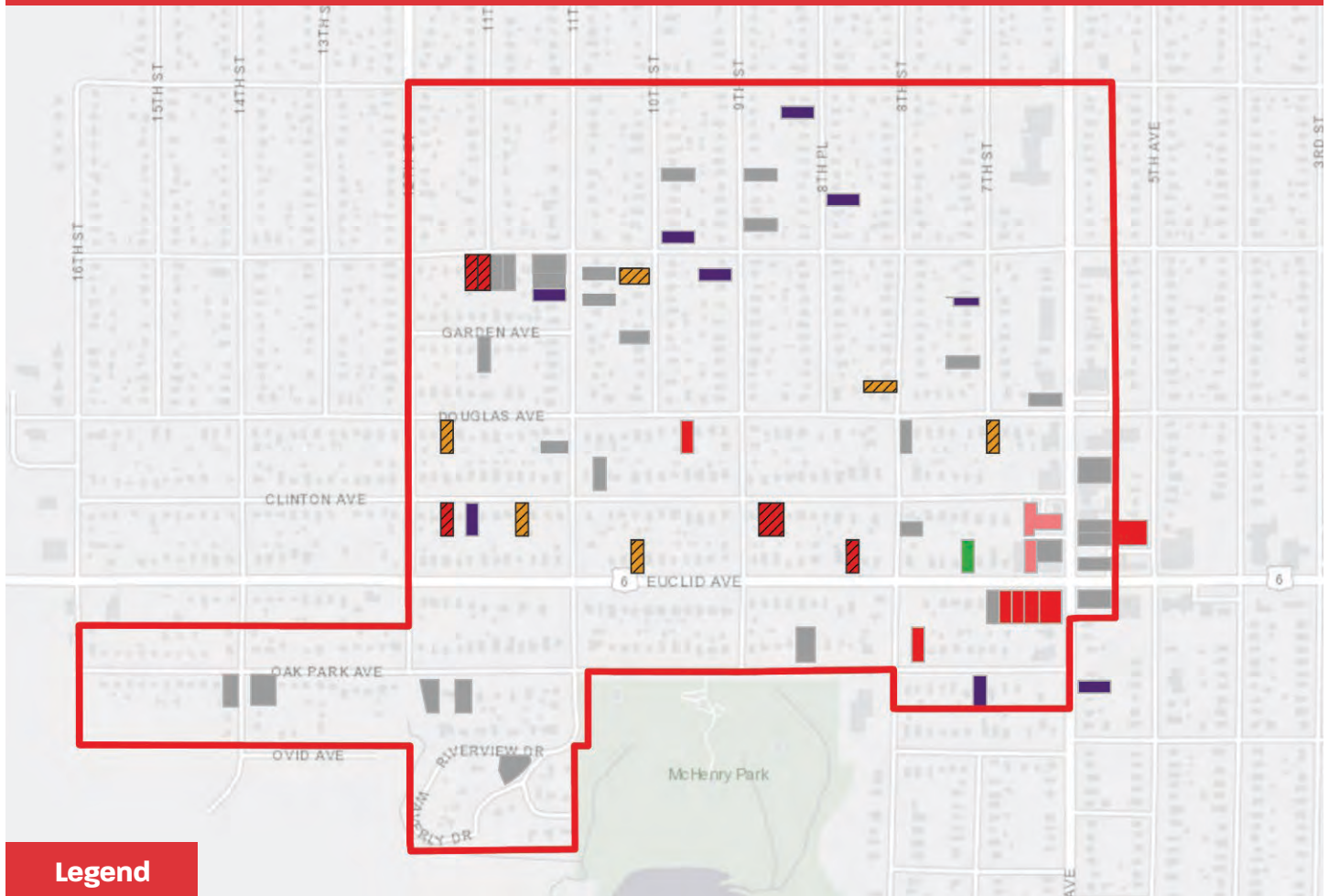


\$1,872,707
in investment through grant programs



18 projects completed

2023 Special Investment District Activity



Legend

- Invest DSM Properties
- Grant Projects Completed in Previous Years
- SOLD Invest DSM Properties in 2023
- Single Family Developer Projects 2023
- Homeowner Renovation Program Completed 2023
- Commercial Grant Completed 2023

PROJECT SPOTLIGHT

HOME, INC. Single-Family Developer Program

HOME, Inc. ensures that the buyers of their homes don't spend more than 30% of their income on mortgage payments. This entails a larger gap between what it costs to build the home and what they sell it for. Invest DSM helps cover that difference, making projects possible that otherwise wouldn't be financially viable for HOME, Inc.



A family of six from the Republic of the Congo purchased this home on Douglas Ave. after 10 years living in a two-bedroom apartment in Des Moines. Because Invest DSM provided gap funding, HOME, Inc. was able to finish the basement and add an extra bedroom. Now everyone has their own room.

The grant program also allows HOME, Inc. to use higher-quality materials that lower maintenance costs for homeowners and to add extra features—like blinds, cabinet pulls, appliances, like-new furniture, and a garage. All this sets the homeowners up for success in the long run, keeping them in the home longer and building greater stability in the neighborhood.

By partnering with an affordable housing organization, Invest DSM ensures that home values in the area don't change too fast, creating a mixed-income neighborhood that accommodates both current residents and new buyers. In 2023, HOME, Inc. completed two properties in Oak Park/Highland Park through the Single Family Developer Program, and four more are currently in progress throughout the SIDs. The two nonprofits are also working together to strategically identify and acquire lots that would be good candidates for the program going forward. Plans for a potential condo project are also in the works.

Invest DSM has been so easy to work with and extremely responsive. HOME, Inc. covers the entire expense of these projects upfront. So the speed at which the Invest DSM team does their inspection and releases funds for reimbursement, that's huge for us. It helps with cash flow and gets us moving on to other projects quicker. They make sure our partnership is efficient and streamlined. Invest DSM is a very well-run operation."

- CLINTON WEBSTER

HOME, Inc.

HOME, Inc. is the oldest private nonprofit housing organization in Des Moines, with a mission to meet individuals and families where they are in their housing journey. It was founded in 1967 as a grassroots organization by local citizens who were fed up with the lack of action on affordable housing and decided to take matters into their own hands.



Since 1990, HOME, Inc. has invested more than \$20 million in housing in low-income neighborhoods for both new construction and repairs to existing homes. As one of the few Community Housing Development Organizations in Iowa that receives funding from the U.S. Department of Housing and Urban Development, HOME, Inc. builds and revitalizes homes in the Des Moines metro in order to provide quality, affordable housing and offer homeownership options for low- to moderate-income households.

The organization also helps renters, tenants, and landlords throughout Iowa understand their housing rights and responsibilities by providing counseling and education. It also provides counseling and services for those looking to buy a home and for those who need help staying in their home.

"We make sure that the homes we build are affordable and sell for similar prices as others in the neighborhood. For these brand-new, quality houses, there's a gap between the value of the home and what we sell it for. Invest DSM dollars help cover the financing gap. Rather than spending our resources on that gap, those dollars get recycled back into the community for other projects. It's a compounding effect."

- CLINTON WEBSTER, Director of Property Development, HOME, Inc.



FINANCIALS

Audited Statements for 1/01/2023 – 12/31/2023

STATEMENT OF FINANCIAL POSITION AS OF 12/31/2023

ASSETS

Cash and cash equivalents	\$11,398,354
Beneficial interest in assets held by the Community Foundation of Greater Des Moines	\$2,749,511
Loans receivable*	\$3,859,945
Prepaid expenses	\$52,930
Investment in development properties**	\$6,094,518
Operating right-of-use assets	\$88,099
Property and equipment, net of accumulated depreciation	\$87,878
Total Assets	\$24,331,235

LIABILITIES

Line of credit	\$243,656
Accounts payable	\$4,675
Refundable advances	\$153,491
Accrued compensation	\$51,416
Operating lease liability	\$89,782
Total Liabilities	\$543,020

Total Net Assets

\$23,788,215

Total Liabilities & Net Assets

\$24,331,235

STATEMENT OF ACTIVITIES FOR THE YEAR ENDING 12/31/2023

REVENUE & SUPPORT WITHOUT DONOR RESTRICTIONS

Funding from local governments	\$10,000,000
Contributions	\$33,122
Contributed nonfinancial assets	---
Rent Revenue	\$63,356
Fees for service	\$2,806
Investment return	\$246,705
Total Revenue & Support Without Donor Restrictions	\$10,345,989

EXPENSES

	PROGRAM SERVICES	MANAGEMENT & GENERAL	TOTAL
Grant awards	\$2,235,580	---	\$2,235,580
Gap financing on development properties	\$1,744,017	---	\$1,744,017
Contract services, Community building events	\$49,613	---	\$49,613
Personnel	\$639,523	\$195,191	\$834,714
Administration and office operations	---	\$55,970	\$55,970
Information technology	\$350	\$13,930	\$13,930
Occupancy	---	\$52,312	\$52,312
Depreciation	---	\$10,265	\$10,265
Professional fees	\$106,745	\$52,771	\$159,516
Interest	\$206	---	\$206
Total Expenses	\$4,776,034	\$380,439	\$5,156,473

Change in Net Assets

\$5,189,516

Note: The above is summary information only and is not a full picture of Invest DSM's complex financial statements.

***Loans receivable** is the GAAP term that quantifies the forgivable grants Invest DSM has awarded during the period through various programs and notes the total value of those grants that are not yet forgiven. Invest DSM does not expect these dollars to be repaid.

****Investment in development properties** is the total value of the real estate that Invest DSM has purchased for redevelopment but has not yet sold (including acquisition costs and rehabilitation costs incurred to date). The asset line quantifies the estimated return to the organization once current property holdings are sold.

OUR BOARD

Connie Boesen*
Mayor of Des Moines

John Cacciatore
Policy Works

Angela Connolly*
Polk County Supervisor

Jennifer Cooper*
Bankers Trust

T.M. Franklin Cownie (2023)*
Mayor of Des Moines

Tom Hockensmith*
Polk County Supervisor

Matt McCoy
Polk County Supervisor

Angie Pfannkuch
Sidekick Development

Scott Sanders
Des Moines City Manager

Carl Voss
Des Moines City Council
Member At-Large

**Executive Committee Member*

FUNDERS

Funding for Invest DSM programs and organization administration is made possible by the City of Des Moines and Polk County, Iowa.

Thanks also to Central Bank and Wells Fargo, who contributed to Invest DSM for special projects in 2023.

2023 PARTNERS

ALT Design

Bolton & Menk

Creative DSM

czb, LLC

DeCarlo Demolition

Des Moines Film

Des Moines Music Coalition

Executive Interiors

Group Creative Services

HOME, Inc.

Iowa Environmental Solutions

Listening Instruments

Madden Construction

Mike Lambert, IES, FLC - Teknephos

Neighborhood Development Corporation

Neighborhood Finance Corporation

NFC Properties

Project7 Design

Plum Building Systems

Rally Cap Properties

RVQ Communications

Sequel Architecture

Shyft Collective

Slingshot Architecture

Tandem Builders

Trees Forever

Tri-City Electric

True Interior Services

Wells Fargo

Woods Bibbin Company





The Talk of the Neighborhood

“We love seeing the area continue to improve, and we’re so thankful the program exists to help us and our neighbors be able to afford to have these improvements happen.”

- OAK PARK/HIGHLAND PARK HOMEOWNER

“The program gave us the opportunity to make significant upgrades to our historic home to improve both curb appeal and safety.”

- DRAKE HOMEOWNER

“We were able to afford critical repairs to our home and beautify the exterior. The house now feels like our home. We have less ongoing stress looming over us that was being caused by home repairs that were needed.”

- COLUMBUS PARK HOMEOWNER

“We were able to get the kitchen and bathroom our home needed to work for our family and to add great value to our home.”

- FRANKLIN AREA HOMEOWNER

GET STARTED ON THE HOME PROJECT OF YOUR DREAMS!



Check your eligibility and begin the application process by visiting investdsm.org/get-started or scanning the QR code at left.