



Home Opportunities Made Easy, Inc.

1111 Ninth Street, Suite 210

Des Moines, Iowa 50314

(515) 243-1277

Non-Profit Organization
U.S. POSTAGE
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Permit No. 113

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SUMMER 2008

MISSION

HOME, Inc.'s mission is to create opportunities for quality, affordable housing. Through these opportunities, HOME, Inc. helps low-income families improve their housing situations by enabling self-sufficiency and stabilizing their lives. Founded in 1967 through efforts of citizens concerned about the lack of affordable housing, Home Opportunities Made Easy, Inc. (HOME, Inc.) is the oldest private, non-profit housing organization in Des Moines.

PROGRAMS

Community Housing Services Program

Provides information, referral, counseling, advocacy and educational services to tenants, landlords and homeowners to help prevent or solve housing problems.

Homeownership Counseling and Supportive Services

Enables prospective homeowners to determine if they are ready to purchase a home. Households receive assistance in developing and implementing an individualized home purchase plan.

Property Program

Acts as developer and general contractor in the construction or rehabilitation of homes. The homes provide homeownership opportunities to low-income families.

BOARD OF DIRECTORS

Ben Bellus, *President*

Kathleen Koenig, *Vice-President*

Victoria Facto, *Secretary*

Janice Coney, *Treasurer*

Jeni Cooper

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Amy Knudsen

Edward Matt

Anthony Montgomery

Mary Polson

For more information about HOME, Inc. and its programs, please visit our website www.homeincdsm.org.

FROM THE DESK OF THE EXECUTIVE DIRECTOR

HOME, Inc.'s mission is to create opportunities for quality, affordable housing. We accomplish this mission through acquiring, rehabbing and building quality housing. We develop financing models, such as lease/purchase and contract sales, that keep the housing affordable for low income households. For the past two years, we have been working to add a new model of homeownership for our clients – affordable condominiums.

I am pleased to announce that in March 2008, we purchased six duplexes (12 units) at 5117 to 5130 Bel Aire Road from our local public housing authority. Our property staff worked with volunteers from Genesis Architectural Design to ensure that we met building code requirements to convert the former rental units to owner-occupied condos. Currently in the rehabilitation phase, we are replacing the roofs and gutters, repairing or replacing drywall and updating electrical and plumbing systems. In order to ensure energy efficiency, HOME, Inc. will replace the windows, exterior doors, furnaces, air conditioners and hot water heaters. The kitchens and bathrooms will be remodeled and the back yards will be enclosed with privacy fencing.

Dennis Puckett, our attorney from Sullivan and Ward, has graciously provided pro bono legal work to create the condominium association in which homeowners will share an equal interest. As the developer, HOME, Inc. will retain a position within the association to provide technical assistance to the homeowners. The financial and maintenance functions will be handled by a professional management firm. Grants from the City of Des Moines Community Development Department and the Polk County Housing Trust Fund will enable us to keep the units affordable. Once completed the two and three bedroom units will sell for \$70,000 to \$80,000.

I look forward to the completion of these affordable condominiums. This new model of homeownership will enhance the services our organization provides to the community as well as continue the same long-standing principles and mission HOME, Inc. has relied on for over 40 years.

– Pam Carmichael



STAFF

Pam Carmichael, *Executive Director*

Dan Caffrey, *Property Manager*

Dale Baldwin, *Rehabilitation Specialist*

Tracy Creason, *Administrative Assistant*

Kathy Hanika, *Program Assistant*

Amy Hensley, *Development Coordinator*

Lynn Lamb, *Homeownership Coordinator*

Karen Lockman, *Senior Housing Counselor*

Sherice Metcalf, *Homeownership Counselor*

Steve Ott, *Rehabilitation Specialist*

Heather Walles, *Housing Counselor*

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