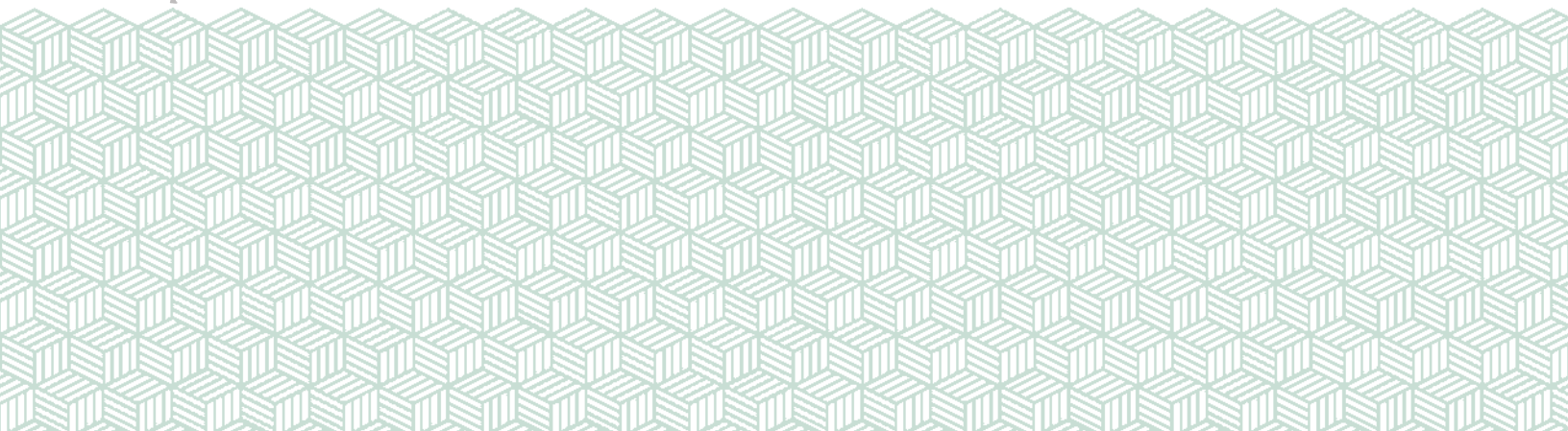






*Anawim Housing develops stable homes and strengthens communities*



## THE POWER OF HOME

**A**nawim Housing continues to make great strides toward narrowing the affordable housing supply gap while enriching the lives of the families, seniors and individuals served. Where others see only problems, we see solutions and opportunities. Our commitment to our mission, vision and values is unwavering. We continue to tackle some of the most troubling issues facing our community because we believe that **everyone deserves a home.** But not just any home. Anawim believes in developing and managing homes that are well-built, well-managed and well-maintained. To the families that we serve, we are home. We know that we must be operationally effective and managed sustainably to ensure our long-term success.



Anawim Housing has always had a sense of urgency about our mission. But with an increasing number of families in our community who lack the financial resources to allow them to live in a safe and quality home, it is more important than ever to provide affordable housing options.

We thank our donors and partners for investing in our work to strengthen and enrich the communities we serve. Your support has provided hope for thousands of families and individuals. Nothing is stronger than the power of home.

Sincerely,

A handwritten signature in black ink, appearing to read "Russ Frazier".

Russ Frazier  
*President*  
*Anawim Housing*

A handwritten signature in black ink, appearing to read "James A. Beal".

James Beal  
*2013 Board Chair*  
*Anawim Housing*



U



S



*Anawim Housing's calibrated growth model enables financial stability while meeting a community's affordable housing needs. Anawim Housing is organizationally aligned to deliver high quality service to external stakeholders as well as internal constituents.*



## PROPERTY DEVELOPMENT

**A**nawim Housing develops affordable rental housing for individuals and families. Our housing development portfolio consists of new construction, property rehabilitation and historic preservation. Serving the greater metro area, Anawim Housing has its largest developments on Des Moines' south side and near north side. Opening soon, the Crest at Baker Creek development will join our Forest & Fields property on the east side.

*Our housing development portfolio consists of new construction, property rehabilitation and historic preservation.*



# PROPERTY MANAGEMENT

*Anawim Housing partnered with the Baker Group to manage their 33 unit senior housing on NE Hubbell. The building shares land with Anawim Housing's new 60 unit development, The Crest at Baker Creek. Anawim Housing will be employing an on-site housing manager to oversee the entire campus. Anawim Housing completed 20 new townhomes just down the street from this development last year. By increasing our presence on the city's NorthEast Side, we are providing more neighborhood options for the families turning to us for a place to call home. We believe that economic status should not prevent a family from living in the neighborhood they most desire.*



**T**he average family that comes to Anawim Housing seeking a home earns less than \$22,000 per year. Without Anawim Housing it would be almost impossible for these families to put down roots and find stability for themselves and their children. Awareness of their struggle, combined with a strong organizational infrastructure, empowers Anawim Housing to manage affordable housing that improves the lives of the families we serve as well as our community. Our housing managers don't simply have tenants sign a lease, they ensure that they are moving into a home they will love – and be able to afford – for as long as necessary. To Anawim Housing, property management isn't simply our primary business, it is our Mission.

In addition, we partner with other organizations so that our Mission and standard of work can expand outside the walls of our own non-profit. Every single day, more families are looking for a place to call home. Each year Anawim Housing is increasing the number of units we own, as well as building new relationships with other organizations and helping them to manage their properties. Through these efforts, and with partners such as the Baker Group, Hubbell Realty Company, Christ the King Parish and Children & Families of Iowa, we have been able to bring the number of homes we manage to 592. That means more than 2,300 people have a place to come home to every day because of our Mission. Next year, that number will be even greater.

*Our housing managers don't simply have tenants sign a lease, they ensure that they are moving into a home they will love – and be able to afford – for as long as necessary.*

# PROGRAM MANAGEMENT

## /SUPPORTIVE SERVICES

**T**here are many housing agencies in Des Moines, Anawim Housing stands apart because we believe in calling ourselves a “permanent rental agency.” We are just as committed to helping the families we serve find stability as we are in sustaining our own bottom line. Around 50 percent of the families we serve have been with Anawim for over a year; many of those that leave are doing so because they have taken the next step of home ownership or are relocating to a different city.

“When a family turns to Anawim for a place to call home, we don’t just have them sign on the dotted line and hand them the keys to their house,” says Russ Frazier. “We are committed not just to finding them home but helping them stay there.”

Through our Supportive Housing Programs and Family Services, families are able to access the support networks that help them improve upon their own capacity to make smart choices for themselves and their families. This includes advancing education, increasing income, planning better budgets and making healthier lifestyle choices.

Senior Housing Manager, Amanda Murphy, works with Anawim Housing’s chronically homeless population – individuals who have been homeless

and suffer from complicating conditions such as substance abuse, mental illness or HIV/AIDS – helping them achieve long-term stability for the first time in their lives. Through Anawim and our partnering agencies, these individuals, who would not otherwise qualify for a lease, are able to gain stability and a place to call home.

“I love when I uncover things...a piece of the story from my tenant’s past,” says Amanda. “For example, one tenant, Theresa, used to have a typical middle class life. Fast forward after 20 years of abuse, stress and alcoholism and all the rest of the world could only see her as a homeless woman.”

What had become a downward spiral for Theresa is now turning upward. “I was treading water and as I was drowning, I realized I needed help. I needed to know what ‘normal’ looked like, to see that I could turn things around, that all was not hopeless. Now, after all these years, I have a job, I see my children again, I pay rent. You have no idea how happy paying rent makes me.”

Anawim serves hundreds of people like Theresa each year and with each of their stories, hope resonates. Hope for a better life for them and hope for a better community for all of us.





Anawim was founded more than 26 years ago as an organization that helped families stay together even when homelessness threatened to pull them apart. Yolanda and Dimas emigrated from Mexico ten years ago and made a commitment to their young family of six that they would find a better life here in Des Moines. They used to live in a tiny two-bedroom apartment where the rent was almost double what it is now. When they found Anawim Housing, their teen daughter was finally able to have her own bedroom and Yolanda is able to be the primary caregiver for their three young sons. Dimas previously worked round the clock trying to earn enough for rent. Now he is a constant fixture at family dinners and the whole family has found a peace of mind they didn't have before.

## WAYS TO GIVE

*Thousands of people call Anawim Housing “home” each year.*

Through the generosity of our donors, we are able to ensure that we maintain quality homes while keeping our rent affordable and our tenants – 1,300 of them children – in their homes.

### ANNUAL FUND

*Helping Anawim Housing meet today's most critical needs.*

The Annual Fund provides the resources necessary for Anawim Housing to continue providing quality homes to our over 2,000 tenants. This includes building maintenance, tenant education programs and property management. The Annual Fund allows Anawim Housing the flexibility to direct the funds where they are most needed and have the greatest impact.

### PLANNED GIVING

*Creating a place to call home for future generations.*

There are numerous other ways to give to Anawim Housing including estate planning and making a planned gift. Including us in your estate planning can help to grow our number of homes so more families in our community have a place to call their own. There are a number of ways to make a planned gift, including bequests, insurance policies, including us in retirement plans or gifts of stocks or mutual funds.

### LEGACY CIRCLE

*Invest in the future of Anawim Housing.*

Members of our Legacy Circle make a gift of \$25,000 or more.

**Housing sustainability** have a variety of safe, affordable and desirable homes to choose from in the community. The fund empowers us to maintain our existing homes and allows us to build more.

**Family stability** supports Family Advocacy and Supportive Services. As tenants of Anawim Housing, families have access to services and opportunities that ensure they continue to afford their home.



## ANAWIM HOUSING PROPERTIES AND PROGRAMS

Since we purchased our first home 25 years ago, Anawim Housing has grown our portfolio by building, refurbishing and managing affordable rental housing in Des Moines. Whether our tenant families live in townhomes, single-family homes or multifamily apartment buildings, Anawim Housing ensures our tenants have a safe and affordable place to call home.

### Permanent Rental Housing

Anawim Housing currently offers 331 units for permanent rental housing. These units are scattered throughout Des Moines and create communities of safe affordable housing where neighbors know each other. Permanent rental housing allows our families to access the support of our Family Advocates and our Property Services Technicians to help keep their home in good order, while families focus on gaining strength and developing stability.

### Supportive Housing Programs

Through our Supportive Housing programs, Anawim Housing subleases 165 units throughout Des Moines to individuals who are homeless and struggling with mental illness, substance abuse and/or HIV/AIDS and would otherwise be unable to qualify for rental housing in our community. Without the help of Anawim Housing, these families would be homeless.

### Property Management

More and more housing developments continue to seek out Anawim Housing to serve as their property manager. Currently the staff at Anawim oversees the management of 96 units for both for-profit and non-profit owners.

### Family Services Program

Stable housing is the first step to family stability. Anawim Housing's Family Services program helps our tenant families gain access to community resources, education and employment opportunities that support overall wellbeing. The Family Advocate also works with tenants to help them get on the right track to become stable and ensure they have the tools to become successful and thriving.

### Anawim Housing Properties

Anawim Housing – 74 units  
Sixth Avenue Apartments – 18 units  
Kromer Flats – 8 units  
Mid-City Duplexes – 28 units  
North Park Place – 12 units  
Pioneer Woods – 67 units  
River Bend Duplexes – 15 units  
Thirteenth and Forest – 21 units  
Forest & Fields – 28 units  
The Crest at Baker Creek – 60 units

**Total Anawim Units: 331**

**Total Number of Affordable Housing Units Under Management: 592\***

\*Includes Anawim Housing properties, Supportive Housing programs and rental properties managed by Anawim Housing.



*Sister Jeanine Salak and the Sisters of Mercy help support our Family Services and Supportive Housing programs.*

*Anawim Housing realizes stability is not possible for any family without support systems. Through our housing programs and dedicated staff, we provide our tenants with those necessary connections.*

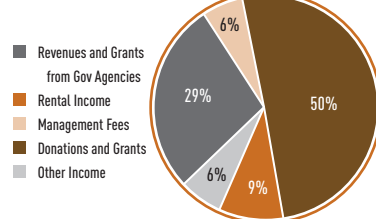
# 2012 ANNUAL REPORT FINANCIAL INFORMATION

<b>ASSETS:</b>	<b>2012</b>	<b>%</b>	<b>2011</b>	<b>%</b>
Current Assets	\$5,096,204	41%	\$3,274,672	30%
Long-Term Receivables and Other Assets	\$877,618	7%	\$1,017,287	9%
Rental Properties				
less Accumulated Depreciation	\$6,416,985	51%	\$6,565,190	59%
Property and Equipment				
less Accumulated Depreciation	\$181,002	1%	\$202,961	2%
<b>TOTAL ASSETS</b>	<b>\$12,571,809</b>		<b>\$11,060,110</b>	
<b>LIABILITIES:</b>	<b>2012</b>	<b>%</b>	<b>2011</b>	<b>%</b>
Current Liabilities	\$446,968	4%	\$707,950	6%
Deferred Development	\$0	0%	\$123,957	1%
Long Term Debt	\$2,789,027	22%	\$2,589,005	24%
Temporarily Restricted Funds	\$1,445,951	12%	\$447,392	4%
Unrestricted Net Assets	\$7,889,863	63%	\$7,191,806	65%
<b>TOTAL LIABILITIES</b>	<b>\$12,571,809</b>		<b>\$11,060,110</b>	

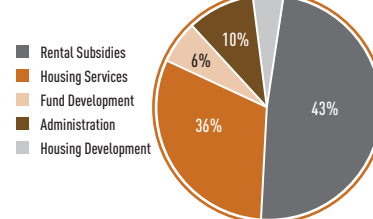
<b>2012 REVENUE</b>	<b>\$</b>	<b>%</b>
Revenues & Grants from Gov Agencies	\$1,424,408	29%
Rental Income	\$454,673	9%
Management Fees	\$303,359	6%
Donations and Grants	\$2,408,975	50%
Other Income	\$272,920	6%
	<b>\$4,864,335</b>	

<b>2012 EXPENSES</b>	<b>\$</b>	<b>%</b>
Rental Subsidies	\$1,376,360	43%
Housing Services	\$1,134,411	36%
Fund Development	\$188,349	6%
Administration	\$312,738	10%
Housing Development	\$155,861	5%
	<b>\$3,167,719</b>	

**2012 REVENUES**



**2012 EXPENSES**





#### IN HONOR OF:

Cecilia Kent  
 Bill Lillis  
 My Grandparents  
 Sue Noth  
 Jeff Rasmussen  
 Kurt Rasmussen  
 Lynette Rasmussen  
 Rasmussen Family: Sandra, Kurt  
 and Family and Jeff and Family  
 Patricia Shoff  
 Dotty Thurston  
 Dotty Thurston's work  
 Theodore T. Velman's birthday  
 Kathleen Zimpleman  
 Larry & Kathleen Zimpleman  
 Larry Zimpleman  
 In the name and honor of Larry &  
 Kathleen Zimpleman

#### IN MEMORY OF:

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 Gene Baker  
 Anita Bell  
 Demi Casady  
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 Kewpie Dorweiler  
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**\$1,000,000+**

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**\$750,000+**

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Fran Fleck and Terry Greenley

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Barbara Ann Grassley  
Greater Des Moines Young  
Professionals Connection  
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Reverend Edward J. Hurley  
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Pete and Margaret Leo  
Mark and Rebecca Lindahl  
Walter and June Maley  
Margaret Maloney  
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Arlene and Dave Sisam  
Jean and Terrence Smith  
Kevin and Nancy Smith  
Vaun and Marian Sprecher  
Clarke and Pamyla Stewart  
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Julie Tanks  
Francisca Tejada  
Thomas and Suzanne Thomsen  
William and Maureen Tiffany  
Terry and Pat Timmins  
Tim and Toni Urban  
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Venture Management  
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Carlos Berdellans  
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*Pioneer Woods Housing Manager*

Roxana Chavarria  
*Housing Manager*

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Butch Dennis  
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*Shelter Plus Care Housing Manager*

Megan Milligan  
*Director of Advancement*

Monica Muhammad  
*Director of Property Management*

Amanda Murphy  
*Senior Housing Manager*

Leslie Onthank  
*Office Manager*

Tiffany Ruch  
*Accounting Manager*

Miguel Segovia  
*Property Services Technician*

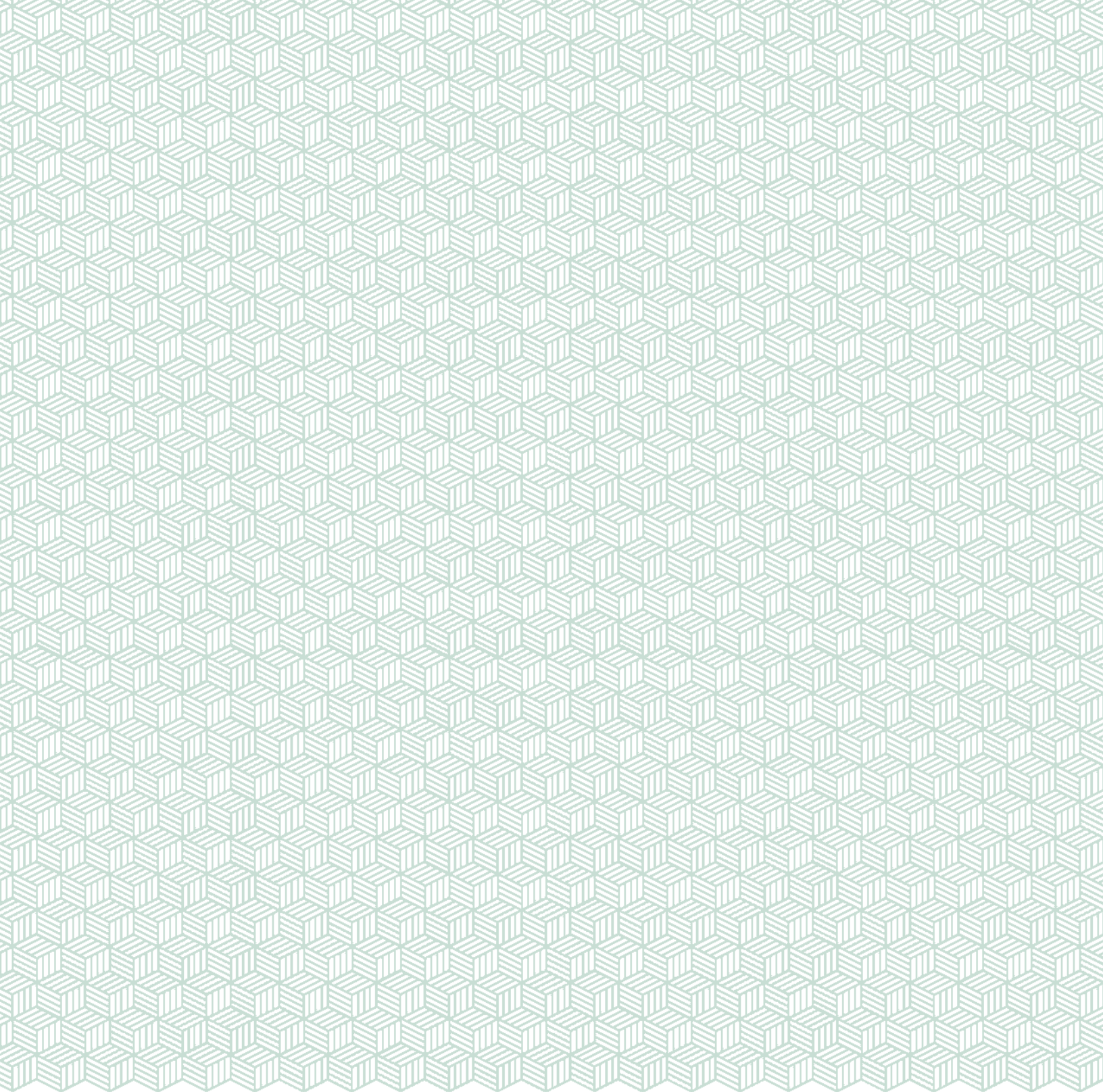
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Ken Veith  
*Property Services Technician*

Heidi Watkins  
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*Anawim Housing develops stable homes and strengthens communities*

