

# PROVIDING HOPE

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In Hard Times

ANAWIM HOUSING  
Annual Report 2008



**The Mission Statement  
of Anawim Housing**

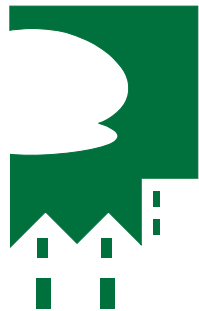
To provide safe, affordable housing  
which assists in the stabilization  
of low-income families and the  
revitalization of the Des Moines  
Metropolitan Neighborhoods.

## A bright spot in a gloomy economy

In what has been one of the most trying economic times in recent history, Anawim Housing has been a bright spot on the horizon for those seeking a place to call home. While we have served the needs of an increasing number of area residents in each of our 21 years, never has the need been greater, nor has there ever been a time when we have been able to help so many.

A major reason for our ability to serve has been the financial stability Anawim Housing enjoys because of the success of our first-ever capital campaign. As we reported last year, that campaign raised \$4.5 million, to be used for capital improvements to our properties and for assisting our tenants with their financial needs.

You'll learn more about how your money is being used at Anawim in the pages that follow. You'll learn of our needs and concerns. And we'll also preview a fantastic project that will provide even more affordable housing for those so deserving.



**ANAWIM**  
**HOUSING**

In these trying times,  
Anawim Housing is  
positioned to help  
more than ever



*Kurt E. Rasmussen, Chairperson  
Anawim Housing Board of Directors*

There are some who may accuse me of being a Pollyanna, but in the toughest economic times most of us have ever experienced I can make a case that Anawim Housing is in great shape. One even wonders if things can get any better.

I am not in conflict with our executive director, Sister Stella Neill, who writes in the following message that these trying times have made our task of caring for those less fortunate more important, albeit perhaps more difficult, than ever. Still, I contend, we are better suited to do the job than we have in our two decades of service to the Des Moines metropolitan community.

Bolstered by last year's extremely successful \$4.5-million capital campaign, Anawim Housing has had the financial wherewithal to accomplish some things that we have only dreamed about in the past. With a stronger financial position than we have traditionally had, we are able to tackle some projects that we probably wouldn't have previously.

As an example, Randy Good and his maintenance staff will have by year's end accomplished a list of capital improvement projects that can only be considered profound. More than \$750,000 will be expended to improve the homes and apartments we rent to our low-income tenants. These improvements include everything from necessities like new

## Message of the Chairperson

roofs and windows to kitchen cabinets and air conditioning. Our five-year plan calls for \$1.5 million in capital improvements. With the exception of the recently updated 23-building Pioneer Woods complex, virtually every one of our other 73 buildings will have some capital improvements.

This benefit to the families we serve is, in many instances, very obvious. What is not is the assistance coming from the Sister Stella Neill Rental Relief Fund, another long-time goal that would have been impossible without the success of the capital campaign. This \$2-million endowment, which is administered by the Community Foundation of Greater Des Moines, allows us to utilize proceeds from the interest to help people who live in Anawim Housing, or who would like to live in Anawim Housing, with some financial needs.

The heart and soul of our agency is to provide assistance to low-income families. To have the luxury of the Sister Stella fund really makes an impact in these economic times when we have seen such a large increase in the number of families who have lost jobs.

Let me give you a couple of examples.

One tenant, we'll call her Amy, was a full-time student and mother who also had a full-time job. But, because of the inability to find child care while she was working, combined with a school schedule that became too hectic for her to balance, she gave up her job. As a result, she was unable to

make her complete rent payment, so we gave her some assistance with her rent for three months. When she graduated, she found a full-time job and has been able to resume full payment of her rent.

Beth was a prospective Anawim Housing tenant, but our intake personnel, while they thought she would be a good tenant, found that her income was insufficient to pay both the first month's rent and the required security deposit. The Sister Stella Neill Rental Relief Fund took care of that first month's payment and Beth has made her rent payments every month since. As anticipated, she is a good tenant.

A truly exciting project, an outgrowth of the capital campaign, will occur the week of Sept. 9. Eight years after our country was shocked by the tragedies in New York City, Washington, D.C., and in an open field in Pennsylvania, the American spirit will be on full display when a group of area firms and volunteers come together to build a nine-plex housing structure at the intersection of Twenty-first Street and Forest Avenue in Des Moines.

Coordinated by Rick Tollakson of Hubbell Realty Company, something in the neighborhood of 100 local firms and hundreds of tradesmen will join forces the morning of Sept. 9, 2009 (9-9-09) to build that nine-plex in nine days. Everything

will be donated, and families with household incomes of \$13,000 or less per year will be the beneficiaries of the facilities, which will be donated to Anawim Housing so we can serve even more families in our community. There are a lot of opportunities for volunteer help if you are so inclined.

At that same intersection, we are undertaking still another project that I hope can be completed

“ The American spirit will be on full display when a group of area firms and volunteers come together to build a nine-plex housing structure. ”

by the end of this year or the first part of next. We have outgrown our present office site; we need a new place for Anawim Housing to continue to grow. We believe that this site, near the epicenter of our primary area of influence, is the perfect spot for an office building that will also include six apartment units.

I am convinced that we will be able to better serve our clients in this new facility. It will be convenient, within walking distance of many of our homes, and very accessible for anyone wishing to drive there. And once people arrive, there will be room to conduct business.

Of course, we need to be fiscally prudent.

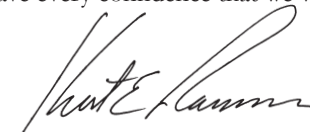
While sufficient funds were raised as part of the capital campaign to construct this facility, the downturn in the markets has affected the amount we have available for constructing and outfitting the building. One advantage of this down economy, however, is that contractors are looking for work. Thus, they may be agreeable to doing more for less.

All of the excitement generated by the nine-plex and construction of our own new offices has exposed Anawim Housing to the community in a way that it has not been seen previously. We hope to take advantage of that exposure to educate the community on who we are and what we do. I see it as

a win-win for Anawim Housing, those we serve, and the greater Des Moines community.

As I stated previously, Anawim Housing is in a good place in what many consider to be a bad time. It is our responsibility to be stewards of our good fortune so we can help those less fortunate.

I have every confidence that we will.



**Kurt E. Rasmussen**  
*Chairperson of the Board of Directors*

Anawim Housing still  
a bright spot for those  
seeking housing in  
economic downturn

## Message of the Executive Director



*Sister Stella Neill, R.S.M., Executive Director*

We are living in some very trying times.

Not since the Great Depression has the economic outlook of the United States and the rest of the world looked so grim. The number of people out of work keeps edging upward, and while it is a

far cry from the levels of unemployment seen in the 1930s, it has had a major effect on the lives of millions of Americans.

The number of us who can honestly say we recall what it was like in Depression days is dwindling. But there are many of us who are the offspring of

parents who lived through that era. We've heard their experiences and learned from them. Our mothers, for instance, could whip up a fair meal with little more than a bag of flour and some bacon drippings, and we're told our fathers would rummage through ditches and along creeks to find timber—sometimes a lump of coal—that generated enough heat for our mothers to cook over.

Those were desperate times. Many unlucky people lost their homes when they were unable to keep up with their payments to the bank. It hit a lot of young families, some of whom found a room with relatives while others found shelter under a tent along a river bottom.

Much of the same thing is happening today. We are all familiar with the chronically homeless, more often than not single men and women who have chosen or adapted to a life on the streets. We read a lot about the need for more shelters, places where the homeless can find nourishment and a warm bed for a night or even a month.

What we lose sight of is what some call the invisible homeless, more specifically homeless families. These folks are less visible because of the way they deal with their homelessness.

I know many of them. I have watched them struggle in unfavorable times, under unfavorable conditions, the odds stacked against them. Some of them are victims. Through no fault of their own, they've lost decent-paying jobs because of

the effects of the recession. (As the number of unemployed increases, so does the corresponding number of homeless. If, as predicted, the economic situation remains poor through the year, we will see an increase in homeless people.)

These “victims” are the exception. More often than not, most of the homeless have contributed to their predicament.

They can’t stay in their rental unit because they can’t make the monthly payment. Or perhaps somehow they bought a house with a mortgage destined to fail. When it does, they are on the streets, suffering the double whammy of losing the American Dream of home ownership while at the same time facing homelessness.

All that aside, they are people who need help. Families that need help.

While the common Depression-era homeless family was comprised of a father, a mother and a passel of kids, today’s typical family without a home of their own is headed by one parent. Usually it is the mother who is responsible for virtually everything—finding food, finding shelter, finding transportation, finding clothing, finding education.

When she no longer can pay the rent for a place of her own, the head of the invisible homeless family most often turns to the one place she knows she can find shelter: she packs up the kids and moves in with mom. Or she finds a place with other family members, maybe friends.

Technically, she is not homeless. After all, she has a roof over her kids. But she is homeless, and she knows it, as do all of us who are dedicated to taking care of those who are far less fortunate than we are.

All too often, this invisible homeless family—or the hosts—finds this living situation untenable. Mother moves out, kids in tow, and—if her economic resources are slim—heads to one of the local shelters.

Before long she is looking to rent again. And whether she can find a spot depends not only on how much money she can scrape up; it also depends on how good a tenant she was in the past, and how things have gone in the interim.

If the mother is fortunate to keep her family intact through all of this, there is nevertheless a terrible toll being taken because of all of the disruption. The children must adapt to new surroundings. The children frequently must adapt to new schools. Getting them to and fro, combined with all of the other problems, is challenging for the head of the invisible homeless family. The results are often sad, sometimes tragic.

According to the National Alliance to End Homelessness, “one of the primary challenges homeless people face is navigating the housing market. Most communities have a shortage of affordable housing. Consequently, landlords can select the most appealing tenants, many of whom

have higher incomes.... There is little incentive for landlords to work with potential tenants who have lower incomes, little savings, credit problems or unstable housing histories.”

It’s obvious that the low-income homeless face tremendous obstacles when they are looking for a place to live. Anawim Housing, as it has since our inception 21 years ago, continues to be a bright spot for those seeking a home. While our inventory has grown considerably in recent years, the number of open units is limited. So, too, are the resources of those who are looking for a home.

I wish I could tell you that I see a solution to this concern. My sense is that we are many months—maybe years—away from the day when the number of homeless families, the invisible homeless, is inconsequential.

For now, unless there is a remarkable up-tick in the economy, I expect the number of homeless to continue to grow. They will need your prayers, especially for the children who are living a disruptive life just because of whom and where they are.



*Sister Stella Neill, R.S.M.*  
*Executive Director*

## Ambitious maintenance projects raise property standards while increasing the livability of those living in Anawim Housing



*Randy Good (left) and maintenance technician Carlos Berdellans work on a stove top range in one of the Anawim Housing units.*

The list is long.

Replace windows. Replace water heater. Add air conditioning. Replace cabinets. Repair roof. Add insulation. Replace boiler. It goes on and on.

Roughly half a million dollars expended so far, another \$1 million expected to be spent in the next few years. All because of a successful capital campaign that brought in needed funds for upkeep of 96 separate buildings occupied by Anawim Housing tenants.

“We have some ambitious projects,” says Randy Good, director of maintenance for Anawim Housing for the past three years. He’s the person in charge of updating and renovating the Anawim Housing properties, properties that are rented to low-income residents of the community.

The buildings include single-family houses, duplexes and apartments. Some are on the National Historic Register, dating back to the 1890s. Others were built since the beginning of the 21st century. The majority of the homes, with the exception of the 23 buildings in the Pioneer Woods project done a year ago, will have some renovation done because of the capital campaign.

Most of the work is the kind that would be expected on any property occupied by families. Repairing roofs and replacing carpet are the type of projects as likely in the affluent suburbs as in the inner city. But some of it, such as air conditioning and new kitchen cabinets, while not totally necessary, raise the standards of the properties while increasing the livability for those who have come to Anawim seeking affordable housing that can help them stabilize their families.

Like any landlord, Anawim Housing has a few tenants who cause an inordinate amount of wear and tear on the homes. But, says Good, the percentage is small.

“Anawim screens the prospective tenants very well,” he says. “That’s one of the reasons that we have good tenants.”





## Maintenance staff gets rave reviews from mother who had weekend need

*Lynnise Smith and her children (from left) Kennetria, 16, Chikosi, 7, and Rickeeha, 10.*

One of Lynnise Smith's children inadvertently plugged a toilet in their second-floor unit of The Maine apartments complex on Sixth Avenue one Sunday afternoon. In short order, someone from the Anawim Housing maintenance department arrived to take care of the problem.

"That's the way they are," says Smith. "They are very diligent about maintenance. With any problem, they are 'Johnny-on-the-spot.'"

Smith, 35, has lived in a three-bedroom apartment in The Maine nearly three years, about the same length of time that she has been driving a bus for Des Moines Area Transit (DART). It has, she says, given her a chance to become financially stable.

"I could buy a house," she says. "I have an excellent credit score. But for now, this is better" for her and daughters Kennetria, 16, a student at North High School, Rickeeha, 10, and son Chikosi, 7, both of whom go to Moulton Elementary School.

For a time, however, Smith had concerns. The two youngest children "became extremely hyper," she says. It was determined that they had come in contact with dust from lead-based paint that had been on the old windows of their apartment. All of that was corrected after an extensive clean-up operation, and new windows were also put in to eliminate the paint problem.

The Des Moines native also got a new water heater as part of the extensive maintenance plan supported by funding from the recent capital campaign.

"This is a good place to live," she says. "I am so grateful to live here."



## New windows and air conditioners make life more livable for Anawim tenants

*Arturo and Cecillia Cisneros and their sons, Arturo, Jr., 9, and Angel, 4, have lived in Anawim Housing four years.*

When the utility bills for the family of Arturo and Cecillia Cisneros show up at their Twelfth Street home, they need to but look out the window to know why the cost of heating is as low as it is.

Those windows are new. They fit tightly. They keep the cold air out, the warm in, during the winter months.

"With the old windows, we could feel the cold air come through the windows," says Arturo, 32, a cement finisher with an Indianola firm.

Their apartment was one of several Anawim Housing units that had windows replaced as part of an aggressive maintenance program funded largely by a successful capital campaign. The building also had new gutters added to the roof line, and central air conditioning was installed.

Before the new air conditioning, "We had a window air conditioner," says Cecilia, 33, a stay-at-home mother. "It would cool just the one room, and none of the others. Now it is cool throughout our place."

The Cisneros family, natives of Mexico, came to Des Moines six years ago after living in Houston. Arturo had family in Des Moines, and they told him the job possibilities were better here. He and his wife and two sons, Arturo, Jr., now 9, and Angel, now 4, moved into the two-bedroom apartment four years ago after friends told them of the Anawim Housing mission.

"The rent is \$150 a month less than we were paying before," says Arturo Cisneros, "and it is much better."

## Staff with a heart can help some with rent because of capital campaign



*Angela Funaro (left), housing manager at Anawim Housing, reviews housing application with Angela Bonnett and Jesse Birmingham.*

Anawim Housing has some fairly strict requirements that must be met before a prospective tenant can become a tenant. There are guidelines relating to income, criminal records, rental history and employment, among others.

But the Anawim Housing staff also is a compassionate one. “They have a heart,” says someone who applied for and qualified for low-income housing, even though she didn’t fully meet every requirement.

That “heart” got a little bigger in the last year, all because of the successful capital campaign that raised a total of \$4.5 million. Interest from a major portion of that money is being used to finance the Sister Stella Neill Rental Relief Fund. Recipients include qualified applicants who just can’t swing the initial rent payments, and residents of Anawim Housing who for some reason find themselves in a particular tight financial bind.

It is not uncommon in these tough economic times that both tenants and prospective tenants need help. The Sister Stella Rental Relief Fund, named in honor of the long-time executive director, is offering that relief.

Bill Swanson, director of property management at Anawim, oversees the leasing, reviewing all applications to make sure those who seek housing meet the requirements. But he can, if he deems it appropriate, help incoming residents with their first month’s rent.

Julie Phillips, the family service coordinator at Anawim, works with current residents who are in what she calls a life crisis. Those people get help with three months’ rent. Some of them have lost their jobs, some split with their husband, some had medical issues.

A given: Almost all, but not all, of those being helped are women between the ages of 25 and 35. Nearly all have children. Children who need help. A stable home.



## Rental relief fund gives tenants help as they seek to balance their budget

*D.J. Burdine, 16, (top) Valerie and Arlondo Quinn, and DeeDee Burdine, 17, moved into an Anawim duplex.*

Arlondo and Valerie Quinn and three of their five children moved into a three-bedroom duplex on Sixth Avenue in August, 2008.

“We had a house on Jefferson Avenue before,” says Arlondo Quinn, 35, “but we couldn’t afford it. We decided to move into an apartment to save money. That’s when a friend told us about Anawim Housing.”

The rent at the duplex, which is owned by Anawim Housing, is \$567 a month, about \$180 lower per month than the Quinns were paying for the Jefferson Avenue House. And the Quinns, who have been married four years, got the added benefit of having their first month’s rent waived.

Bill Swanson, director of property management at Anawim, says that free month of rent was part of a program Anawim offered to families whose median family income did not exceed 40 per cent of the Des Moines area. That was made possible by a highly successful capital campaign, the first in Anawim Housing’s history, which targeted part of the donations for an endowment for rent assistance.

The fund is called the Sister Stella Neill Rental Relief Fund. It helps people like the Quinns, who could use a boost getting into Anawim, as well as some Anawim tenants who were having financial difficulties.

Arlondo Quinn, a North High School graduate, and his wife Valerie, 40, a California native, both of whom are employed at the Wells Fargo Arena, have found the Anawim duplex a place they can get their financial house in order. The Sister Stella Neill Rental Relief Fund assistance was the down payment.

The downside of the place, says Arlondo Quinn, is that it has but one bathroom. With daughter DeeDee Burdine, 17, and son D.J. Burdine, 15, “it gets crowded in the morning.”



## Out of work, he got help from Anawim Housing rental subsidy

*Tim Sisk qualified for rental assistance that is part of the Sister Stella Neill Rental Relief Fund.*

When Tim Sisk lost his job last year, one of his first concerns was that he might have to move out of the efficiency apartment he rents in The Maine Apartments on Sixth Avenue.

But when Angela Funaro, the housing manager at Anawim Housing, heard of his plight, she had other ideas.

“He’d been a good tenant, and I thought he would be a perfect candidate for our rental relief program,” she says, so she got Sisk in touch with Julie Phillips, Anawim’s family services coordinator. Phillips explained that the Sister Stella Neill Rental Relief Fund is designed to help tenants, like Sisk, who run into financial hardship, as well as others of low-income who are moving into an Anawim facility for the first time.

“It was a big relief when I qualified for the rental relief,” says Sisk. “I thought I was going to lose my apartment.”

For three months, he says, the rental relief fund paid 50 percent of his \$394 rent.

“I am so grateful,” says the 46-year-old Waterloo native who has lived in Des Moines since the mid’80s. “And I’m somewhat overwhelmed that these people were willing to give back.”

Sisk has lived at The Maine for two years since he and his wife separated. He has a 27-year-old daughter and a 4-year-old grandson in Waterloo. His 16-year-old son is with the boy’s mother.

His last job was with a local staffing firm where he did general labor. But he lost it when the economy tumbled. “There just wasn’t enough work,” he says, to keep him and others from being laid off from the job.

Ambitious project  
will give Anawim  
a new nine-plex  
in just nine days



*Sister Stella Neill and Rick Tollakson on the site where Tollakson will lead an effort to build a nine-plex for Anawim Housing in nine September days.*

Nine houses for nine families in nine days?

That's not what Rick Tollakson had in mind when he welcomed Sister Stella Neill into his offices at Hubbell Realty Company. Tollakson, president and chief executive officer of the real estate development firm, knew Sister Stella, the executive director of Anawim Housing, wanted his firm to donate money to the agency's capital campaign.

He had a counter offer.

"I'd rather build you something. Why don't we build you a house?" he told her.

"You're not thinking big enough," replied Sister Stella.

It wasn't long before the head man at one of the Des Moines area's oldest companies had agreed to build housing for nine families in nine days. Construction on the nine rowhomes is set to

*"This is a phenomenal gift... (that) will result in a major impact on those seeking affordable housing."*

begin at the intersection of Twenty-first Street and Forest Avenue on Sept. 9—9-9-09.

“This is a phenomenal gift,” says Sister Stella of the Hubbell plan. “Hubbell’s contribution and Anawim’s commitment to the community will result in a major impact on those seeking affordable housing.”

Hubbell will build on the successful process that was used when the company was the lead contractor on a home that went up in less than four days as part of ABC’s “Extreme Makeover: Home Edition” television program. During that 2006 project, more than 4,000 volunteers and 200 companies, all coordinated by the Hubbell firm, gathered in Tama County to construct the 3,200-square foot house for a family that had lost its previous home in a fire.

This time Tollakson expects about 100 local-area companies and countless skilled carpenters, bricklayers, masons, roofers and others to volunteer their supplies and time to build over a 216-hour period the nine-plex that will provide housing for families with incomes of \$13,000 or less a year.

“We’ll be using the expertise and experience we gained from the Extreme Makeover project,” says Rachel Flint, the company’s director of marketing. “Tasks to be undertaken will be scheduled every 15 minutes of the 216 hours.”

But, Flint says, the commitment to the project will not end when the last nail is driven.

“We’re hoping to fill those nine housing units with furniture, stock the pantries and provide clothing for each family,” she says. “We want to make sure the people are equipped to get the fastest start they possibly can.”

Such endeavors are not unique for this old-line firm. Tollakson and James Hubbell III, the company’s chairman, earlier this year accepted the Corporate Philanthropist award from the Central Iowa chapter of the Association of Fundraising Professionals. At its National Philanthropy Day Awards luncheon, the group cited Hubbell for financial contributions made to 436 not-for-profit organizations in the last decade.

Remarkably, Anawim Housing had not been one of the recipients of that philanthropy. Hubbell will make it up with the Nine Houses in Nine

Days project.

“This is a wonderful way that Hubbell can give back to the community,” says Jim Hubbell, the chair of the organization. “Working with our trade partners and suppliers, with whom we have a long and deep connection, we can construct a facility that will make a lasting impression in the community.”

The project is not without some controversy. Some in the neighborhood were concerned about locating such a large project in the area. So Anawim officials met with neighborhood leaders to allay their fears. And there were some who contended that any project that involved the construction of nine housing units in nine days would involve inferior workmanship.

Tollakson disagrees.

“With proper planning, anything is possible. The people who are volunteering for this, those who work with Hubbell, are the best of the best,” he says. “They are putting their hearts into this. They aren’t going to build anything that won’t stand the test of time.”



# Financial Report 2008\*

<b>ASSETS:</b>	<b>2008</b>	<b>%</b>	<b>2007</b>	<b>%</b>
Current Assets	\$2,173,561	14%	\$3,081,847	19%
Long-Term Receivables and Other Assets	\$1,605,663	10%	\$794,862	5%
Rental Properties				
less Accumulated Depreciation	\$11,875,411	75%	\$12,424,397	75%
Property and Equipment				
less Accumulated Depreciation	\$171,013	1%	\$124,770	1%
<b>TOTAL ASSETS</b>	<b>\$15,825,648</b>		<b>\$16,425,876</b>	

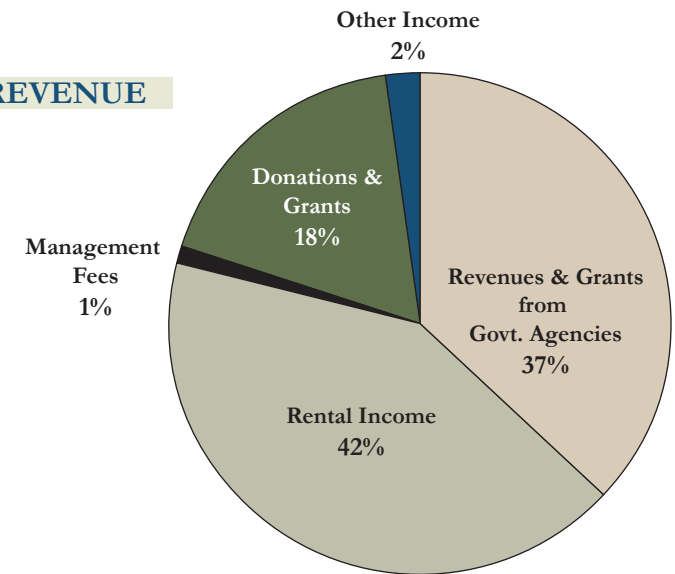
<b>LIABILITIES:</b>	<b>2008</b>	<b>%</b>	<b>2007</b>	<b>%</b>
Current Liabilities	\$575,507	4%	\$598,518	4%
Deferred Development	\$247,912	2%	\$247,912	2%
Long Term Debt	\$4,714,351	30%	\$4,861,728	30%
Temporarily Restricted Funds	\$2,009,207	13%	\$2,418,339	14%
Unrestricted Net Assets	\$8,278,671	51%	\$6,299,379	50%
<b>TOTAL LIABILITIES</b>	<b>\$15,825,648</b>		<b>\$16,425,876</b>	

<b>2008 REVENUE</b>		<b>%</b>
Revenues & Grants from Gov Agencies	\$1,047,553	37%
Rental Income	\$1,194,493	42%
Management Fees	\$29,564	1%
Donations and Grants	\$509,231	18%
Other Income	\$44,107	2%
	<b>\$2,824,948</b>	

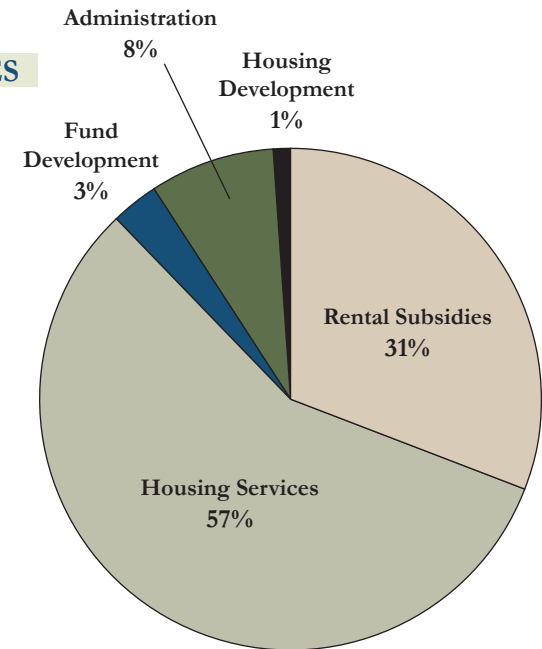
<b>2008 EXPENSES</b>		<b>%</b>
Rental Subsidies	\$1,039,333	31%
Housing Services	\$1,931,995	57%
Fund Development	\$87,011	3%
Administration	\$267,476	8%
Housing Development	\$40,591	1%
	<b>\$3,366,406</b>	

\*Reflects Anawim Housing as a parent company only.

## REVENUE



## EXPENSES



# Friends of Anawim

Anawim Housing gratefully acknowledges the following individuals, businesses and foundations for their financial contributions received between January 1 and December 31, 2008. Such contributions allow us to do our work of serving the low-income residents of the Des Moines area.

We would also like to express our appreciation to those individuals who volunteered their time, talent and energy during the year. Such donations go a long way toward helping us meet our goals.

Every effort has been made to make the following Donor Honor Roll complete. If you note an error, please notify us so we can correct our records and give proper credit to those who deserve it.

## **BUILDER - (\$25,000.00 + )**

McAuley Ministry Fund  
Polk County Housing Trust Fund  
Dotty and Stan Thurston

## **NEIGHBOR - (\$10,000.00 + )**

ConocoPhillips  
Mary and R.W. Nelson  
Kurt and Lynette Rasmussen

## **PATRON - (\$5,000.00 + )**

John and Karin Ahrold  
Craig and Sue Damos  
John R. Grubb and Zelda Z. Grubb Charitable  
Foundation  
William and Kathleen Lillis  
Loree and David Miles  
Rolland Riley and Carol Hibbs  
Susan J. Glazer Foundation

## **PARTNER - (\$2,500.00 + )**

Patrick and Andrea Conway  
Des Moines Area Association of Realtors  
Foundation  
Lee Jackwig  
Cecelia and Michael Kent  
William and Gail McCabe

Christopher and Linda Nelson  
Bill and Sue Noth  
Our Lady's Immaculate Heart Church

## **ASSOCIATE - (\$1,000.00 + )**

Ryan Andreini  
Rodney Ausich and Rebecca Simmons  
Larry Barry  
Robert and Marlene Buckley  
Dave and Debbie Christens  
Don and Marian Easter  
Essex Meadows, Inc.  
Federal Home Loan Bank  
Holmes and Marjorie Foster  
Jared Johnson Properties  
Ron and Caroline Keller  
Kemin Industries, Inc.  
Thomas and Celia Mahoney  
Mike and Beth McCoy  
Nan McTaggart  
Raymond and Shirley Michel  
John and Ann Nesvit  
Tom and Sarah Norman  
Mary Riley  
Nick Roby and Deborah Tharnish  
David and Priscilla Ruhe  
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Rita Schneider  
Patricia Shoff  
Dotty Thurston  
Mary Ann Wallace  
Kathi Zimpleman

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Bank of America Community Holdings  
James Cownie  
Alvin H. Kirsner  
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Jon Crose  
David Drey & Family  
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Cecelia Kent  
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Patty McCormick  
Rolland Riley  
Diane Rohde and Jim  
Sr. Joanne Talarico, CHM  
The poor in need of housing  
Dotty Thurston

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Dowling High School  
Shane's Rib Shack

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President

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Secretary/Treasurer

## THE HOMES OF ANAWIM

**Anawim Housing Owned 43 Units**

1179 Eleventh St.  
1325 Twelfth St.  
1330 Twelfth St.  
1335 Twelfth St.  
1348 Twelfth St.  
1352 Twelfth St.  
512 Clark St.  
1245 Sixth Ave.  
1309 Sixth Ave.  
1453 Sixth Ave.  
1455 Sixth Ave.

**Anawim General Partnership-Owned Locations 168 Units**

Sixth Avenue Apartment Investors, LLC 18 Units  
1635 Sixth Ave.

Kromer Flats LP 8 Units  
1433 Sixth Ave.  
1439 Sixth Ave.

North Park Place LP 12 Units

Mid-City Duplexes LP 28 Units

Thirteenth and Forest LP 21 Units

River Bend Duplexes LP 15 Units

Pioneer Woods, LLC 66 Units

**Total Number of Low-Income Units 211 Units**



**ANAWIM  
HOUSING**

921 Sixth Ave., Suite B  
Des Moines, IA 50309-1227

PROVIDING  
HOPE

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In Hard Times

