



Embracing  
the  
change.

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Staying  
the course.

Anawim Housing  
ANNUAL REPORT 2009

Anawim  
HOUSING  


THE MISSION  
STATEMENT OF  
ANAWIM HOUSING

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

**SHE IS INTELLIGENT, PERSEVERANT, COMPASSIONATE.**

She's an instigator, a motivator, an inspiration, a visionary.

She's strong, she's independent and yes, some have described her as stubborn.

But she's so much more than that. Virtually every positive adverb or adjective found in *Roget's Thesaurus* could apply in some way to Sister Stella Neill, R.S.M. We like to focus on her role at Anawim Housing:

Creator. Founder. Leader.

It was Sister Stella who some 23 years ago brought a group of Des Moines residents together with the idea of providing affordable housing for low-income families. It was her contention then, as it has remained throughout our history, that safe, affordable housing gives low-income families a chance to stabilize, to grow, to become successful.

Her theory has proved correct hundreds, nay thousands, of times over the years. And it is because of her devotion to that goal that we dedicate the Anawim Housing 2009 Annual Report.

Sister Stella retired at the end of March 2010. Since buying a duplex on Twelfth Street—our very first rental home, Sister Stella increased our housing stock to 220. That provided so many families the opportunity to get their feet on the ground, to get settled, to find a solid foundation so they could become economically more independent.

Many of those people have lived with us for years and years; others have moved from renting affordable housing to the ultimate American dream—home ownership. They are not likely to have made that step without the assistance Anawim Housing afforded them.

Those who have been helped by Anawim join us in offering our thanks to Sister Stella. Without her, we would not be what we are today.



Loree Miles  
CHAIRPERSON OF THE BOARD OF DIRECTORS

Russ Frazier  
PRESIDENT

**BACK IN THE 1980S,** I was managing a branch bank in the Drake University area when a man and a woman came in looking for a loan.

“We want the bank to loan us money so we can fix up more houses” in the Enterprise Neighborhood, the woman said.

The neighborhood’s reputation was less than stellar. Some would say it was scary, a place where crimes of varying degrees of seriousness were an every-day occurrence. It was not a place where banks were investing a lot of money.

I thought to myself, “These people have to be crazy. This is not how banks loan money.”

Nevertheless, I was intrigued. I told the twosome that the bank wouldn’t be able to provide them with a loan, but maybe I could help.

That was my introduction to Anawim Housing, the first time I had heard of this small group of people, led by a Roman Catholic nun, who felt by buying and renovating homes in the near-north side they could change the complexion of the whole neighborhood as they provided stable housing that kept families together.

I don’t have to tell you about the changes to the neighborhood Anawim Housing has made in the last two decades. Nor do I have to remind you of the



passion to provide affordable housing that drove Sister Stella Neill, its executive director from Day One until the end of March. I am so pleased, so honored, to having had the opportunity to be a small part of that as a member of the Anawim Housing board of directors since that time.

There wasn’t much structure to the board or its agenda back in those early days. Mostly it was five or six of us who sat around a table and listened to the dreams of Sister Stella. Like the boards of many non-profits, we were a group of do-gooders with no cash.

But slowly, ever so slowly, we have grown. Initially we had planned to acquire all of the homes on Twelfth Street between University and Forest avenues, renovate them and make a dramatic statement on how we could improve the neighborhood. But some of the homes did not become available while others in the area did. So we altered our skimpy business plan, buying elsewhere in the neighborhood, then renovating the structures and renting them to families in need.

Our first big acquisition was an apartment building at the corner of Twelfth Street and Forest Avenue. A consortium of five local banks, including the one where I was a branch manager, came up with \$500,000 to

help us with the renovation. Since that time we have grown to the point where we now have 220 rental units that provide the stabilized housing so important to the success of any family.

City and county housing officials learned quickly that Sister Stella and this small group of local volunteers were credible, good people with whom they could do business. They learned we could perform, that we could offer a full housing continuum, taking in the working poor, some of them homeless, and watching them grow to home ownership.

For more than 22 years Anawim Housing has taken the opportunity to make changes in the lives of thousands of local residents by providing stable housing. But there is so much more work to do.

The stage is set for bigger and better things. Our new president, Russ Frazier, brings a new set of skills and ideas that can carry Sister Stella’s creation—and Anawim Housing is definitely her creation!—to the next level. You can read about some of his ideas in his message that follows.

My challenge to the board of directors when Sister Stella announced her retirement was to embrace the change but stay the course. We are what we are today because of strong financial management and a calculated approach to growth while always staying true to our mission. We continue to not just survive but thrive as other organizations struggle to find the money to serve their mission. We are fortunate, through hard work, to meet the needs of so many families who without us would lose hope as they lose their homes during these rocky economic times.

We are not without challenges.

- We have a lot of aging housing. Some of our homes were purchased and renovated 20 years ago. They need to be rehabilitated again. In some cases we are talking about replacing entire heating systems.
- While the last year was our best-ever for fund raising, fund development is a huge issue. Many who have been among our best donors over the years are tightening their purse strings. Will those who have always been good to us provide the same level of support as they deal with the consequences of an economy that only now seems to be on the rebound?
- Our expenses continue to climb. For instance, the cost of the health insurance we provide our employees has risen as it has for just about everyone else.
- We need to serve more families, and we need to do it faster. We need additional housing stock so that those who are seeking the stable housing that keeps families together can find it when they need it.

I am confident that Anawim Housing will meet these challenges with the same success that we have shown for more than 22 years. We’ll embrace the opportunities that will come our way as well as those changes that we will initiate. It is an exciting time for all of us, and a very good time for those we work with on a daily basis to serve.

Loree Miles

CHAIRPERSON OF THE BOARD OF DIRECTORS

**I SPENT A GOOD DEAL OF MARCH**

familiarizing myself with just what we do at Anawim Housing. I talked to the wonderful team of Anawim staff members who do such a great job fulfilling our mission, I talked to board members, I talked to members of the Greater Des Moines community.

I am pleased with what I learned. Very pleased.

It will come as no surprise to those of you who have been associated with Anawim over the years that we are known to manage our properties well and we develop well. We take care of what we have well.

But that's only what shows on the surface. The bottom line, something that doesn't show up in bricks and mortar, is that we take care of the people who live in Anawim Housing well. That's key to everything we do.

Managing and developing is an output. Taking care of the people is an outcome.

For all we have, and for all we have done, we owe a huge debt of gratitude to Sister Stella Neill. It was Sister Stella who has guided us from infancy 22 years ago to a mature organization that is highly respected for providing affordable housing to those in need, but more importantly caring for those who live with us. It was her vision that has shaped everything we are.



It was sad to see Sister Stella retire from Anawim Housing at the end of March. At the same time, any time there is change there is opportunity. In the month we had together, she shared many of her ideas for the future, I shared mine, and we agreed that now—with a change in leadership—there is a great opportunity for

Anawim Housing to stretch a bit further in our role as the premier provider of affordable housing in Central Iowa.

For instance, the majority of our affordable housing is in the Enterprise Neighborhood north of downtown Des Moines. Though there are still opportunities in the core of Des Moines, there are also opportunities for us in other communities and neighborhoods throughout central Iowa, places where Anawim's affordable housing would be a welcome addition.

As we dig our way out of the recent recession, it has become very obvious to us that there are people in the neighboring communities—not just those living in Des Moines—who are in need of affordable housing. That affordable housing need not come with a stigma. We look on it not as housing but a home. It is an opportunity for families to stabilize, establish roots and become successful. It is an opportunity that brings

change for so many, regardless of what ZIP Code they live in. It is our hope that we can offer this chance to make a home to even more as we move forward.

The collapse of the housing market, which triggered the recession, raised the awareness of the vulnerability everyone has of being in a situation where their housing is threatened. It is that vulnerability we fight against as we work toward sustainability, as we ensure that our homes and our properties are well cared for far into the future so we can continue to do the things we are meant to do.

As the president of Anawim Housing, I see my main function is to take my two eyes and to focus on two things—the mission and the bottom line. Sometimes they are far apart; sometimes they align quite well. But if we don't have a solid financial foundation, we can not pursue the opportunities that lie before us.

That brings me to another opportunity. I would like to see us establish a foundation that could help us build and maintain the sustainability we need to fulfill our mission. The foundation would establish a mechanism to encourage estate and life gifts to ensure a strong future for Anawim Housing.

Still another opportunity is to increase our housing stock from the present number of 220 units. We rarely have more than a few openings. We can use more to meet the demands of the varying types of households who come to us in search of housing. Sometimes an efficiency apartment is adequate; sometimes the family needs a four-bedroom home.

I am also looking forward to increasing the level of public awareness of what Anawim does in the community. I want people to know the name Anawim. I want them to say, "Anawim. That's housing. That's home."

Certainly our public visibility became more evident last September when we paired with Hubbell

Realty Company and volunteers from 100 local-area companies and countless construction workers to build nine homes for nine families in nine days at Twenty-first Street and Forest Avenue.

We recently moved into new offices next to the nine rowhomes for our nine families in nine days project. It signals a new beginning for us, an opportunity to move closer to many of our Anawim properties. As well as office space for our staff, there will be six apartments in the building that we will be able to rent to people in need.

The new offices and the "Nine Houses in Nine Days" project have been made possible by the very successful capital campaign of a couple of years ago. That was our first campaign, and its success illustrated that people of the community are aware of our fine work and trust us to do what is best for those who are most in need. Because of the generosity of those in the community, we will occupy the building with offices and six apartments virtually debt free.

Coming to Anawim has been a return home for me. After I graduated from East High School, I went to Sioux City to study at Morningside College. I met my wife there and stayed for 20 years, co-founding and leading a chain of retail healthcare companies and serving as president for 10 years of Big Brothers, Big Sisters of Siouxland. Now that I am back home, I am honored to have the opportunity to serve as the president of Anawim Housing.

Yes, there will be change. Consider it our opportunity to serve even more.

Russ Frazier  
PRESIDENT

THE PEOPLE WHO HAVE  
BEEN HELPED BY THE AFFORDABLE  
HOUSING PROVIDED BY  
ANAWIM HOUSING NUMBER  
IN THE THOUSANDS.

**THEY INCLUDE MOTHERS AND FATHERS, SONS AND DAUGHTERS, YOUNG AND OLD.** The goal in every case has been to provide a place for families, most of them in financial disarray, to get their financial house in order as they pay an affordable rent. That allows them to find stability, to pay off bills, to find a better life for all.

On the following pages you will meet some of those people, all of whom are present or former tenants. They are an interesting group, a group representative of the Anawim Housing population today.

One family is headed by a young mother who has purchased her own home to raise her children. Without her time at Anawim, it is not likely that she would have reached her goal of home ownership.

Another couple moved from squalid conditions into the new Anawim units that were part of the "Nine Houses in Nine Days" build completed last September. Their joy at the modern facility is evident. The photos on these pages show the project under construction and at the dedication.

Still another young mother is living in a two-bedroom apartment that became available as part of the Rapid Rehousing program Anawim Housing implemented last fall. Instead of being in a shelter, she has privacy.

Finally, Shelter Care Plus helps individuals with mental illness, HIV or AIDS or chronic substance abuse. You will meet a mother who has worked her way through drug abuse and into this Anawim Housing spot on the south side.



### JASON AND SHAWNA BROWN AND TWO KIDS

were living in what Shawna calls a “tiny, two-bedroom, mouse-infested apartment with no air-conditioning” in Altoona when a woman who attends the same church they do related how she was moving from a shelter to a house owned by Anawim Housing.

“Funny thing is,” says Shawna Brown, “I’d heard of Anawim, but I didn’t know if we qualified or would be accepted” to rent one of the Anawim units. “I looked it up online and saw they had a

better for you—a three-bedroom with basement for \$465 a month.”

Her thoughts? “If God can give us one for \$465, we can do this.”

What Anawim Housing had for the Browns was one of the nine new three-bedroom homes that had been built by Hubbell Realty Company, 100 local-area companies and countless tradesmen who volunteered their time and supplies to build a nine-plex in nine days in September. The row houses on Twenty-first Street are for families with annual incomes of \$13,000 or less.

“I just kept praying,” says Shawna Brown, 41. “When they called and said we’d been accepted, I just sat down and cried.

God can do anything.”

Jason Brown, 36, who is attending Bible College and Seminary in

The Browns

**“This was more than a blessing, it was a miracle.”**

West Des Moines in pursuit of his bachelor’s degree in Christian education, says he and his wife, their daughter Liberty, 5, Shannon, and Jason’s son Quinton, 8, who lives with them part of the time, were living on donations from food pantries prior to their move to the new home in September.

They were skimping on food to make sure they had enough money to take care of any unforeseen expenses when they moved into the new place. And when they did, they found the pantry packed with food.

“This was more than a blessing,” says Shawna Brown. “It was a miracle.”

two-bedroom with a basement for \$535 a month. I figured it would be hard, but we could struggle a little bit” to make monthly payments.

That’s when Shannon Boley, 18, Shawna’s daughter, said, “We really need a three-bedroom place.”

The Browns figured that was beyond their budget. They had been living on Shawna’s long-term disability insurance payments and Jason’s job as a customer service representative, which he left to care for Shawna, who has a number of health issues.

So she called Anawim to check on the two-bedroom place. “They told me, ‘We have something

### TO SAY TINA BUCK HAS HAD A TOUGH LIFE

would be an understatement. Consider this:

- She dropped out of Lincoln High School in her sophomore year. Pregnant.
- A cigarette smoker from the age of 13, she started smoking marijuana at 16. At 19, her drug of choice became methamphetamine. “I was an extreme meth user for many years,” she says. “I was a speed freak.”
- She had what she calls an abusive relationship with a man who has since been convicted of beating another woman to death. He’s in prison.
- In her mid-20s, she gave up custody of her daughter, Ashley, now 23, to the girl’s father.
- She beat her drug habit for a seven-year period, “then I stepped off the wagon,” she says.
- She has chronic obstructive pulmonary disease (COPD), a serious lung problem, a result of her cigarette, marijuana and methamphetamine habits.
- The Department of Human Services took her second daughter, Shelby, 11, from the home and put her in foster care for six months.

And that’s when things started to turn around for Tina Buck.

“I went through (drug) treatment so I could keep her. I’ve been clean for three years, since July 13, 2007,” says Buck, 40.

It hasn’t been all peaches and cream since then. Housing was a problem: She lived in an apartment house for a while and a mobile home court, too. After she and a long-time boyfriend split up, “I had no place to go,” so she and Shelby called Buck’s car home. Then they found a spot at New Directions Shelter.

“I did well there,” she says.

And it got better.

Two years ago Tina Buck came to Anawim Housing and was accepted into the Shelter Plus Care program. Shelter Plus Care provides rental subsidies, supportive assistance and coordination with social services for homeless families and individuals with mental illness, HIV or AIDS or—in Buck’s case—chronic substance abuse. For \$206 a month, she and Shelby live in a

recently renovated two-bedroom home in Southeast Des Moines.



Tina Buck

**“The people at Anawim are awesome. I couldn’t ask for a better program.”**

“The people at Anawim are awesome,” she says. “I couldn’t ask for a better program. They’ve been so good to me, so understanding.”

She works part-time as a parent partner with Visiting Nurse Services. Her role is to help families who are likely to lose their children for many of the same reasons Shelby was removed from her home.

Tina Buck knows first-hand what those families are going through.

“I wasted a lot of years,” she says, “but I’ve learned a lot. Things are falling into place for me. I’ve done a lot of bad things in my life, but things are good now. God is in my life.”

**A GARDEN-LEVEL APARTMENT** just off University Avenue on Des Moines' west side is alive with energy.

It's the home of two lively little blonds, Mylah, who will be 4 in August, her 3-year old brother, Milo, and their mother, Daniell Jones. The two-bedroom place is the fourth spot they've called home in recent months.

"I was going through a really difficult time with the kids' dad and his brother," says Daniell Jones. "It was physical abuse."



Daniell Jones

The apartment is part of the Rapid Rehousing program Anawim Housing implemented last October. It's a transitional housing program for homeless people or people like Jones who are living in shelters. It is funded by federal stimulus money and rent payments, if any, are determined on a case-by-case basis by social workers who work with the Rapid Rehousing tenants on budgets.

Jones is among those who paid no rent during her early months at the apartment she and her children call home. That's helpful for a woman who has been putting together Subway sandwiches for six years, but whose work week tops out at 36 hours, too few to gain benefits, especially health insurance for her, Mylah and Milo.

While she's working, her offspring go to the Clive Children's Center. "It's awesome," says Jones. "My kids have learned so much there."

She feels just as strongly about the Rapid Rehousing program.

**"Everything is better now since I moved here to Des Moines."**

"It's really helped me so much," she says. "I didn't want to move into the Y(WCA)," which closed shortly after Jones was ready to move out of the domestic abuse shelter.

"Everything is better now," she says, "since I moved here to Des Moines."

Jones and the children left the house in which they were living with her long-time boyfriend to move in with one of her other friends in Indianola. Then the Department of Human Services (DHS) stepped in.

"The DHS helped me a lot," says Jones, 25. "I wanted to know what I could do to get away from all of this. They suggested I leave Indianola and move into a domestic abuse shelter in Des Moines."

It was late in the fall when she and her children left her hometown to move to Des Moines. After about two months, people at the shelter helped her make application for the apartment on the west side. She and her children moved there in January.

**SHARAE BARING WAS A YOUNG, SINGLE MOTHER** when she moved into duplex on Boston Avenue half a dozen years ago. It was not a good experience, for many reasons.

A couple of years ago, now with two children, Baring learned from a cousin about Anawim Housing. She made application, was accepted and moved into another duplex on Eleventh Street.

"Anawim Housing provided stability for me and my children," says Baring. "It's a very good program. It's very good at helping people based on needs. I never had any problems, but they were always available to help if you had needs."

Living in Anawim Housing, where she paid \$586 a month rent, helped Baring, 27, prepare for her next housing move. In late May, now with three children, she moved into a house on Carpenter Avenue built by Greater Des Moines Habitat for Humanity.

"Living in Anawim Housing prepared me for the reality of what I should be paying. It helped me a lot," she says.

The same cousin who tipped her to Anawim Housing also suggested she look at the Habitat program.

"I got some information and went to a meeting, but I didn't apply" for a Habitat for Humanity home, she says. "I didn't think I was ready for it."

But she was interested, and while living in her Anawim Housing duplex she started getting her economic house in order.

"I paid off my debts and started saving," she says, then applied for and was accepted to enter the home ownership program at Habitat. She went through all the Habitat requirements, including working 400 hours of

sweat equity and attending home ownership classes, as well as saving enough money for her down payment. She demonstrated that she would be able to make the no-interest payments on her new home—roughly what she has been paying for her Anawim rent—for the 20-year loan.

Baring, who has worked in the call center at Planned Parenthood of the Heartland for the past three years, is a graduate of Roosevelt High School. While there, she was on the dance squad, participated in the



Sharae Baring

**"I paid off my debts and started saving."**

New Horizons program that helps young people find jobs, and also was involved

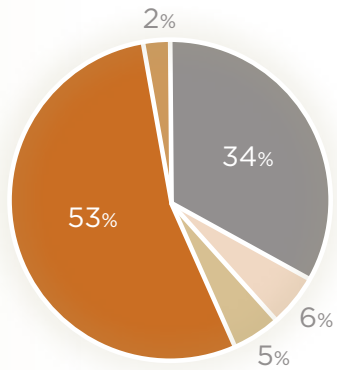
in Upward Bound, a program that prepares youth for college. The oldest of four children in her family, she is now attending classes at Des Moines Area Community College working toward a degree in human resources.

She and her two daughters—Teara Burgs, 8, and Amirah Clarkson, born in December—and her son, Devon Baring, 5, are among the hundreds of Anawim success stories; people who found that the stable housing provided by Anawim has given them the chance to move to the next level.

**FINANCIAL HIGHLIGHTS**

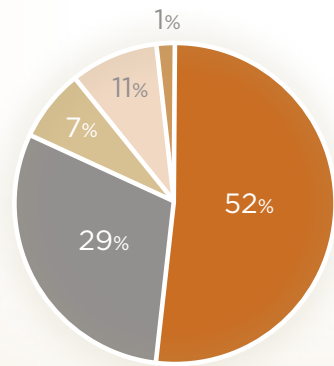
ANAWIM HOUSING, INC.  
(Parent Company Only)

	2009	%	2008	%
<b>ASSETS</b>				
Current Assets	\$ 2,086,207	26 %	\$ 2,240,463	36 %
Long-Term Receivables and Other Assets	\$ 2,963,588	37 %	\$ 2,691,754	43 %
Rental Properties				
less Accumulated Depreciation	\$ 2,847,428	36 %	\$ 1,229,263	20 %
Property and Equipment				
less Accumulated Depreciation	\$ 114,111	1 %	\$ 101,602	1 %
<b>TOTAL ASSETS</b>	<b>\$ 8,011,334</b>		<b>\$ 6,263,082</b>	
<b>LIABILITIES</b>				
Current Liabilities	\$ 254,674	3 %	\$ 147,400	2 %
Deferred Development	\$ 206,759	3 %	\$ 247,912	4 %
Long Term Debt	\$ 767,763	10 %	\$ 631,445	10 %
Temporarily Restricted Funds	\$ 1,832,120	23 %	\$ 2,009,207	32 %
Unrestricted Net Assets	\$ 4,950,018	61 %	\$ 3,227,118	52 %
<b>TOTAL LIABILITIES</b>	<b>\$ 8,011,334</b>		<b>\$ 6,263,082</b>	



**2009 Revenues**

- Revenues and Grants from Gov Agencies
- Rental Income
- Management Fees
- Donations and Grants
- Other Income



**2009 Expenses**

- Housing Services
- Administration
- Fund Development
- Rental Subsidies
- Housing Development

**2009 CONTRIBUTIONS**

**ANAWIN HOUSING GRATEFULLY ACKNOWLEDGES** the following individuals, businesses and foundations for their financial contributions received between January 1 and December 31, 2009. 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.

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Greg and Mary Woolever  
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(DBA Francies)  
Robert and Dale Howe  
James Hughes and Carol Roland  
Mark and Carol Kempkes  
William and Joan Kildow  
Knights of Columbus  
Knights of Columbus Council 11643  
Knights of Columbus Council 12422  
Knights of Columbus Council 12130  
Knights of Columbus Council 13109  
Knights of Columbus Council 13159  
Knights of Columbus Council 5389  
Knights of Columbus, St. Augustine  
Council  
Daniel Krettek  
David and Jennifer Lorbiecki  
Sheila Lumley  
Donald and Lori Lyons  
Margaret Maloney  
Steve and Sharon Marlow  
Barbara Marshall  
James and Mary McGuire  
Clark and Cathy McMullen  
Nan McTaggart  
Jim and Sue Meimann

Douglas and Barbara Minear  
Chuck and Susan Muelhaupt  
Richard and Lisa Mullen  
Ellen and Bruce Nelson  
Lisa and Joel Nelson  
Gerard and Mary Neugent  
Owen and Doris Jean Newlin  
Richard Nordin  
Gene and Jean Olson  
Pioneer Hi-Bred International, Inc.  
Rosemary and Timothy Rahm  
Stan and Jody Reynolds  
Mary Riche  
M. Johanna Rickl  
Pat Rigby  
Chuck and Margreet Ryan  
Rebecca Shepard  
Art and Mary Jane Spies  
St. Anthony's Knights of Columbus  
Council 12482  
David and Gail Stubbs  
Jon and Sandra Sullivan  
Mrs. Mona and Steve Sweeney Gude  
Cynthia and Fritz Thorland  
Angie and Mark Tigges  
Terry and Maureen Tobin  
Cecilia Tomlonovic  
Pat Townsend  
Paul and Eileen Tyler  
Tim and Toni Urban  
Theodore Velman  
Jack and Ann Wahlig  
Robert and Maxine Weber  
John and Joan Wetherell  
Susan Wright

**Provider (\$1.00+)**

Reverend John Ludwig  
Sandy Agey  
Alliance Technologies, Inc.  
Eileen Anderson  
Barbara Braak  
Robert and Shirley Brandser  
Larry and Colleen Breheny  
Carola Broderick  
James Callan and Douglas Yochum  
Frank and Ellen Celsi  
Mary Kilian Clinton, RSM  
Ray and Betty Collins  
William and Deanna Cook  
Chuck and Ellen Corwin  
Des Moines Public Library Staff  
Association  
Mary Ellen Devereux, RSM  
Diam Pest Control  
Louise Dingman  
Philip and Martha Dorweiler  
Stephen and Kay Elliott  
Al and Dorothy Faber  
Robert and Mary Fanter  
Connie Feist  
Jean and Mike Fitzpatrick  
Frank and Marilyn Carroll  
Martha Gelhaus and Kevin Pokorny  
Madonna Gerdes  
Gary and Janet Goodhall  
Roberta and Richard Goodman  
Jim and Bonnie Graeber

Senator Charles and  
Barbara Ann Grassley  
Carolyn Greufe  
Mary and Clayton Hamilton  
Richard and Ann Harmeyer  
John and Margie Heles  
Reverend Larry Hoffmann  
Hubbell Realty Company  
John and Ellen Hunter  
Patricia Iseminger  
Daniel and Amy Jones  
Paul and Erma Joslin  
David and Marilyn Keller  
Joyce Kent  
Ruth Klotz  
Morris Knutsen  
Michael and Pamela Kulik  
Eric and Amy Leonard  
Mary Anne Leto, CHM  
Theresa Lewis  
Walter and June Maley  
Raymond Maurer and Florence Gipple  
Kenneth and Margaret McCarthy  
Virginia McNichols  
Mary Melroy  
Pat Miller  
Roscoe and Cheryl Morton  
George and Sandra Mosley  
Kathleen Murrin  
Network for Good  
Msgr. Stephen Orr  
Maggie O'Toole  
Derek and Amy Perkey  
Ruth Anne and Ron Petrak  
Dennis and Shelley Pigneri  
Carl and Norma Pullen  
Therese Randolph  
Monica Reichmuth, RSM and Elaine  
Delaney, RSM  
Sandy Riesberg  
Richard and Betty Riley  
Paul and Terri Rosonke  
Steve Rottler  
Rodger and Mary Routh  
Edward and Helen Ryan  
Jeanine Salak, RSM  
Robert and Mary Ellen Schulte  
Jerri Scott  
Judith Sheahan, BVM  
Arlene and Dave Sisam  
Jean and Terrence Smith  
Larry and Sue Sonner  
Vaun and Marian Sprecher  
St. Joseph Catholic Church  
St. Pius X Church  
Clarke and Pamyla Stewart  
Margaret Swanson  
Julie Tanks  
Harold and Virginia Varce  
Bob and Jeanie Wacht  
Karen Yarkosky, RSM

**Nine Houses in Nine Days**

7 Flags Health and Fitness  
A to Z Rental Centers  
A+ Lawn & Landscape  
Acme Tools  
Adventure Lighting  
Air-Con Mechanical Corporation  
Al Carey Landscape  
Alba  
All American Scaffold, LLC  
All Iowa Vending  
Allen Enterprises, Inc.  
Allied Construction Services  
American Firestop Solutions, Inc.  
American Security & Investigations  
Aramark  
Arthur J. Gallagher Risk Management  
Services, Inc.  
Artistic Iron Works  
ATech Easy Living Store  
Avis Drywall  
Bailey Roofing  
Baker Electric, Inc.  
Baker Group  
Baldwin White Architects  
Bank of the West  
Bankers Trust  
Beisser Lumber  
Bell Construction  
Bituminous Materials & Supply, LP  
Blue Sky Cleaning  
Blur Media Works  
Bonnie's Barricades  
Boyken, Quentin and Inez  
Bruegger's Bagels  
Builders Kitchen & Supply Company  
Burdette Law Firm  
Burnett Realty  
Business Record  
Café di Scala  
Capital Safety - USA  
Capp, Krista and Steve  
Casey's General Stores, Inc.  
CBS Wholesale, Inc.  
Central Iowa Turf Services, LLC  
Centro Restaurant  
Certainteed Gypsum Group  
CHI Companies  
Cintas Corporation  
Citation Building Supply  
Civil Design Advantage  
Clive Power Equipment  
Coldwell Banker/Mid-America Group  
Concrete Supply  
Connolly, O'Malley, Lillis Law Firm  
Contractor Services of Iowa  
Cook Plumbing  
Cox, Garry and Cynthia  
Cummings Home Builders/Rightway  
Contractors  
Danos Family Fund c/o Community  
Foundation of Greater Des Moines  
Delta Dental of Iowa  
Denman & Company, LLP  
Des Moines Radio Group  
Des Moines Steel Fence  
Des Moines Water Works  
Detrick Excavating

Diam Pest Control  
Diamond Oil Co.  
Diversified Management Services, Inc.  
Doll Distributing  
Doors, Inc.  
Dos Rios Cantina and Tequila Lounge  
Doughtery Remodel  
DPLM Advantage  
Duke Aerial Equipment  
DuPont Tyvek  
Ebert Painting  
Elder Corporation  
Electronic Engineering  
EMC Insurance  
Energy Efficiency Solutions  
Engineering Resource Group, Inc.  
ENT Clinic of Iowa, P.C.  
EP True Chiropractic, Inc.  
Farmers Mutual Hail Insurance  
Company  
Farner Bocken  
Fastenal  
Fazoli's  
Ferguson Enterprises  
Flooring Gallery  
Forrest & Associate, Inc.  
Fred and Charlotte Hubbell Foundation  
G & B Pumping  
G & L Clothing  
Gator Excavating  
GE Consumer and Industrial  
General Casualty Insurance  
Geotechnical Services, Inc.  
Great Caterers of Iowa  
Griess & Ginder  
Grimes Asphalt & Paving Corporation  
Hallett Materials  
HE Weatherization  
Heartland Heating and Cooling  
Heartland Waterproofing Solutions, LLC.  
Hedrick Savings Bank  
Heideman Drywall  
Hilton Garden Inn  
Holmes Murphy & Associates, Inc.  
Hubbell Realty Company  
IBEW Local 347  
Ideal Floors  
Image Transform, Ltd.  
ING  
Iowa - Des Moines Supply, Inc.  
Iowa Appraisal and Research  
Iowa Chapter of CPCU Society  
Iowa Commercial Mortgage, Inc.  
Iowa Cubs  
Iowa Fire Equipment  
Iowa Health - Des Moines  
Iowa Realty  
ITA Group  
J. Johnson Gallery  
James Pierce, Inc.  
Jason's Deli  
JC's Tree Services  
Jensen Construction  
Jim's Johns  
JMT Trucking  
John R. Grubb and Zelda Z. Grubb  
Foundation  
Johnny's Hall of Fame

Johnson's Custom Wood Interiors, Inc.  
Jordison Construction  
Karl Chevrolet  
KCCI - Channel 8  
Kelly Gibson Real Estate Account  
Kemin Industries  
Knapp Properties  
Kohler  
Krause Gentle  
Lamberti Concrete  
Lansink Construction, Inc.  
Larry Fleck & Son Trucking, LLC  
Larry's Window Service, Inc.  
Larson Concrete  
LECC, Inc.  
Legends American Grill  
Lennox Industries, Inc.  
Lester's Contracting  
Liberty Bank  
Linn-Star  
Lumberman's Wholesale  
LWBJ  
Machine Shed  
Maid-Rite Corporation  
Marsden Building Maintenance  
Martin Marietta Materials  
Master Builders of Iowa  
McClure Engineering Company  
McDonald's  
Mercy Medical Center - Des Moines  
Metro Waste Authority  
Mid Continent Cabinetry  
Midwestern Culvert, Ltd.  
Moehl Millwork, Inc.  
Moore Quality Construction  
Municipal Supply, Inc.  
My Favorite Muffin  
Nelsen Appraisal Associates, Inc.  
Newlin, Owen J. and Doris Jean  
Norwalk Fire Department  
Nyemaster Goode Law Firm  
Palmer Group  
Panera Bread  
Pat Miller  
Penick Concrete  
Pepsi  
Perficut Lawn & Landscaping Inc  
Perkins  
Pierce Construction  
Pittsburgh Paint & Glass  
Platinum Plus Painting  
Polk County Board of Supervisors  
Polk County Housing Trust Fund  
Prairie Meadows Racetrack and Casino  
Prairie Pella, Inc.  
Preferred Pest Control, Inc.  
Principal Financial Group  
Pro Copy  
Raker Rhodes Engineering, LLC  
Rasmussen Group  
Regions Bank  
Right Touch Interiors  
Ruan Family Foundation  
Sacco's Maid-Rite  
Sbrocco Restaurant and Wine Bar  
Schamel Carpentry, Inc.  
ServiceMaster West  
Shane's Rib Shack

Shiffler Associates Architects  
 Shive-Hattery, Inc.  
 Signs Now  
 SJM Construction, Inc.  
 Slycord Electric  
 Smash  
 Smith, Schneider, Stiles & Serangeli, PC  
 Smooth Surfaces  
 Sodexo Campus Services  
 SoilTek  
 Spectrum Lighting & Interiors  
 (f/k/a Lamplighter)  
 Star Equipment, Ltd.  
 State Water Heaters (via Cook Plumbing)  
 Stetson Building Products  
 Steve Harvey Construction  
 Structural Component Systems, Inc.  
 Stubbers Cameron Glass  
 Sunstead Farms  
 SVPA Architects, Inc.  
 Terracon  
 Tesdell Electric  
 Texas Roadhouse  
 The Conley Group, Inc.  
 The Des Moines Register (Gannett)  
 The Vohsman Company  
 Thin Air/Crossroads  
 Trilix Marketing Group  
 Triplett Office Essentials  
 Tumea & Sons  
 Uncle Wendell's BBQ  
 Uponor  
 Valley Bank  
 Voss Concrete  
 Voss Distributing  
 Waste Management of Iowa  
 Wells Fargo Home Mortgage  
 Wes Duncan  
 White Cap  
 Wilson, Jonathan  
 Wolf Construction  
 Woody's Smoke Shack

500 Club  
 Women Empowering Women  
 Karin Ahrold  
 Marcia Baumhover  
 Andrea Conway  
 Elizabeth Goodman  
 Jane Hein  
 Georgia Humphrey  
 Mary Kelly  
 Sue Kenny  
 Cecelia Kent  
 Loral Kirke  
 Marcia Kirke  
 Kathleen Lillis  
 Celia Mahoney  
 Loree Miles  
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 Mary Nelson  
 Sue Noth  
 Genevieve Porto  
 Lynette Rasmussen  
 Mary Kay Rhodes  
 Mary K. Riley  
 Jenelle Sarcone  
 Patricia Shoff

Dotty Thurston  
 Teri Wahlig, M.D.  
 Mary Ann Wallace  
 Rebecca Westberg  
 Kathi Zimpleman

Donation of Partnership Interest  
 in 13th & Forest, L.P.  
 MAPI Holdings, LLC

Donation of Member's Interest in  
 6th Avenue Investors, L.C.  
 Maitland AHP Management, Inc

Donation of Partnership Interest in  
 6th Avenue Apartment Investors, L.P.  
 MAPI Holdings, LLC

Memorial Gifts 2009  
*In Memory of*  
 Mike Agey  
 Brandi Baker  
 Mr. Beryl J. Black  
 James Brien, Jr.  
 Mrs. Ethelene Chambers  
 Nicolas Colacino  
 Ray Collins  
 Mr. Darrell Dickinson  
 Sidney J. Drumheller  
 (Matt) Randolph Duncan  
 Margaret Earley  
 Jacqueline Erbe  
 Dorothy Faber  
 William L. Fairbank  
 William Dean Feyen  
 Mike Fraizer  
 Chuck Gerdes  
 Jim Goodman  
 Kathy Grubb  
 Bernard Harmeyer  
 John Harmeyer  
 Robert Hicklin  
 James W, Hubbell, Jr.  
 Jamie Hurd  
 Denis Kelleher  
 Kevin King  
 Joan Bing Kirke  
 Linda Kniep  
 Mrs. Wilma Leaming  
 Mr. Rodney Lein  
 Dennis Levang  
 Maddie Levitt  
 Charles and Mildred Ludwig  
 Frank and Erma Marshall  
 James McAndrews  
 Gene McCormick  
 Charles Melroy  
 Robert Mickle  
 Mrs. Mildred Petosa  
 Mrs. Nancy Rembold  
 Grandparents of Pat Rigby  
 Marcia and Leonardo Rios  
 Raymond Rosenberg  
 Ed and Helen Ryan  
 Stanley Savage  
 Dr. Donald Schissel  
 Duane Skow  
 Bill Snider

Mrs. Elaine Szymoniak  
 Jason Matthew Weiser  
 Mrs. Judy Willis  
 R. Dean Wright  
 Terry Wright  
 Henry (Hank) Zimpleman

*In Honor of*  
 John Ahrold  
 Susan Barnes  
 Sister Bea  
 Diane and Kendall Brown  
 Jean Davis  
 Sister Carole Broderick, BVM  
 Sister Beatrice Marie Costello  
 Mary Drey  
 Jean East  
 Lorraine Garner  
 Ellen Harvey  
 Fred and Pattie Hawkins  
 Fred and Horianne Hawkins  
 Kine and Kolen Hawkins  
 Teresa and Greg Kacette  
 Susan and Howard Katelman  
 Carol Kent  
 William Lillis  
 Parents and siblings of  
 Jim and Jeanne O'Halloran  
 Cathy and Chris Moyer  
 Sister Stella Neill, RSM  
 Jeff Rasmussen  
 Kurt Rasmussen  
 Sandra K. Rasmussen  
 Scott Rasmussen  
 Pat Rigby  
 Rolland Riley  
 Rodger and Mary Routh  
 Dotty Thurston's leadership  
 John and Sue Wetherell

Gift-in-Kind  
 Davis Law Firm  
 KaBOOM!  
 The Home Depot

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 Miles Properties, LLC

Tom Mahoney  
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*Journalist/Author*

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*Retired, President*  
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*Connolly O'Malley Lillis*  
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*Retired, Former President*  
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*The Rasmussen Group, Inc.*

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Rick Tollakson  
*Hubbell Realty Company*

Fernando Valdez  
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Kevin M. Waetke  
*Wells Fargo*

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*Snyder & Associates, Inc.*

Kathleen Zimpleman  
*Community Volunteer*

#### OFFICERS OF THE CORPORATION

Russ Frazier  
*President*

Dotty Thurston  
*Secretary/Treasurer*

#### THE HOMES OF ANAWIM

Anawim Housing Owned – 52 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.  
 1353 21st St.  
 1355 21st St.  
 1357 21st St.  
 1359 21st St.  
 1361 21st St.  
 1363 21st St.  
 1365 21st St.  
 1367 21st St.  
 1369 21st St.

Anawim General  
 Partnership-Owned Locations  
 168 Units

Sixth Avenue Apartment  
 Investors LLC  
 18 Units  
 1635 Sixth Avenue

Kromer Flats LP  
 8 Units  
 1433 Sixth Avenue  
 1439 Sixth Avenue

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  
 220 Units

Embracing the change.  
Staying the course.



Anawim Housing  
2024 Forest Avenue • Suite 101  
Des Moines, IA 50311  
[anawimhousing.org](http://anawimhousing.org)