



*The Key to Family Stability*

Anawim

HOUSING



2010 ANNUAL REPORT  
2011 PROGRESS REPORT

## Why Invest Time and Money in Anawim Housing?

Without an environment free of fear and worry – stability, growth and success simply aren't attainable. It's Anawim Housing's mission to provide secure, stable housing to Des Moines individuals and families, giving them an opportunity to succeed. And it works. For nearly 25 years, this defining Des Moines organization has given thousands of our neighbors the security and stability to find a new way.



# Anawim

## H O U S I N G

*Anawim Housing develops  
stable homes and strengthens communities.*





**Russ Frazier**



**Tom Mahoney**

# Message from the President and Board Chair

Anawim Housing is focused on building stable homes, strong futures and vibrant communities. This is an exciting time in our nearly 25-year history as we redouble our efforts in order to serve a greater number of people, prevent homelessness and foster healthy, vibrant communities. We sincerely thank our donors and partners for helping us achieve major accomplishments this past year.

Fiscal year 2010 was a very productive year in a difficult economy. We saw the opening of our new multifunction building on Forest Avenue, which houses our administrative offices along with six apartment units. We also broke ground on a new 16-unit development at 22nd Street and Forest Avenue that opened in September. We welcomed many new donors and strengthened our relationship with our community partners while forging new ones.

The coming year marks Anawim Housing's 25th year of providing homes and building communities. Our work is far from complete. Safe and affordable housing is the basis for establishing healthy futures but housing alone does not ensure success.

We have renewed our commitment to the residents we serve and the communities where we work by initiating a new strategic plan that calls for building or preserving more than 500 units of housing.

The need is great and the time is now for committing to the vision that every person has a dignified, affordable home that supports independence and advancement within a flourishing community. Thank you for what you do to help us make this a reality.

Russ Frazier  
President

Tom Mahoney  
Chairperson  
of the Board of Directors



# 2011 PROGRESS REPORT

In addition to the services we provided our tenants and community throughout 2011, progress continued apace behind the scenes as well. Whether it was networking, strategizing or fundraising, reaching out through social media, expanding the breadth of our services or developing new projects, Anawim Housing experienced an active and successful 2011 that will allow us to serve more people in need.

- Completed 16 new town homes at 22nd and Forest.
- Will break ground in November on the new tax credit project, which will add eight new townhomes next door to our offices and 20 more at 4465 NE 46th Street.
- Launched our Facebook and Twitter pages.
- Updated our website with an easier-to-find announcements section, and links to our Facebook and Twitter pages.
- Participated in Birdies for Charity and the Hubbell Extreme Golf Classic.
- Planned for our 25th Anniversary in 2012!
- Added our new Tenant-based Rental Assistance Program – which helps those who have lived in homeless camps transition to permanent rental housing.
- Awarded funding to expand our Shelter Plus Care Program to serve more individuals transitioning from chronic homelessness to permanent rental.
- Expanded our services, including adding property managers as we add more homes to our portfolio. These managers work with our tenants to promote housing stability. Also added the Self-sufficiency Project which provides access to skills and resources that promote self-sufficiency.



We're able to be a family again, and there was enough room to look after my mother.

# Anawim Properties and Programs

Since 1987, Anawim Housing has developed, built and managed affordable rental housing in the Des Moines metropolitan area. Our properties include townhomes, single family homes, duplexes and multifamily apartment buildings. Our total number of units currently stands at 227 – representing 227 families who, without Anawim Housing, would be less safe, with little to no opportunity to thrive.

## Shelter Plus Care and Rapid Rehousing Programs

In addition to family dwellings, Anawim Housing also sub-leases 150 apartments throughout Des Moines to individuals who otherwise are unable to rent housing in the area. This represents even more people who, without Anawim Housing, would be homeless.

## Rental Management/Consultancy

By overseeing 35 apartment units, Anawim Housing staff serves as consultants and managers for additional affordable housing projects run by other organizations in central Iowa, including churches and other nonprofits. Through this work, Anawim Housing provides housing for an additional 20 families.

## Family Advocacy Program

Once families are established in Anawim housing, our ancillary programs involving education, employment and mental wellbeing are available to help tenants achieve a greater level of success.

### Anawim Housing-Owned

58 Units

1179 Eleventh Street  
1325 Twelfth Street  
1330 Twelfth Street  
1335 Twelfth Street  
1348 Twelfth Street  
1352 Twelfth Street  
512 Clark Street  
1245 Sixth Avenue  
1309 Sixth Avenue  
1453 Sixth Avenue  
1455 Sixth Avenue  
1353-69 21st Street  
2024 Forest Avenue

### Anawim General Partnership-Owned

169 Units

Sixth Avenue Apartment  
Investors LLC  
18 Units  
Kromer Flats LP  
8 Units  
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*  
67 Units

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**Total Anawim Units: 227**

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**Total Number of Affordable Housing  
Units Under Management: 440\***

\*Includes Anawim Housing properties, Shelter Plus Care, and rehabilitated rehousing and rental properties managed by Anawim Housing on behalf of other organizations.





The kids like their school. They're making new friends and getting good grades.



# The Key Is Stability

We all grow up differently. Some with siblings, some without. With one parent, two parents, grandparents or guardians. Despite our differences, the things we're likely to have in common are the comforts of home: lying on the bed dreaming of our futures, studying, having friends over, reading stories on the sofa, sharing dinner with the family. They all require the stability of a home, knowing there is, quite literally, a place in the world for you.

Anawim Housing seeks to give local individuals, parents and kids the security and stability of a place to call their own, a place to serve as a foundation for second chances, for success and healthy family dynamics. For everyone, especially children, home is everything.

To accomplish this goal, Anawim Housing buys and refurbishes distressed properties and builds new homes on old, abandoned sites, improving the overall appearance of local communities and the people who live in them.

Anawim Housing is a uniquely Des Moines organization and, as such, its success demonstrates the compassion the people of Des Moines have for their neighbors. Every dollar remains in the community, and Anawim Housing investors can see their generosity at work.

The key to family stability is every key we can offer to those families and individuals who need a safe place to build or rebuild their lives. Anawim Housing believes every member of this community should have that chance.

## Sister Stella Neill, Visionary

In 1987, when Sister Stella Neill, R.S.M., launched Anawim Housing, she knew in her heart that if low-income individuals and families had access to affordable, well-maintained housing, the stability it offered would allow them to grow and prosper.

Sister Stella's vision proved to be true, and she led the organization for the next 22 years, buying and renovating properties, building housing complexes and helping thousands of Des Moines residents.

Thank you, Sister Stella, for your idea, your tenacity, leadership and, especially, your compassion. You always will be fondly remembered, and your legacy will continue to steer our mission.



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

## We Couldn't Say it Any Better

Everything Anawim Housing does is for our tenants and the enormous family we call Des Moines. We could write a book about our organization and how important the work we've accomplished and continue to perform is. And we could go on for hours telling you how passionately we feel about our mission, actions and goals.

The complete essence of Anawim Housing can be summarized in just a few words, however, by those determined individuals who have taken the opportunity better their situations through the auspices of Anawim Housing. By making the most of the stability our services provide to rebuild their lives and families, our tenants tell it best.

*After my divorce, Anawim Housing helped my kids and me get reestablished. They even helped with furnishings and a clothes dryer. By living in Anawim housing, we've been able to save enough for a down payment, and we're now looking to buy a home of our own.  
- Griselda Reynoso*





Because of the bad economy, Anawim has helped my young daughter, my great niece who be adopted and me - two different times. The caseworkers and staff at Anawim bend over backwards for us, from helping us get those things that make a house a home, and making sure my daughter got the help she needs in school. I could praise them all day long.

- Tasha Hayes



Eight years ago, after the bank foreclosed on our home, my two kids and I found ourselves homeless. After I found a job, we were able to move into Anawim housing. While I wasn't making much at the time, their rent was based on income level, so we were able to afford a nice, safe place close to good schools.

Thanks to Anawim Housing, I've been able to turn our lives around, and will be moving into a home that I own.

- Robin McDaniel

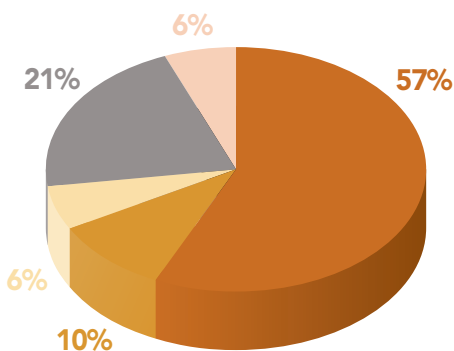
# Financial Highlights

## Anawim Housing, Inc.

(Parent Company Only)

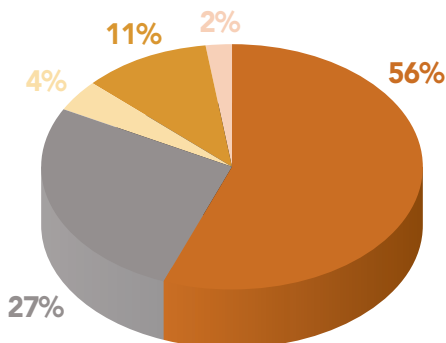
<b>Assets</b>	<b>2010</b>	<b>%</b>	<b>2009</b>	<b>%</b>
Current Assets	\$ 1,952,712	23%	\$ 2,086,207	26%
Long-Term Receivables and Other Assets	\$ 2,546,419	29%	\$ 2,963,588	37%
Rental Properties Less Accumulated Depreciation	\$ 3,942,571	46%	\$ 2,847,428	36%
Property and Equipment Less Accumulated Depreciation	\$ 211,064	2%	\$ 114,111	1%
<b>Total Assets</b>	<b>\$8,652,766</b>		<b>\$8,011,334</b>	

<b>Liabilities</b>				
Current Liabilities	\$ 271,869	3%	\$ 254,674	3%
Deferred Development	\$ 165,358	2%	\$ 206,759	3%
Long-Term Debt	\$ 1,023,026	12%	\$ 767,763	10%
Temporarily Restricted Funds	\$ 1,062,322	12%	\$ 1,832,120	23%
Unrestricted Net Assets	\$ 6,130,191	71%	\$ 4,950,018	61%
<b>Total Liabilities</b>	<b>\$8,652,766</b>		<b>\$8,011,334</b>	



### 2010 Revenue

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



### 2010 Expenses

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

# 2010 Anawim Contributors and Investors

Anawim Housing gratefully acknowledges the following individuals, businesses and foundations for their financial contributions received during the 2010 calendar year.

We also thank all those who volunteered their time, talent, energy and enthusiasm to Anawim Housing in 2010. Your time and financial investments are crucial in helping us meet our goals.

*We've made every effort to assure our donor/investor list is accurate and complete; however, please notify us of any errors so we can correct our records and give proper credit to missing or misspelled contributors and include them on our website.*

## **Builder** (\$25,000.00 +)

Anonymous  
Loree and David Miles  
Mary and R.W. Nelson  
Polk County Housing Trust Fund  
Kurt and Lynette Rasmussen  
Sisters of Mercy West Midwest  
Community  
Kathi and Larry Zimpleman

## **Neighbor** (\$10,000.00 +)

Community Foundation  
of Greater Des Moines  
Patrick and Andrea Conway  
Patty and Jim Cownie  
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Kathleen and William Lillis  
Mercy Hospital Medical Center  
Rolland K. Riley and Carol Hibbs  
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**(\$250.00 +)**

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**(\$100.00 +)**

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James and Mary Ann Wallace  
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Robert J. Walter  
Wellmark Blue Cross and Blue Shield  
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Leonard and Catherine Witte  
Brian Worth

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Therese and Paul Wielage  
Sister Karen Yarkosky, RSM

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Mary Kelly  
Sue Kenny  
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Kathleen Lillis  
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Kathi Zimpleman

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Stanley Savage  
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### 2010 Honors

John and Karin Ahrold  
Dotty and Ellen Babas  
Sister Marilyn Brinker  
Sister Sheila Devereux  
Cecelia Kent  
Sister Stella Neill  
Jeff and Brenda Rasmussen  
Kurt and Lynette Rasmussen  
Sandra Rasmussen  
Scott Rasmussen  
The Skinner Family  
Dotty Thurston  
Eleanor Van Dyck

### 2010 Gifts in Kind

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## **Anawim Staff**

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John Rehbein  
*Maintenance Technician*

Tiffany Ruch  
*Accountant*

Miguel Segovia  
*Maintenance Technician*

Sierra Smith  
*Receptionist/Property  
Management Assistant*

Bill Swanson  
*Director of Property  
Management*

Francisca Tejada  
*Maintenance Assistant*

Ken Veith  
*Maintenance Technician*

Heidi Watkins  
*Director of Accounting*



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