



25TH ANNIVERSARY
Anawim
HOUSING

for 25 years

BUILDING STABILITY TO REBUILD LIVES

2011 ANNUAL REPORT • 2012 PROGRESS REPORT

MESSAGE FROM THE PRESIDENT AND BOARD CHAIR

The Vision of Anawim Housing is that every person has a home that supports self-sufficiency within a safe community. For most that means a quality home at an affordable price in a neighborhood of their choosing. But isn't that the goal of everyone regardless of socio-economic status? We all strive to achieve a safe, comfortable home for our families. For some, however, that can be struggle. With factors of income, physical or emotional capability or other barriers the ideal home is not always within reach.

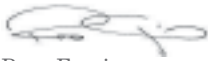
Anawim Housing is the bridge home for many in our community.

Throughout this report you will see the work of Anawim Housing over its first twenty-five years of service. However, our work is far from over. Each day families and individuals seek out Anawim Housing as they work to find their home. Whether it is a stepping stone toward home ownership or a permanent home, Anawim Housing serves so many people in different places along the housing continuum.

In this anniversary year, Anawim Housing is doing more than ever to meet the needs of affordable housing in our community. 2012 will see 28 new units opened, including 20 on the east side of Des Moines. In addition, thanks to a tax credit award, Anawim will break ground on 60 more units this fall. This means more quality, affordable housing for families throughout the community.

With the help of you - our donors, partners and investors, we are building more than a roof; we're enriching the lives of families and individuals. We look forward to your continued support as we begin our next quarter century.

Sincerely,



Russ Frazier
Anawim Housing
President



Mark Main
Anawim Housing
2012 Board Chair



Fred Van Liew, Dean Wright, Patti McKee and Sid Drumheller recognize a need for stable, affordable housing to bridge the gap between shelters and home ownership. Fred tells the story: "We wanted a place where families could stay together. Normally, fathers went to one shelter and moms and kids to another. At a meeting on homelessness, we spotted a vocal, gray haired lady. I knew immediately she should be our Executive Director. Before the year was over, we had Sister Stella committed and owned our first home, 1330 12th Street. It was official - Anawim Housing was formed."

1987



Loree Miles joined our Board of Directors in 1988. "I met Stella in 1988 when I was working for a bank and they came to me for a loan. It was crazy to make a loan to people that could never pay us back but I was so drawn to the mission that I reached out to four other banks and we made a collective loan. Now, almost 25 years later, Anawim is in a position to repay loans and build so many more homes. It's been incredible to be part of the journey." Loree is pictured here in front of Sr. Stella's former home, which Anawim closed on the same day as our first property across the street.

1988



Anawim Builds North Park - Six duplexes for a total of 12 3-bedroom homes along 8th and 9th Streets. Pictured here is 1322 8th Street.

1991/92





ANAWIM HOUSING BELIEVES THAT HOMES ARE NOT DEFINED BY ARTIFICIAL LABELS BUT BY THE FAMILIES WHO LIVE IN THEM.

Our efforts can be measured socially, economically and environmentally. Our vision and mission must be in alignment with a sound business model and solid financial results. While there are always new projects in development and new opportunities on the horizon, our primary focus over the past twenty-five years has been Family Stability and Housing Sustainability. It is an honor to pursue that same focus as we look forward to our next twenty-five years.

FAMILY STABILITY

One of the key differences between Anawim Housing and some of our “for-profit” counterparts in the rental business is that our tenants don’t just have landlords. They don’t just pay rent. When a family moves into an Anawim Home, they move into a place that our Housing Managers ensured they can afford. As tenants, they gain access to a comprehensive list of services and opportunities that ensure they continue to afford that home so our housing truly is permanent and their families truly become stable. Anawim Housing’s operating and fundraising focuses on supporting work related to Family Advocacy, Supportive Services, and Housing Management.

HOUSING SUSTAINABILITY

At Anawim Housing, we believe Home is Everything. For those homes to be sustainable and for families to truly be able to put down roots and build a life, they must love their home. Anawim Housing’s team ensures that our units will always pass – and surpass – inspections, that our units will be safe, clean and attractive and that families will never be forced out of housing because of unexpected maintenance emergencies. Anawim Housing’s other primary operating – and fundraising – focus is that families have a variety of safe, affordable, AND desirable homes to choose from in the community.



Before



After

Anawim Housing builds 21 single family homes along 13th Place and 13th Street, just south of Forest Avenue. Below, Kathi and Larry Zimpleman and Kathleen and Bill Lillis admire the work of Meredith Corporation, who rehabbed the porches of these homes in honor of our 25th Anniversary. Their families have been lifelong friends and Bill, a Board Member for several years, even helped recruit Kathi to the Board three years ago.

1993

Anawim Housing takes over Mid-City Duplexes adding 28 units to our portfolio. Shown below are two of the Mid-City homes, 1241 and 1243 13th Street.

1996

Anawim Housing purchases and begins the rehabilitation of The Maine, built in 1915. “My husband RW and I went to a party in this building almost 60 years ago. I still remember the beautiful trim and woodwork. All these years later, through the work of Anawim Housing, it looks as lovely as it did back then,” says Board Member Mary Nelson, pictured here with Board Member Kurt Rasmussen outside The Maine.

1997



WHAT WE HAVE IN COMMON

By Tiffany King

Three women preparing fresh fruit bring their hearts and hands together as they share stories of home and family.

The women, Darvette Smith, a resident of Anawim's Pioneer Woods, Sue Kenny, Anawim supporter and myself, gathered in the heart of any home, the kitchen. As we made a snack for Darvette's three-year-old son Grant, she spoke of the single room with one bed she and Grant shared at a relative's home. She wanted to find a place of her own to call home. "I knew when I came to Anawim and the application asked about my story, my life was about to be very different. Most rental agencies just wanted my credit score, if I can pay the rent. They don't care if I've stumbled or am living out of my car. Anawim cared about my story and helped me change it," she said.

Looking around her home, it was immaculate, full of life. Photos decorated the walls, a Head Start certificate hung on the fridge. Darvette told us about Grant's school, being part of the PTA and outings to Gray's Lake and Blank Park Zoo. She spoke gratefully of the zoo membership the Family Wellness program funded. "I worked when I was raising my family," shared Sue. "Those trips were so important to us. They weren't just fun, they were our sanity."

Outside, Grant hopped on his Superman bike. Darvette said, "I just love that I live on solid ground. There is no one above me and there is no one below me. I am standing right now on solid ground. Literally for sure, but in my life now too. I am so grateful Anawim chose me." Sue whispered, "Seeing Darvette with her son, I see how much we all have in common as mothers." Through housing and supportive services, Anawim Housing



allows each of our tenants to reach their full potential as parents, as employees, and as contributing community members.

Tiffany King is Anawim's Family Advocate. She manages our Family Services, including tenant education programs, the Family Wellness Program and the Sister Stella Neill Rental Relief Fund.

"I JUST LOVE THAT I LIVE ON SOLID GROUND. THERE IS NO ONE ABOVE ME AND THERE IS NO ONE BELOW ME. I AM STANDING RIGHT NOW ON SOLID GROUND. LITERALLY FOR SURE, BUT IN MY LIFE NOW TOO."

– DARVETTE SMITH

Anawim buys Kromer Flats, built in 1906, located at 1433 6th Street.

1999



Anawim purchases River Bend and begins extensive renovation. Here is 1629 Oakland, built in 1885, before and then after Anawim's renovations.

2002



Anawim Housing acquires Pioneer Woods from the City of Des Moines, adding 67 homes to our portfolio. Below, Board Member Dotty Thurston with Frank and Marilyn Carroll celebrate 20 years and the opening of Pioneer Woods.

2007



FROM HOMELESS TO HOME OWNERSHIP - THROUGH ANAWIM HOUSING

A STORY FROM ONE OF OUR SUCCESSFUL FORMER TENANTS.

My name is Hale Wilson.

Before applying at Anawim Housing, I was living under a bridge, and I was begging for money on the freeway. I was addicted to meth-amphetamine, and alcohol. I was suffering from depression, and anxiety.

Anawim Housing's Shelter plus Care Program gave me stable housing for the first time in many years. More than that, the program gave me a home. A home where I felt safe and secure. I no longer had to worry, if I would be rousted by the police, or attacked in my sleep. Having this security enabled me to begin to address the issues which caused me to become homeless in the first place.

I went into treatment for my addictions and began to address my mental illness. I got my GED

Nine Homes in Nine Days. While the project actually finished in seven days, the name has stuck. Stella originally went to Rick for a financial contribution and he suggested something a little different. Nine more families had a place to call home because of his creative answer. In this photo, Sr. Stella and Rick Tollakson of Hubbell Homes, admire the process.

2009



and I went back to college. At school, I met the woman who would become my wife.

On September 23rd of this year, I will celebrate six years of recovery. I earned my Associates Degree in Human Services, and I am continuing my education to

SHELTER PLUS CARE ASSISTS MANY LIKE HALE BY PROVIDING A HOME IN AN ANAWIM HOUSING UNIT OR ONE OF OUR MANY PARTNER UNITS. SHELTER PLUS CARE IS A HOUSING SUBSIDY PROGRAM IN PARTNERSHIP WITH THE CITY OF DES MOINES DEPT. OF HOUSING AND URBAN DEVELOPMENT

earn my Bachelors Degree in Social Work. Currently, I work at Central Iowa Shelter and Services, where I serve the very same population that I was once a member of. In August of 2010, Lianne and I bought our first home together.

Anawim Housing finally has its own offices! After a successful capital campaign and some convincing of Sr. Stella, Anawim cut the ribbon on our Sr. Stella Neill Building. With six apartments attached, we carried on Sr. Stella's vision of living - and now working - amongst those we serve.

2010



I could not have had this success without Anawim's support. There are many others out there like myself, who, if given a chance, can turn their lives around and become functioning, contributing members of their community.

The Town Home design has been so popular amongst our tenants - and the neighborhoods in which we build - that we add 16 more at 22nd and Forest. Anawim Housing President, Russ and Board Members celebrate the opening with a ribbon cutting.

2011



ALL IN THE FAMILY

Michele Whitty shares the story of how her family, including her parents Marilyn and Don Duwelius, became involved in Anawim Housing.

My husband Steve and I have relocated with work three times to St. Louis, Washington D.C. and Des Moines. With our three children, we've lived in five houses we have called Home. We know the importance of feeling settled and secure in a home before feeling settled and secure in a community.

For my family, our home has been the foundation of all we do and is the center of our family life. It has always been the place we welcome our family, friends, and our children's friends; it is at our table we share meals, stories and celebrate the holidays. We recently welcomed many families into our home for the wedding of our oldest son, Patrick. Wedding memories were created; new stories will be shared this Thanksgiving at home. For the Whittys, Home is Everything.

My parents, Marilyn and Don Duwelius, were the first people to instill in me the comfort and love of Home. It was no surprise to me to find out they had been supporting Anawim since 1996; they felt the people associated with Anawim and the organization's goals were worthy. On a recent visit to Anawim my Dad told me, "It just makes your mom and I feel good to give to Anawim Housing." Dad credits Tip O'Neill for saying, "All charity is local," and adds, "In our giving, the older we get, the more true that becomes."

In 2002, Anawim Board Member Bill McCabe asked us to support Anawim Housing. Because, like my parents, we believed in Anawim's mission, our response was "yes!" When I was asked to join

People are constantly turning to Anawim Housing for a place to call home. We responded to that call by adding 28 more townhomes to our portfolio, this time expanding to the North East side with 20 units and adding eight more in the Drake neighborhood Below. Board Members commemorate our newest units with a groundbreaking at the Forest & Fields site.

2012



the board nine years later, my reply was the same. Supporting Anawim Housing means supporting our community. Homes and neighborhoods are safer and more attractive. Families are happier, better balanced and more likely to thrive in the community. Parents are empowered to work harder and make better choices. Children are much more likely to succeed because they feel the security of Home. Home is a simple word but for all of us – including the families served by Anawim Housing – it has the power to change everything. My parents, Steve, and I are proud that through Anawim Housing, we are helping to change things for the better.

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WORD BUT FOR
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INCLUDING THE
FAMILIES SERVED
BY ANAWIM
HOUSING – IT
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EVERYTHING.**

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 In Honor of all who have made a home for me in their hearts

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2011 ANNUAL REPORT FINANCIAL INFORMATION

ASSETS:	2011	%	2010	%
Current Assets	\$1,717,684	16%	\$1,952,712	23%
Long-Term Receivables and Other Assets	\$2,574,275	23%	\$2,546,419	29%
Rental Properties				
less Accumulated Depreciation	\$6,565,190	59%	\$3,942,571	46%
Property and Equipment				
less Accumulated Depreciation	\$202,961	2%	\$211,064	2%
TOTAL ASSETS	\$11,060,110		\$8,652,766	

LIABILITIES:	2011	%	2010	%
Current Liabilities	\$707,950	6%	\$271,869	3%
Deferred Development	\$123,957	1%	\$165,358	2%
Long Term Debt	\$2,589,005	24%	\$1,023,026	12%
Temporarily Restricted Funds	\$447,392	4%	\$1,062,322	12%
Unrestricted Net Assets	\$7,191,806	65%	\$6,130,191	71%
TOTAL LIABILITIES	\$11,060,110		\$8,652,766	

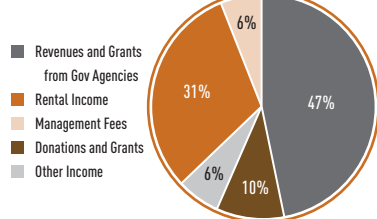
2011 REVENUE

	\$	%
Revenues & Grants from Gov Agencies	\$1,728,540	47%
Rental Income	\$356,675	10%
Management Fees	\$206,655	6%
Donations and Grants	\$1,139,716	31%
Other Income	\$237,709	6%
	\$3,669,295	

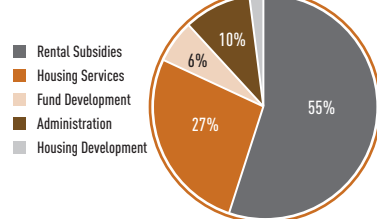
2011 EXPENSES

	\$	%
Rental Subsidies	\$1,772,162	55%
Housing Services	\$874,484	27%
Fund Development	\$180,690	6%
Administration	\$331,728	10%
Housing Development	\$63,546	2%
	\$3,222,610	

2011 REVENUES



2011 EXPENSES



ANAWIM HOUSING BOARD OF DIRECTORS

Mark Main
Chairperson
W.R. Main Contractor, Inc.

James A. Beal
Vice-Chairperson
RSM McGladrey, Inc.

Dotty Thurston
Secretary/Treasurer
Community Volunteer

John W. Ahrold
Ahrold Fay Rosenberg, Inc.

Craig Damos
The Damos Company

Liz Goodman
Chapter 13 Trustee, S.D., IA

Sue Kenny
S.A. Kenny Interiors

Cecelia Kent
Community Volunteer

William J. Lillis
*Lillis O'Malley Olson Manning Pose
& Van Dike LLP*

Thomas J. Mahoney, Jr.
ITAGroup, Inc.

Loree Miles
Miles Properties, LLC

Mary A. Nelson
Kemin Industries

Kurt Rasmussen
The Rasmussen Group, Inc.

Patricia Shoff
Belin McCormick

Rick Tollakson
Hubbell Realty Company

Kevin M. Waetke
Aviva USA

Mark Wandro
Snyder & Associates, Inc.

Michele Whitty
Tero International

Kathleen Zimpleman
Community Volunteer

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

SHELTER PLUS CARE

Through the Shelter Plus Care program, Anawim Housing subleases 158 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 projects continue to seek out Anawim Housing to serve as their property manager. Currently the staff at Anawim oversees the management of 63 units for organizations and churches such as Christ the King Catholic church on Des Moines' South Side.

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 mental wellbeing. The Family Advocate also works with tenants who have assessed needs to help them get on the right track for success. Through these programs and the support of the Family Advocate, families can truly begin to thrive and grow.

ANAWIM HOUSING OWNED

74 Units

1179 11th Street
1325 12th Street
1330 12th Street
1335 12th Street
1348 12th Street
1352 12th Street
512 Clark Street
1245 6th Avenue
1309 6th Avenue
1453 6th Avenue
1455 6th Avenue
1353-69 21st Street
2024 Forest Avenue
22nd and Forest Avenue

ANAWIM GENERAL PARTNERSHIP-OWNED

197 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
(opening in 2012)

TOTAL ANAWIM UNITS:

271

TOTAL NUMBER OF AFFORDABLE HOUSING UNITS UNDER MANAGEMENT:

476*

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