

Anawim

HOUSING



2013 ANNUAL REPORT • 2014 PROGRESS REPORT





Anawim Housing develops stable homes and strengthens communities

A GROWING NEED

AT ANAWIM HOUSING, we often say that “Home is Everything” – a safe place to lay your head, a spot to do homework, a place to gather with friends and family – the beginning of a journey. With the stability of a home, our residents can take the next steps on their journey to better health, employment and education.

Guided by a legacy of passionate leadership, Anawim Housing remains steadfastly committed to our vision that *every person has a home that supports self-sufficiency within a safe community*. While the thought of losing a home, substandard housing, or living on the street is unimaginable to a lot of us, it is a reality for an increasing number of individuals and families in our community. In response to this growing need, Anawim Housing is committed to increasing our efforts in developing and preserving additional affordable housing, while keeping our promises to the properties already in our portfolio and the families that already call us home.

Anawim Housing would like thank all of our donors, partners and investors, not only for their support, but also for believing that affordable housing helps bring opportunity and dignity to the residents we serve. Your support is invaluable to our mission, and through sound business practices, strong financial controls and transparent reporting, we strive to be good stewards of the funds and other resources entrusted to us.



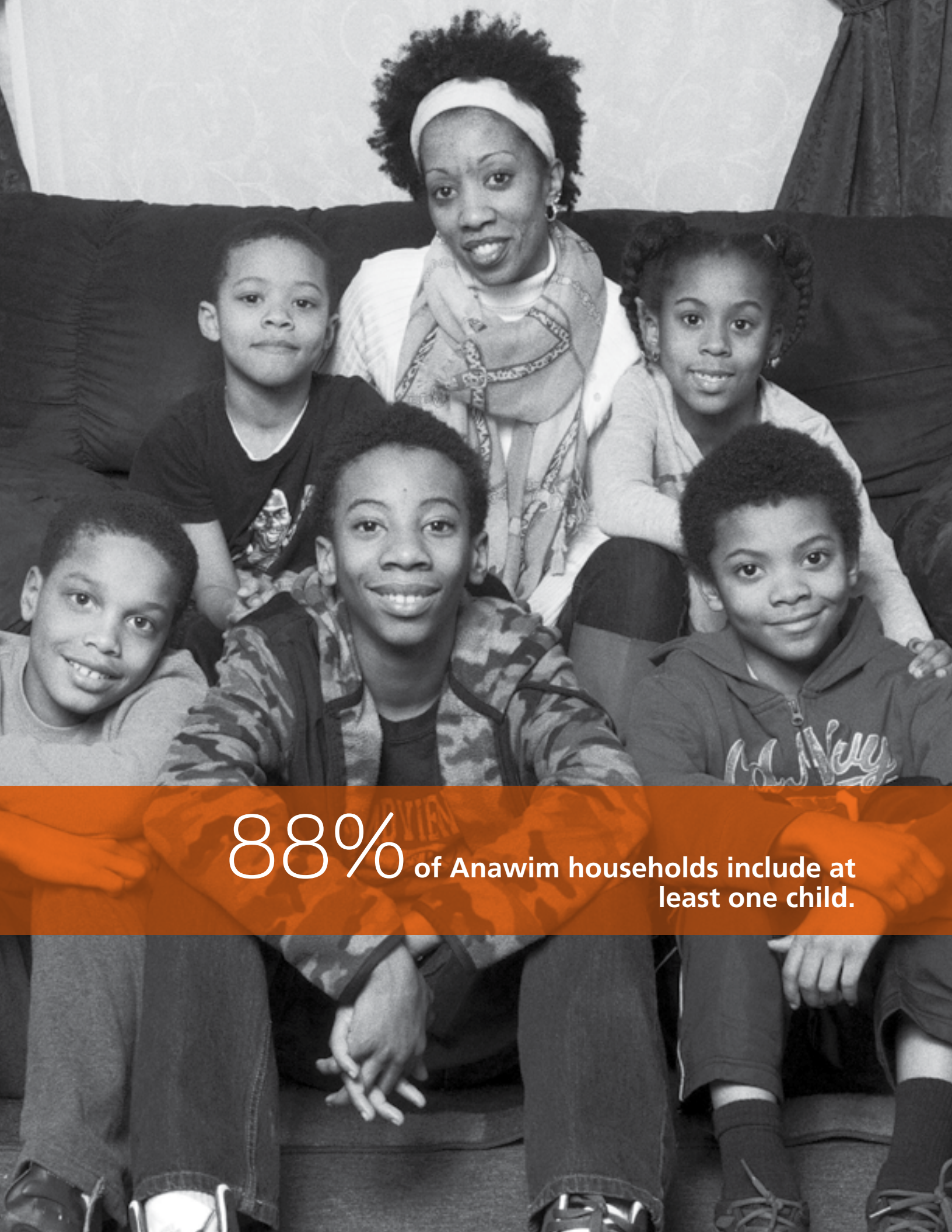
Sincerely,

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Anawim Housing

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Operating Board
Anawim Housing

Michele Whitty
Incoming Chairperson,
Operating Board
Anawim Housing

Kevin Waetke
Chairperson,
Foundation Board
Anawim Housing



88% of Anawim households include at least one child.

PEOPLE



At Anawim Housing we don't just place people in affordable housing, we empower them to succeed.

At Anawim Housing, we don't believe in merely taking a deposit check and turning over the keys to a new tenant; stable housing sometimes requires more than just a lease agreement. When someone turns to us for a place to call home, our housing managers work closely with them from the very first meeting to make sure that the home we are placing them in can work for their family for as many years as necessary. We look at their financial ability to make monthly rent payments; we assess their ease of access to employment opportunities and school; we make sure the neighborhood and community is the best fit for everyone in the household.

The relationship between tenant and housing manager continues well past the intake assessment and move-in date. Our managers continue to be a first call when tenants are ready to move up in the next stage of their housing or when they need extra support in staying where they are; our managers connect tenants to the many other services Anawim Housing provides. At Anawim Housing we don't just place people in affordable housing, we empower them to succeed.

The average Anawim household consists of a 38 year old single mother who earns around **\$23,000** per year.

"My Housing Manager has been great to me, and has turned into a very dear friend"



Pictured above, Anawim Housing, Housing Manager Arwen Chaplin (right) with one of her Pioneer Woods tenants.



Anawim Housing has developed **119** units of new construction in the last five years



PROPERTIES



Kromer Flats is an 8-unit apartment building in central Des Moines that is on the National Register of Historic Places.

Many of our homes are well over 100 years old while a third of our portfolio is new construction

We believe that basic human dignity lies in the ability to choose where we raise our families as well as convenient access to employment, grocery stores and schools. At Anawim Housing we maintain a diverse portfolio of homes in order to provide to our tenants comprehensive housing solutions: renovated duplexes adjacent to a playground on the Southeast side of town, newly constructed townhomes within walking distance of Drake University, apartments and single family homes just outside of downtown, and multi-family living near Altoona. Yet, with all of these options, the need to grow our portfolio and provide even more options in the Des Moines community is crucial; the demand is consistently greater than the amount of homes we have available.

We don't just provide choices of neighborhoods or types of properties; all of our homes are maintained by our Property Services department. Many of our homes are well over 100 years old while a third of our portfolio is new construction; all of them demand daily care, routine inspections, and costly capital improvements to ensure that our tenants have attractive, efficient places to live and our community can boast safer streets, hosting beautiful homes.



The Crest at Baker Creek; newly constructed multi-family units on the east side of Des Moines.



A newly renovated kitchen in one of the Mid City Duplexes.



PROGRAMS

Our programs are what set Anawim Housing apart from other housing agencies within the Des Moines community.

Supportive Services Programs

Our Supportive Services handle a wide variety of tasks. From rental relief to classes on food and nutrition, our families are empowered to be successful in many aspects of life. The programs that we offer function very much like a support system for our tenants, and a lot of the time, we may be the only support system available to a family.

Through these programs tenants are empowered to remain steady in their homes, achieve financial stability, undertake educational opportunities, and participate in the community.

To learn more about Anawim's Supportive Services Programs, please visit our website at www.anawimhousing.org/live-here/family-services.

Supportive Housing Programs

Anawim Housing manages over 200 homes through our Supportive Housing Programs. These homes are occupied by families and individuals who came from a housing crisis or homeless situation.

Anawim's Supportive Housing Managers meet regularly with participants, helping them on the road to self-sufficiency. By providing one-on-one guidance for job seeking, connecting them to educational opportunities and vocational training, these programs empower tenants to find and maintain employment that make it possible for them to become self-reliant and a contributing member of the community.



Mother and daughter plant their vegetables in one of the Anawim community gardens



Kids gather around to create ornaments at the Annual Tenant Holiday Party in December

90% of all Supportive Housing tenants have maintained housing over the last year.

Anawim followed 20 individuals in our Supportive Housing Program on their road to self-sufficiency. The combined earned income increase for the 20 individuals served by the program in 2013 was \$184,560; that is an average increase of \$769 per month per person. 17 of the 20 individuals began the program with zero earned income.



\$1,602.75 must be raised per household
in order to keep our housing affordable

WAYS TO GIVE



The Anawim Housing Foundation
In spring of 2014, we created the new Anawim Housing Foundation. Under the leadership of the Foundation Board of Directors, we will continue to raise necessary funds to support the organization's mission, as well as manage assets and spread the story of Anawim Housing.

Annual Fund – Support the Present

Help meet Anawim Housing's everyday needs. The Annual Fund provides critical resources needed for Anawim Housing to continue to support our families and keep our housing affordable. From maintenance of our properties to tenant education programs and welcome baskets, the annual fund allows for funds to be distributed where they are needed most.

Legacy Circle – Support the Future

The Legacy Circle allows for Anawim Housing to plan and prepare for the future, and to continue providing for our families and our properties for years to come. Members of our Legacy Circle make a gift of \$25,000 or more over a designated time period.

Legacy Circle funds are used for family stability and housing sustainability. Ensuring that our families receive support when needed, and that our properties stay safe, and of good quality.

Planned Giving – Think of Us, and Help us Grow

There are many ways to make a planned gift that will ensure that future generations will have a place to call home. You can plan a gift through estate planning, bequests, insurance policies, including Anawim in your retirement plans or gifts of stocks or mutual funds.



DONATE
— THE DIFFERENCE —

Anawim Housing's newest initiative

Can you make the difference by donating the difference? Find out how to Donate your Difference in three easy steps by visiting www.anawimhousing.org/dtd

Easily donate by visiting our website at www.anawimhousing.org or by texting "Anawim" to 41444

ANAWIM HOUSING PORTFOLIO

PERMANENT RENTAL HOUSING

Anawim Housing currently offers 331 permanent rental housing units scattered throughout Des Moines. These include townhomes, single family homes, apartments, and duplexes. All tenants have access to supportive services and continuous housing maintenance.

SUPPORTIVE HOUSING PROGRAMS

Through our Supportive Housing Programs, Anawim Housing subleases 206 units throughout Des Moines to individuals who are homeless and struggling with mental illness, substance abuse and/or HIV/AIDS and would otherwise be unable to qualify for rental housing in our community. Without the help of Anawim Housing, these families would be homeless.

PROPERTY MANAGEMENT

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

SUPPORTIVE SERVICES PROGRAMS

Stable housing is the first step to family stability. Anawim Housing's Supportive Services Programs empower our tenant families to gain access to community resources, education and employment opportunities that support overall wellbeing.

*All of the above services are available to current and prospective partners

ANAWIM HOUSING PROPERTIES

Anawim Housing – 74 units
The Maine Apartments – 18 units
Kromer Flats – 8 units
Mid-City Duplexes – 28 units
North Park Place – 12 units
Pioneer Woods – 67 units
Riverbend Duplexes – 15 units
13th & Forest – 21 units
Forest & Fields – 28 units
The Crest at Baker Creek – 60 units

TOTAL: 331 UNITS

MANAGEMENT SERVICES ONLY

The Gables – 15 units
Allen Village – 20 units
Christ the King – 28 units
Baker Creek Senior Living – 33 units

TOTAL: 96 UNITS

SUPPORTIVE HOUSING UNITS UNDER MANAGEMENT

Shelter Plus Care 1 – 110 units
Shelter Plus Care 2 – 35 units
Shelter Plus Care 3 – 5 units
Shelter Plus Care 4 – 7 units
Permanent Supportive Housing – 15 units
Family Housing Assistance – 34 units

TOTAL: 206 UNITS

TOTAL NUMBER UNITS UNDER

ANAWIM HOUSING MANAGEMENT: 633



**BECAUSE OF
YOU, MORE
THAN 600
FAMILIES
HAVE A KEY
TO A FRONT
DOOR.
THANK YOU.**

2013 ANNUAL REPORT FINANCIAL INFORMATION

ASSETS:	2013	%	2012	%
Current Assets	\$6,363,366	48%	\$5,096,204	41%
Long-Term Receivables and Other Assets	\$693,671	5%	\$877,618	7%
Rental Properties				
less Accumulated Depreciation	\$5,902,710	46%	\$6,416,985	51%
Property and Equipment				
less Accumulated Depreciation	\$163,014	1%	\$181,002	1%
TOTAL ASSETS	\$13,122,761		\$12,571,809	

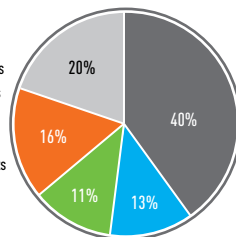
LIABILITIES:	2013	%	2012	%
Current Liabilities	\$215,268	2%	\$236,703	2%
Long Term Debt	\$629,799	4%	\$625,555	4%
Temporarily Restricted Funds	\$1,040,856	8%	\$1,445,951	12%
Unrestricted Net Assets	\$11,236,838	86%	\$10,263,600	82%
TOTAL LIABILITIES	\$13,122,761		\$12,571,809	

2013 REVENUE	\$	%
Revenues & Grants from Gov Agencies	\$1,393,197	40%
Rental Income	\$444,320	13%
Management Fees	\$384,071	11%
Donations and Grants	\$562,737	16%
Other Income	\$687,721	20%
	\$3,472,046	

2013 EXPENSES	\$	%
Rental Subsidies	\$1,325,793	41%
Housing Services	\$1,322,730	40%
Fund Development	\$190,683	6%
Administration	\$293,470	9%
Housing Development	\$140,293	4%
	\$3,272,969	

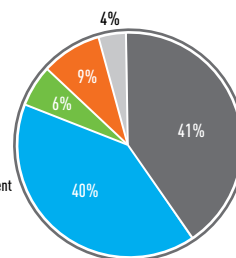
2013 REVENUES

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



2013 EXPENSES

■ Rental Subsidies
■ Housing Services
■ Fund Development
■ Administration
■ Housing Development



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Ursala Jacobson
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Loree Miles
Sr. Stella Neill & Father Tom Pfeff
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Kurt & Lynette Rasmussen &
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Patricia Shoff
Dotty Thurston

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\$1,000,000+

CORNERSTONE
\$750,000+

SUSTAINER
\$500,000+

The Nelson Foundation
The Rasmussen Foundation

DESIGNER
\$250,000+

Stan and Dotty Thurston
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\$100,000+

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\$50,000+

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\$25,000+

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Bill Swanson
Ken Veith



**2013 - 2014
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Vice President of
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**WE WOULD LIKE TO THANK THOSE WHO
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**2013 - 2014
ANAWIM HOUSING STAFF**

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Bookkeeper

Carlos Berdellans
Property Services Technician

Arwen Chaplin
Housing Manager

Tim Davis
Director of Property Services

Butch Dennis
Property Services Technician

Russ Frazier
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Chantell Harris
Housing Manager

Robert Hawthorne
Groundskeeper

Tiffany King
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Molli Kipp
Communications Coordinator

Kristen Langer
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Cynthia Latcham
Shelter Plus Care Housing Manager

Megan Milligan
Vice President of Advancement

Monica Muhammad
Director of Property Management

Amanda Murphy
Senior Housing Manager

Leslie Onthank
Office Manager

Tiffany Ruch
Director of Accounting

Kylie Rush
Communications Intern

Miguel Segovia
Property Services Technician

Roxana Sixtos
Housing Manager

Sindy Sixtos
*Property Management Assistant /
Receptionist*

Bill Swanson
Vice President of Operations

Francisca Tejada
Property Services Assistant

Toni Thompson
Groundskeeper

Ken Veith
Property Services Technician

Rose Zimmerle
Family Advocate

Anawim Housing develops stable homes and strengthens communities

