

JOIN
US!

Please Save the Date!

11.17.16

ANAWIM HOUSING'S ANNUAL WEF THANKSGIVING EVENT

THURSDAY, NOVEMBER 17 FROM 5 P.M. - 7 P.M.

HISTORIC HOTEL KIRKWOOD LOBBY

Those who attend are asked to bring a small household item which will be given to an Anawim Housing family in need. This is a great opportunity to meet other inspiring women who share the same passion for empowering Anawim families.

TO RSVP, PLEASE EMAIL TKING@ANAWIMHOUSING.ORG



ANAWIMHOUSING.ORG

2024 FOREST AVENUE, SUITE 101
DES MOINES, IOWA 50311



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FALL 2016

ANAWIM HOUSING





Breaking New Ground

RUSS FRAZIER
PRESIDENT, ANAWIM HOUSING

NEARLY \$19 MILLION.

That's the total amount of three projects Anawim Housing is currently developing along the 6th Avenue and Forest Avenue Corridors. What an exciting time!

The soon-to-be constructed Brickstones at Riverbend development will serve as home to 30 new households and our Legacy Townhome project will add five more. We have seen such amazing support of these projects from the neighborhood, advocates and donors. We remain focused on the heart of where Anawim began in 1987, by continuing to strengthen this neighborhood in Greater Des Moines.

Our Legacy Project will bring new life to 137 existing units in the Anawim portfolio. Each of these units will receive significant capital improvements to the

systems and structure of each building along with updated interior amenities and enhanced curb appeal.

We are also very excited to be breaking new ground with the launch of our third party management company: Allterra Property Solutions. Allterra will focus on property management and development opportunities that would otherwise not fall within the primary market emphasis of Anawim. The new brand allows Anawim to keep focus on its mission targets.

As the calendar turns to 2017 stay tuned to see what's next for Anawim Housing. We begin a yearlong celebration of our thirtieth year of work of providing stable homes and strengthening communities.



ALLTERRAPROPERTIES.COM



Meet Allterra.

ANAWIM HOUSING IS EXCITED TO ANNOUNCE THE LAUNCH OF IT'S NEW PROPERTY MANAGEMENT SERVICE, **ALLTERRA PROPERTY SOLUTIONS**. THE FOCUS OF ALLTERRA WILL BE ON THE MANAGEMENT OF MARKET RATE AND AFFORDABLE APARTMENTS FOR THIRD PARTY OWNERS THROUGHOUT THE DES MOINES METRO AREA.

“Creating this new brand will allow Anawim Housing to focus on its core mission of providing affordable housing to families and individuals as well as permanent supportive housing solutions to highly vulnerable populations,” said Russ Frazier, President of Anawim Housing.

Allterra Property Solutions will operate separately from Anawim Housing, allowing Allterra the flexibility to develop new client opportunities and completely differentiate itself from Anawim Housing. Allterra has the ability to serve as a development or management partner that can be blended into new and existing partnerships with other area companies.

This new venture will create a diversified revenue stream for Anawim Housing, where additional revenue from Allterra will help to fund the programs and services Anawim provides. This will in turn allow for continued growth and sustainability for Anawim Housing and all of the families served by our organization.

Allterra is already off to a big start after landing three high profile property portfolios. Drake University has hired Allterra Property Solutions to manage Drake Real Estate. Allterra will operate under the name of Drake Real Estate and manage all of their residential and commercial real estate properties. Blackbird Investments has tapped Allterra Property Solutions to manage their 60-unit Wilkens Building project (formerly known as the Younkers Building), along with their 142-unit Fort Des Moines project.

The three projects together will push Allterra's units under management to 325. “We've been very pleased at how this new effort has been received and we are looking forward to adding many other projects,” said Frazier.



PLAYGROUND REVITALIZATION

Thanks to a generous donation from Variety – The Children’s Charity, and with help from our friends at Housby, Anawim Housing renovated three of its playgrounds this summer. The playgrounds at 1245 6th Avenue, 1635 6th Avenue, and 1179 11th Street all received updates.

Each of the three playgrounds were selected based on their level of need. Most have gone without any renovation since their original install 20+ years ago and were greatly in need of repair. Funding from Variety – The Children’s Charity supported the purchase of new playground equipment for each location. New playground updates include: a dragonfly teeter totter, ladybug rider, bubble mirror panel, a picnic table and solo spinner. Housby teamed up with us for a second year in a row to help with renovations. Their team of dedicated workers spent three workdays making extensive renovations and providing donations to each project.



“I really enjoyed being able to take time away from my desk for a day in order to make a difference in our community! Seeing

the children looking out of the apartment windows to watch us renovate and clean-up their playground, and seeing the absolute joy and excitement on their faces, is what really makes all of the hard work worth it! It was just a bonus that we were all able to have a lot of fun in the process doing it,” said Housby volunteer Morgan Wentland.

The positive impact these playground updates have is evident in the smiles of the kids trying out the new tire swing, finding their reflection in the bubble mirror, or sliding down the new slide.



Thank you to all community members who joined us on October 13 for our Fall Home Tour. Our biannual home tours are a great opportunity for anyone interested in Anawim Housing to view our properties throughout Des Moines that show how Anawim is providing safe and affordable places for families to call home.



BIRDIES FOR CHARITY

The 2016 Principal Charity Classic’s Birdies For Charity program wrapped up on July 31 with another very successful finish! Anawim Housing is excited to announce that we raised the second highest amount of Birdies For Charity donations this year – \$134,499.50! This is the sixth year Anawim Housing has participated in the Birdies For Charity program and we look forward to continuing our involvement for many years to come. Thank you to all who participated making this year’s event such a wonderful success!



L TO R: DAN ABBOTT, WELLS FARGO; BETH BRADY, PRINCIPAL; DAN HOUSTON, PRINCIPAL; LIZ GOODMAN, ANAWIM HOUSING BOARD CHAIR; RUSS FRAZIER, ANAWIM HOUSING PRESIDENT; STEVE WHITTY, PRINCIPAL; BRENT MARDIS, SAMMONS FINANCIAL GROUP; GREG CONRAD, PRINCIPAL CHARITY CLASSIC



ANAWIM HOUSING SUPPORTIVE SERVICES MANAGER, ERIN VALERIO-GARROW, PLAYS WITH TENANT KIDS AT SUMMER PARTY

SUMMER TENANT PARTY

This past July, Anawim Housing hosted its first Summer Tenant Party at Union Park in Des Moines. The party was an opportunity for tenants and their families to come enjoy a hot catered meal, mingle with fellow tenants and Anawim staff, snap a family photo, take home a free book, and enjoy complimentary rides on the historic carousel.

“I am so happy that we could share some fun with our Anawim families at the summer celebration. We had a great afternoon with food, fun and carousel rides. It made for a very special day,” said Anawim Supportive Services Manager, Erin Valerio-Garsow.



ANAWIM HOUSING TENANTS TAKE A FAMILY PHOTO AT THE SUMMER TENANT PARTY



ANAWIM HOUSING STAFF

- | | |
|--|--|
| Krisi Baker, <i>Bookkeeper</i> | Daniel McBee, <i>Program Manager</i> |
| Carlos Berdellans, <i>Property Services Technician</i> | Cassandra Mitchell, <i>Support and Data Entry</i> |
| Austin Birkett, <i>Property Services Technician</i> | Monica Muhammad, <i>Director of Property Management</i> |
| Arwen Chaplin, <i>Housing Manager</i> | Holly Olson, <i>Vice President of Finance/Accounting</i> |
| Lisa Darnell, <i>Housing Manager</i> | Dustin Parry, <i>Director of Accounting</i> |
| Tim Davis, <i>Director of Property Services</i> | Stanley Reliford, <i>Property Services Technician</i> |
| Mark Floyd, <i>Groundskeeper</i> | Kate Rolfes, <i>Marketing/Communications Manager</i> |
| Russ Frazier, <i>President</i> | David Romero, <i>Property Services Technician</i> |
| Nick Goede, <i>Director of Property Development</i> | Presha Schwienebart, <i>Administrative Assistant</i> |
| Phil Graham, <i>Property Services Manager</i> | Jacqueline Spencer, <i>Family Advocate</i> |
| Chantell Harris, <i>Housing Manager</i> | Bill Swanson, <i>Vice President of Programs and Services</i> |
| Robert Hawthorne, <i>Groundskeeper</i> | Francisca Tejada, <i>Property Services Assistant</i> |
| David Jackson, <i>Property Services Technician</i> | Toni Thompson, <i>Groundskeeper</i> |
| Tiffany King, <i>Director of Advancement</i> | Ken Veith, <i>Property Services Technician</i> |
| Tim King, <i>Property Services Technician</i> | Kara Wilcoxon, <i>Housing Manager</i> |
| Cynthia Latcham, <i>Senior Program Manager</i> | Scott Williams, <i>Program Manager</i> |
| Kristen Marberry, <i>Housing Manager</i> | Rose Zimmerle, <i>Family Advocate</i> |

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