A N A W I M H O U S I N G



OUR LEGACY OUR FUTURE

In celebrating our 30th year

we reflect on how Anawim has grown and

formed into what was once just a vision. In

1987, four community activists - Fred Van Liew, Dean Wright, Patti McKee and Sid

Drumheller - found there was a housing need

for families who were near homelessness. Now,

Anawim, using that same vision – is a safe place to call home for nearly 1000 households

While anniversaries can be a time for reflection

they are also opportunities for energizing,

mobilizing and looking to the future. In 2017

we have seen new construction projects near

completion with our Brickstones at Riverbend

development and our Legacy Townhomes

along with a major capital reinvestment with

2017 also marked our most successful year of program delivery with the expansion of our

Housing Opportunities and Shelter Plus Care Programs. This has allowed us to provide a permanent supportive housing solution to

the launch of our Legacy Park Project.

more households than ever before.

in our community.



Anawim Housing Board Members and President Russ Frazier cut the ribbon on Anawim Housing's new office at 1171 7th Street.





With all of this growth, along with an expansion of our management services, 2017 also brought us to a new office home at 1171 7th Street. This new location, still in the heart of the core community in which we serve, allows for our team to be fully housed under one roof with room to still grow.

While this past year has been marked with many opportunities and the past 30 years have seen many milestones, we remain focused on the future.

Soon Anawim will, for the first time, break ground on housing developments outside of the Des Moines area with projects in Sioux City, Cedar Rapids and Ottumwa. Bringing our focus on affordable housing solutions to a broader community helps support and meet the needs of many more families. Our focus, particularly our programs and services, will however remain in central Iowa where we will be launching yet another permanent housing program targeting our community's most vulnerable families and individuals. Anawim is grateful for the opportunity to have such a significant role in decreasing, and hopefully soon eliminating, our community's unsheltered population.

While we have much to celebrate and be grateful for, our work is far from over. We must remain a constant voice, an active leader and an advocate for affordable housing. It is both our legacy and our future. Thank you for continuing to join us in this effort.

Russ Frazier President

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DONOR HONOR ROLL









16.60 Gamilies in Polk County, Iowa are considered extremely low income, meaning their income is at or below 30% of the Des Moines AMI (area median income).

-just half of the housing needed to help meet this demand. The average extremely low income household inevitably pays over 68% of their income towards housing because they do not have an affordable place to live.

PCHTF American Community Survey 2017

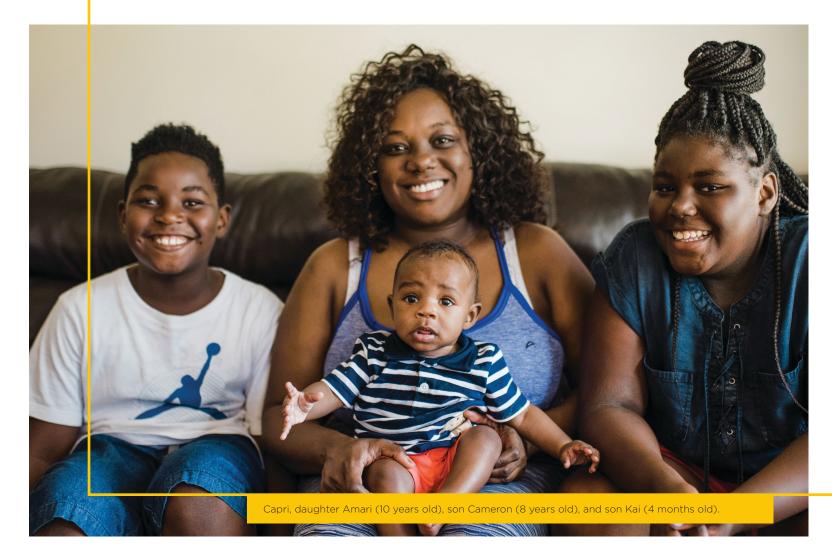
PEOPLE

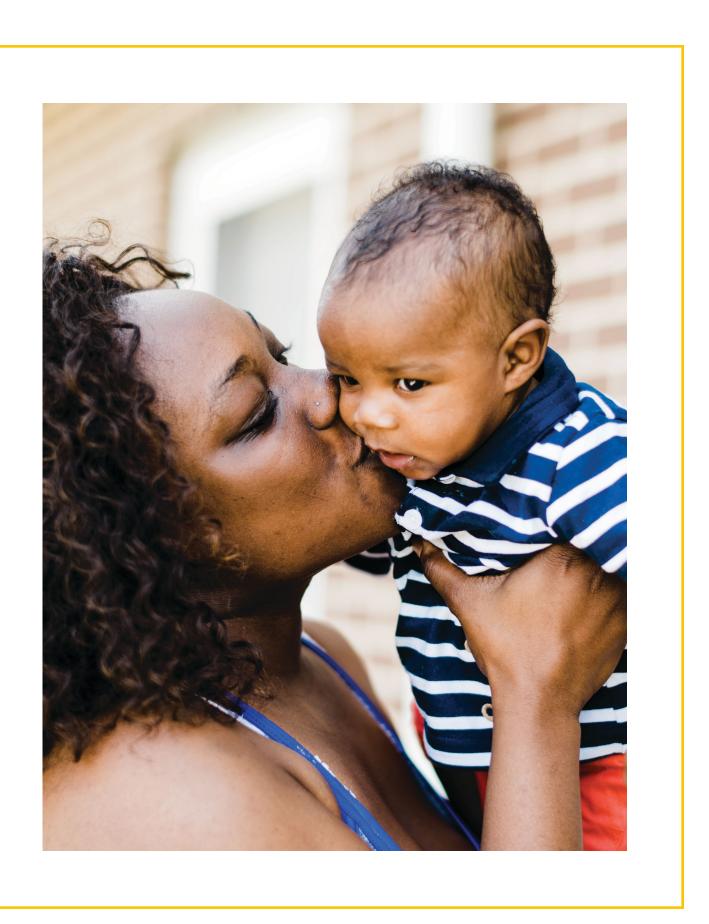
Anawim Housing makes it our job to continually develop and manage affordable housing to help meet the growing need of families in Polk County. Anawim currently houses over 2200 individuals and families in Des Moines.* Of that number, 81% have been in their housing for over a year. When families come to Anawim, we offer a permanent solution for many. We make sure families move into a home they will love and be able to afford, for as long as necessary. Our property managers are there for our tenants when they are ready to move up to the next stage of their housing or when they need extra support to stay where they are. At Anawim, we don't just give tenants keys to a home, we empower them to succeed.

A majority of the families that come to Anawim are hardworking single or co-parents trying to provide a stable life for their children. Over 86% of Anawim households have at least one child living in them. When families find housing stability with Anawim, they are able to lay down roots and their children are able to stay in the same school district and gain routine in their lives.

We serve all ages and ethnic backgrounds. Just a few of the countries our tenants represent are: Mexico, Laos, Somalia, Ethiopia, and Sudan. Together we all know and share the importance of the word home. Although it is a small and simple word, it means so much. At Anawim Housing, we believe

HOME IS EVERYTHING.







PROPERTIES

The Urban Institute reported this year that there are only 30 affordable housing units for every 100 low-income families in Polk County.* Since our beginning in 1987, it has been Anawim Housing's mission to develop safe and affordable housing in Des Moines and we have been continually working to impact the ever-growing need through property development and property management. What began as just two houses on 12th street has grown to include over 1,100 units that Anawim Housing now owns and manages across the city of Des Moines.

egacy Park exterior and interior renovations continue

PROPERTY DEVELOPMENT

*Data Source: Urban Institute 2017 Rental Housing Crisis Map

Over the last 30 years, we have built, acquired and restored a diverse portfolio of homes that include townhomes, singlefamily homes, duplexes, and multi-family living. Today we own 386 properties across Des Moines. This number also includes three properties that appear on the National Register of Historic Places: The Maine, Kromer Flats and New Lawn. While over a third of our housing is new construction, many of our homes are well over 100 years old. Anawim's hardworking team of maintenance workers help to keep these homes restored, updated with modern amenities, and beautiful for years to come.

Still to come in 2017, Anawim Housing will see the completion of two new development projects along 6th Avenue. In August, Anawim will cut the ribbon on the Legacy Project townhomes at the 30th Anniversary Celebration. Legacy Project is Anawim's first privately funded building project made up of five townhomes targeting individuals and families that are just over the 60% AMI income threshold and would otherwise not qualify for affordable housing.

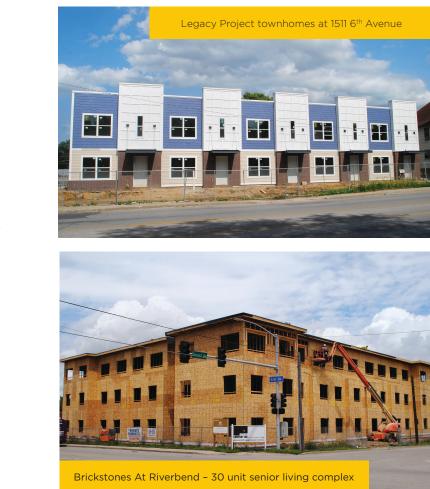
Construction on Brickstones At Riverbend, Anawim's 30 unit senior housing complex at 6th and Forest, will finish late 2017 and be followed by a ribbon cutting ceremony. This complex will include 29 affordable units and 1 market rate.

Anawim Housing's Legacy Park project that closed in February 2017 remains underway and is set to complete by Spring 2018. The \$11.6 million project is allowing Anawim to provide major exterior and interior renovations to 137 Anawim Housing units - including the conversion of seven units to ADA complacency. Renovations include new windows, siding, paint, kitchen cabinetry, furnaces, air conditioners and appliances. The following Anawim properties are now absorbed by the Legacy Park LLC and will be referred to as Legacy Park: The Maine Apartments, Mid-City Duplexes, North Park Place, 13th and Forest, New Lawn, and Allen Village.

Anawim Housing partners with both for-profit and non-profit owners to help provide management services for their properties. Today, Anawim manages 286 units that are separate from the units we own. Property management allows Anawim Housing additional funds to help directly sustain our programs and family services in Greater Des Moines.

Allterra Property Solutions is currently providing services for an additional 226 units and 8 commercial spaces since its formation as Anawim Housing's third party management company in 2016. Allterra has partnered with Drake University and manages all 166 Drake Real Estate student housing units as well as 8 commercial spaces for them. Allterra also partners with Blackbird to provide property management services for the Wilkins Building in downtown Des Moines beginning in 2017. Wilkins houses the historically restored Younkers Tea Room and is made up of 30 affordable and 30 market-rate units. In 2018 we will take on management of Blackbird's Fort Des Moines project located on Des Moines' Southside. This project alone will add an additional 142 units growing Allterra's management portfolio to 376 total units.





PROPERTY MANAGEMENT





PROGRAMS FAMILY SERVICES

Anawim Housing's Family Services program helps tenants gain access to community resources, education and employment opportunities that support overall wellbeing.

FAMILY WELLNESS

A unique program that provides both educational and recreational opportunities for individuals and families to strengthen their physical and mental well-being.

A working, single mother with three children said that she has never been able to afford a "real summer vacation" for her family, but with the help of Family Wellness, she was able to get season passes to Adventureland.

SISTER STELLA RENTAL RELIEF FUND

Provides rental assistance for tenants during a time of a life crisis that would otherwise jeopardize their housing.

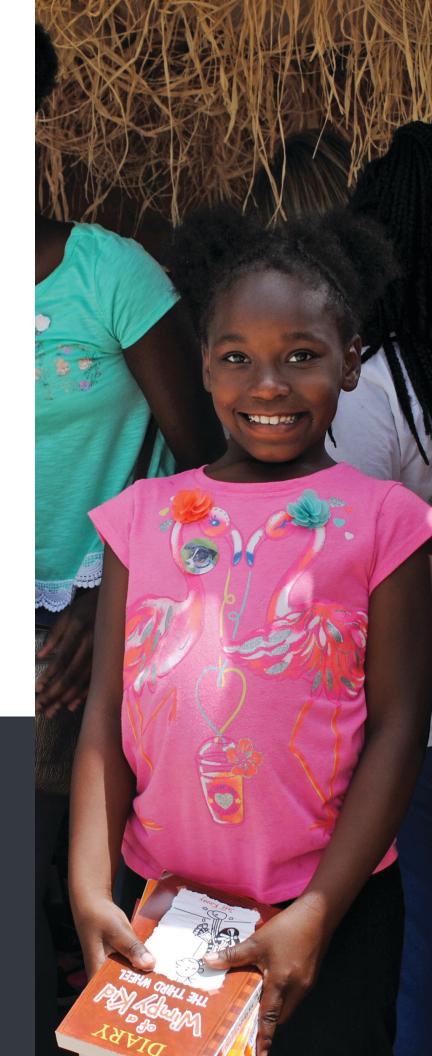
An Anawim family was recently in a severe car accident while traveling home after visiting relatives. The medical expenses, additional hotel stays, meals, and car repair were a huge hit to their budget. With our rental assistance, this family was able to get back on track financially and recover from their injuries, knowing that their housing was secure.



Kids from The Crest participate in a water balloon relay during our on-site summer program

ANAWIM SUMMER Programs

On-site summer programs for children at The Crest provides afternoon activities and fun. Children create science experiments, make s'mores with a "solar oven", help plant and maintain herb and flower gardens, and make cards for the residents of Baker Creek Senior apartment complex. They have water balloon relays and splash activities to beat the heat, learn how to fly kites, as well as kickball games.



STABILITY

is not possible for any family without a support system. Through our housing programs and dedicated staff, we provide our tenants with those necessary connections.

The "Barnes & Mobile Bookmobile" visits children as part of a new Anawim summer activity. Owner and operator, Joy DeJong, has converted a horse trailer into a bookmobile. She helps children find just the right book and reads aloud to the group. This new activity is helping encourage kids to keep reading all summer long!

Learn more about our family programs anawimhousing.org/live-here/family-services

(a)



PROGRAMS SUPPORTIVE HOUSING PROGRAMS

Since 1997, Anawim Housing has been providing permanent supportive housing programs. Today, Anawim manages over 267 permanent supportive housing units with more than 540 individuals for the City of Des Moines. These units house families as well as individuals who come from homelessness and suffer from either a mental illness, substance abuse and/or HIV. Upon referral through Centralized Intake, the supportive program staff meets regularly with participants, helping them on the road to self-sufficiency.

SHELTER PLUS CARE

SHELTER PLUS CARE 1

(Serving a mix of individuals and families who had been homeless):



SHELTER PLUS CARE 2 (Serving individuals who were chronically homeless):

Housing Stability

Income Increase

Earned Income Increase

Those who left and moved

into other permanent housing

BREAKDOWN OF SUPPORTIVE HOUSING PROGRAMS



HOUSING **OPPORTUNITIES PROGRAM**

Anawim Housing began Housing Opportunities Program (HOP) in 2016, housing 40 chronically homeless individuals in Permanent Supportive Housing. This program is funded through the Department of Housing and Urban Development (HUD). Program managers provide case management services in order to address housing stability. Anawim anticipates adding 28 additional HOP units in 2017.



HOMELESS TO HOUSING

Homeless to Housing, started in 2015, continues to house 18 chronically homeless individuals. Anawim program manager provides case management services targeted to stabilize long term homeless individuals.



TENANT BASED RENTAL ASSISTANCE

Tenant Based Rental Assistance provides 2 years of rental assistance to 23 homeless families and individuals. This program is designed to support tenants to reach self-sufficiency within a 24 month period of time.

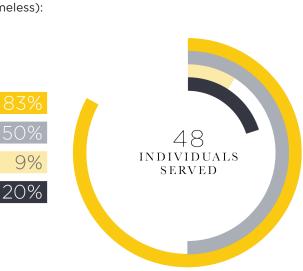


Housing Stability

Income Increase

Earned Income Increase

Those who left and moved into other permanent housing



WAYS TO GIVE



For more information on ways to give, partner and/or get involved with Anawim Housing Foundation, go to: anawimhousing.org/give-here

ANNUAL FUND

The Annual Fund provides the critical resources needed to continue to support our families. The dollars raised through the annual fund go towards providing programs and services for Anawim tenants. The Annual Fund directly impacts the families and individuals we serve.



LEGACY CIRCLE

The Legacy Circle supports the future of Anawim Housing. Members allow Anawim to prepare and plan for the future, and to continue providing for our families and properties for years to come. Legacy 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.

WOMEN EMPOWERING FAMILIES

Women Empowering Families members are women of compassion who support Anawim Housing's mission. Members of the group pledge \$100 or more per year to the Annual Fund. These gifts go to support our families, of which 64% are single mothers, who call Anawim Housing home.

PLANNED GIVING

There are many ways to make a planned gift that will ensure 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 bonds.

Women Empowering Families hosts two cultivation events throughout the year: our spring Basic Party and the ThanksGIVING Event. Donations of household items are collected at each event to be given to Anawim families in need.

Women Empowering Families giving levels are as follow:

- \$100 Nurturer
- \$250 Advocate
- \$500 Founder
- \$2500 Leader



PORTFOLIO



PERMANENT RENTAL HOUSING

Anawim Housing currently offers over 330 permanent rental units throughout the Des Moines area, which include single-family homes, townhomes, duplexes and multi-family apartments.



SUPPORTIVE HOUSING PROGRAMS

Anawim Housing manages over 267 households for the City of Des Moines. These programs are for families and individuals that come from homelessness paired with mental illness, substance abuse or HIV. Program Staff work with individuals to become self-sufficient and gain stability in their lives.



PROPERTY DEVELOPMENT/ COMPLIANCE EXPERTISE

Anawim Housing has been developing affordable housing since 1987. Our expertise includes acquiring and developing new development sites as well as renovating and preserving existing homes and apartment units. Anawim Housing has compliance experts on staff, as well as a proven track record in meeting needed requirements.



PROPERTY MANAGEMENT

Property Management services offer outside housing developments and organizations quality and knowledgeable property managers with years of compliance expertise.



FAMILY SERVICES

All Anawim Housing tenants have access to supportive services. Tenants are empowered to be self-sufficient in their homes, participate in educational opportunities and get involved in the community.



Anawim Housing helps clients navigate the unique financial structure of the Low Income Housing Tax Credit. Through consulting services, Anawim helps clients understand the commitments and ensure they have the partnerships in place to maintain the necessary compliance and management into the future.

BY THE NUMBERS

ANAWIM HOUSING PROPERTIES

- Anawim Housing* 74
- The Maine Apartments* 18
- Kromer Flats 8
- Mid-City Duplexes* 28
- North Park Place* 12
- Pioneer Woods 67
- Riverbend Duplexes 15
- 13th & Forest* 21
- Forest & Fields 28
- The Crest at Baker Creek 60
- Allen Village 20

COMING SOON:

- Legacy Project Townhomes 5
- Brickstones at Riverbend 30

COMING IN 2018:

- Kingston Family Apartments, Cedar Rapids 52
- Washington Apartments, Ottumwa 52
- Aberdeen Apartments, Sioux City 46

Total: 536

MANAGEMENT SERVICES ONLY

- The Gables 15
- Christ the King Phase I 28
- Christ the King Phase II 26
- Baker Creek Senior Living 33
- Temple Block 7 + 3 commercial spaces
- Drake Real Estate 106 + 8 commercial spaces
- Wilkens Building 60
- COMING IN 2018:
- Fort Des Moines 142

Total: 428

SUPPORTIVE HOUSING UNITS UNDER MANAGEMENT

- Shelter Plus Care I 124
- Shelter Plus Care II 48
- Shelter Plus Care III 5
- Shelter Plus Care IV 12
- Tenant Based Rental Assistance 41
- Homeless to Housing 27
- Housing Opportunities Program (HOP) 40

COMING SOON:

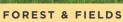
• HOP II - 28

Total : 325

*These properties have now been absorbed by the Legacy Park LLC.









MID-CITY DUPLEXES



RIVERBEND DUPLEXES

13TH & FOREST



ANAWIM HOUSING



ALLEN VILLAGE



ANAWIM HOUSING



ANAWIM HOUSING





ANAWIM HOUSING

KROMER FLATS



NORTH PARK PLACE





THE CREST AT **BAKER CREEK**



MID-CITY DUPLEXES



PIONEER WOODS



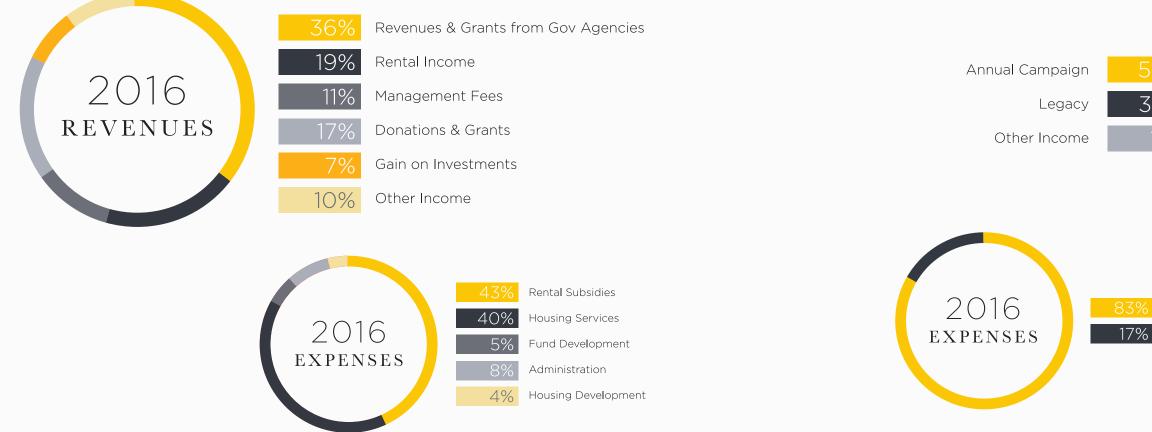
THE MAINE

2016 ANAWIM HOUSING ANNUAL REPORT

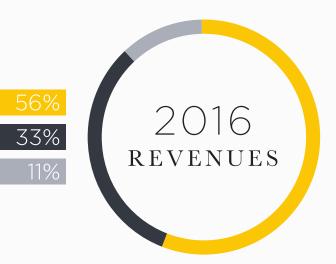
ASSETS	2016	%	2015	%
Current Assets	\$1,329,879	12%	\$927,239	10%
Long-Term Recievables and Other Assets	\$2,342,243	22%	\$2,022,380	21%
Rental Properties Less Accumulated Depreciation	\$7,091,351	65%	\$6,412,614	68%
Property and Equipment Less Accumulated Depreciation	\$117,698	1%	\$131,617	1%
TOTAL ASSETS	\$10,881,171		\$9,493,850	
LIABILITIES AND NET ASSETS	2016	%	2015	%
Current Liabilities	\$1,276,907	12%	\$801,975	8%
Long Term Debt	\$918,330	8%	\$634,783	7%
Temporarily Restricted Net Assests	\$61,669	1%	\$63,875	1%
Unrestricted Net Assets	\$8,624,265	79%	\$7,993,217	84%
TOTAL LIABILITIES AND NET ASSETS	\$10,881,171		\$9,493,850	

2016 ANAWIM HOUSING FOUNDATION FINANCIAL INFORMATION

Current Assets TOTAL ASSETS LIABILITIES AND NET ASSETS Current Liabilities Temporarily Restricted Net Assets Unrestricted Net Assets	ASSETS	
LIABILITIES AND NET ASSETS Current Liabilities Temporarily Restricted Net Assets Unrestricted Net Assets	Current Assets	
Current Liabilities Temporarily Restricted Net Assets Unrestricted Net Assets	TOTAL ASSETS	
Temporarily Restricted Net Assets Unrestricted Net Assets	LIABILITIES	AND NET ASSETS
Unrestricted Net Assets	Current Liabilities	
	Temporarily Restric	ted Net Assets
	Unrestricted Net As	ssets
TOTAL LIABILITIES AND NET ASSETS	TOTAL LIABILI	TIES AND NET ASSETS



2016	%	2015	%
\$3,130,308	100%	\$3,588,989	100%
\$3,130,308		\$3,588,989	
2016	%	2015	%
\$0	0%	\$7,285	1%
\$217,720	7%	\$401,841	11%
\$2,912,588	93%	\$3,179,863	88%
\$3,130,308		\$3,588,989	





Donations to Anawim Housing

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THE LEGACY CIRCIF

VISIONARY 1,000,000+

CORNERSTONE 750,000+

SUSTAINER

500,000+ The Nelson Foundation The Rasmussen Foundation

DESIGNER

250,000+ Principal Financial Group Foundation, Inc Dotty and Stan Thurston Kathi and Larry Zimpleman

FOUNDER

100,000+ Community Foundation of Greater Des Moines Prairie Meadows Racetrack And Casino

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 - TIM DAVIS Director of Property Services
 - President
 - NICK GOEDE Director of Property Development
- PHIL GRAHAM Property Services Manager
 - Groundskeeper
 - Property Services Technician
- LAEL KAMPALLA Property Services Technician
- TIFFANY KING Director of Advancement
 - TIM KING Property Services Technician
- CARLA LALLY Housing Manager
- CYNTHIA LATCHAM Director of Programs and Services
- KRISTEN MARBERRY Housing Manager
 - DAN MCBEE Program Manager
 - CINDY MCGRANE Senior Program Manager
- CASSANDRA MITCHELL Customer Support/Data Entry
- MONICA MUHAMMAD Director of Property Management
 - Supportive Services Manager
 - Vice President of Finance and Accounting
 - **DUSTIN PARRY** Director of Accounting
 - Property Services Technician
 - Marketing and Communications Manager
 - Administrative Assistant
- FRANCISCA TEJADA Property Service Assistant
 - Groundskeeper
 - KEN VEITH Property Services Technician
 - KARA WILCOXON Drake Housing Manager
 - SCOTT WILLIAMS Housing Manager
- SHELLY WILLIAMS Housing Manager
- CARLA WOODS Program Manager

OUR VISION

EVERY PERSON HAS A HOME THAT SUPPORTS SELF-SUFFICIENCY WITHIN A SAFE COMMUNITY

ANAWIM HOUSING DEVELOPS STABLE HOMES AND STRENGTHENS COMMUNITIES

OUR MISSION



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1171 7th Street, Suite 1. Des Moines, Iowa 50314

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