2018 ANNUAL REPORT 2019 PROGRESS REPORT



PEOPLE

People are the heartbeat of everything we do here at Anawim. From Capri, a working mother of three who has the joyful memory of bringing her youngest baby home from the hospital to their large Anawim townhome. To **Rukiya**, who with her husband and 6 children traveled as refugees from Somalia to Anawim Housing and have since purchased a home of their own. To Warren, who after becoming homeless sought connection, resources, and employment through area shelters and soon after moved into his very own Anawim apartment. These are just a few of the faces we serve every day and we will continue to advocate for housing as a human right. We all deserve equal access to a safe, affordable home.







"ANAWIM HOUSING HAS A VERY SUPPORTIVE STAFF. SAFE AND AFFORDABLE HOMES WITH A QUICK IN MY HOME FOR THE PAST 15 YEARS AND HAVE WITNESSED THE GROWTH AND POSITIVE CHANGES OVER THE YEARS." -ANTOINETTE, ANAWIM TENANT OF 15 YEARS *Polk County is short more than 8,000 affordable housing units for residents who earn less than 60 percent of the area's median income

*Extremely low-income families cannot afford to live in **60 percent** of central lowa rental units

*The National Low Income Housing Coalition in their 2019 report "The Gap – A Shortage of Affordable Rental Homes"



1,224

tenants are living in Anawim Housing.

67%

of Anawim households have at least one child.

49%

of households are single-mother-led.

*These numbers reflect Anawim-owned properties

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

PROGRAMS

Anawim Housing's Family Services program helps tenants gain access to community resources, education and employment opportunities that support overall wellbeing. The programs we offer function very much like a support system for our tenants.

Some of the unique programs available to our tenants include:

SISTER STELLA RENTAL RELIEF FUND

35 families received assistance through our Sister Stella Rent Relief Fund.

One Anawim family was in a severe car accident while traveling home from out of state. 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.

FAMILY WELLNESS

Through our Family Wellness Fund, we were able to help **49** families and individuals experience and participate in activities that increase their physical and emotional well-being, and promote a connection to their community.

One working, single mother of three said that she has never been able to afford a "real vacation" for her family, but with our help toward the purchase of Adventureland season passes, it feels like she can give her family the closest thing to that experience. Our tenants were able to attend concerts, obtain YMCA memberships, get fishing licenses, go to summer camp, and attend a ballet for the very first time.

COMMUNITY GARDENS

Anawim offers several community gardening experiences for tenants. This provides an opportunity for families to grow fresh produce, be outdoors and get better acquainted with their neighbors

HOUSEWARMING PROGRAM

More than **200** "Welcome Home" baskets were distributed to individuals and families who moved into an Anawim or program unit.

BY THE NUMBERS





PROPERTIES

Today, Anawim and Allterra Property
Solutions own and/or manage a total of 1,182
units, serving over 2,000 people.



PROPERTY DEVELOPMENT

Our expertise includes acquiring and developing new housing sites as well as renovating and preserving existing homes and apartment units.

We have compliance experts on staff, as well as a proven track record in meeting needed requirements.

Through consulting services, Anawim helps clients navigate the unique financial structure of the Low Income Housing Tax Credit.

While over a third of our housing is new construction, many of our homes are well over 100 years old and are well maintained and restored by our property services technicians. Anawim Housing was listed as a top 20 developer in Central lowa in *The Business Record 2018* Book of Lists.

PROPERTY MANAGEMENT

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

Property management allows Anawim Housing additional funds to help directly sustain our programs and family services in Greater Des Moines.























1987

Anawim Housing is established as a nonprofit

1988

Families move into the first two Anawim homes on 12th Street

1991

Anawim builds North Park, consisting of 6 duplexes

1993

21 singlefamily homes known as 13th and Forest are constructed

1996 Anawim

acquires Mid-City Duplexes, adding 28 units

1997 Anawim

acquires and renovates The Maine

2000

New Lawn and Kromer Flats acquired. Both properties and The Maine are listed on the National Register of Historic Places.

2002

Anawim purchases and renovates the Riverbend properties into 15 duplexes

2007

Anawim's 20th Anniversary. 67 units purchased at Pioneer Woods

2009

Completion of Nine Homes in Nine Days

2010 Anawim cuts

the ribbon on a new office on ForestAve, along with 6 new apartments







Allterra Property Solutions - Anawim's third party management company that formed in 2016, is currently providing management services for 387 units and 8 commercial spaces in Des Moines and Ankeny, Learn more about Allterra Property Solutions at our website: allterraproperties.com

















2011

16 townhomes are added at 22nd St. and Forest

2012 Forest and

Fields townhomes are built along Hubbell and Forest Ave.

2013

Anawim builds The Crest at Baker Creek, adding 60 units

2015

Anawim breaks ground on first privately funded development project: The Legacy Project townhomes

2016

Anawim breaks ground on Brickstones at Riverbend. Anawim develops third party management company - Allterra Property Solutions

2017

Legacy Park project provides \$11.3 million in renovations to 137 Anawim units. Anawim celebrates 30 years with the completion of the Legacy Project townhomes and Brickstones at Riverbend adding 35 units.

2018

Construction begins on Anawim's first 3 affordable housing-projects outside of Des Moines, in: Cedar Rapids, Ottumwa, and Sioux City. Completion of the Aberdeen apartments in Sioux City, adding 35 units.

2019

Construction set to complete by the end of the year for the Washington Apartments in Ottumwa and the Ashton Flats in Cedar Rapids, adding a total of 104 units.



PROGRAMS

PERMANENT SUPPORTIVE
HOUSING PROGRAMS

Anawim Housing is the largest provider of permanent supportive housing in the state of lowa, managing over 220 housing units. Our Permanent Supportive Housing programs serve individuals and families who have experienced homelessness and live with a mental illness, a substance use disorder, a physical disability, a diagnosis of HIV/AIDS, or are fleeing domestic violence. Anawim Housing program staff meet regularly with participants, helping them achieve housing stability and connecting them to resources that support their individual goals.

Permanent Supportive Housing programs provide a place for people who have been homeless for a long time to be safe, develop therapeutic and trusting relationships and begin the long process of recovery from far reaching and complex trauma. We gauge success when we see

a tenant begin to move towards their version of a happy, healthy life. This can take a long time, but we have learned to be patient because the rewards are worth it.

Housing First recognizes that people need stable housing first before they can pursue their version of a happy and healthy life. Housing First is regarded as a highly effective evidence-based practice for homeless housing and services.

IMPACT:

Stabilizing households

Addressing Loneliness through Full Circle

Ending Chronic Homelessness

Advocate for positive change

Dedicated Program Managers

Retention in Housing

Harm Reduction

Tenant Based Rental Assistance (TBRA): Provides one year of rental assistance to homeless families and individuals. This program is designed to support tenants to reach personal goals.

Full Circle: A weekly peer support group for program tenants to share a meal, connect, learn and work together towards building happy, healthy, and less isolated lives.



386

Total Individuals Served

220

Permanent Supportive Housing Units

108

Children Served

171

Chronically Homeless Individuals

30

TBRA Households Served

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



① ANNUAL FUND

The Annual Fund provides the critical resources needed to continue to support our individuals and families by providing programs and services. The Annual Fund directly impacts the families and individuals we serve.

② WOMEN EMPOWERING FAMILIES

Women Empowering Families members are people of compassion who support Anawim Housing's mission by pledging at a giving level which will support the families and mothers who call Anawim home.

Women Empowering Families giving levels are as follow:

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

https://www.anawimhousing.org/give-here/women-empowering-families-wef

③ 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.

4 VOLUNTEER

Adopt a playground, help maintain one of our gardens, make lunch for Full Circle, or adopt a library. Please find the latest opportunities on our website: https://www.anawimhousing.org/give-here/ways-to-get-involved



2018 ANAWIM HOUSING INC. FINANCIAL INFORMATION

ASSETS	2018	%	2017	%
Current Assets	\$625,803	6%	\$1,168,437	11%
Long-Term Receivables and Other Assets	\$2,818,729	27%	\$2,510,216	24%
Rental Properties Less Accumulated Depreciation	\$5,651,848	55%	\$5,602,806	53%
Property and Equipment Less Accumulated Depreciation	\$1,223,498	12%	\$1,242,411	12%
TOTAL ASSETS	\$10,319,878		\$10,523,870	

LIABILITIES	2018	%	2017	%
Current Liabilities	\$582,981	5%	\$734,982	7%
Long Term Debt	\$1,211,346	12%	\$1,102,154	10%
Net Assets With Donor Restrictions	-	0%	\$14,977	1%
Net Assets Without Donor Restrictions	\$8,525,551	83%	\$8,671,757	82%
TOTAL LIABILITIES	\$10,319,878		\$10,523,870	





2018 ANAWIM HOUSING FOUNDATION FINANCIAL INFORMATION

ASSETS	2018	%	2017	%
Current Assets	\$2,300,410	84%	\$3,079,564	86%
Long Term Assets	\$452,200	16%	\$514,132	14%
TOTAL ASSETS	\$2,752,610		\$3,593,696	
LIABILITIES	2018	%	2017	%
Current Liabilities	\$23,021	1%	\$64,141	2%
Net Assets Without Donor Restrictions	\$2,729,589	99%	\$3,529,555	98%
Net Assets Without Donor Restrictions				



HOME, S everything.





A LETTER FROM THE PRESIDENT



Service and support to the more than 2000 people that call Anawim home is what drives our team. It has also motivated our supporters, like you, to continue to find new ways to engage and give to the vital work that we do each day. This past year our Supportive Housing Programs touched more lives than any other year in our history. We could not have achieved this level without your generous gifts.

It is with gratitude that we share the impact that your gift and support makes to those who call Anawim Housing home. They are families and individuals, many working opposite shifts to take care of their kids around the clock. They are members of our community that have found refuge here from other countries, such as Somalia, Croatia and Sudan. They are families that require the help of a translator. They are individuals coming from homelessness who have spent their nights outside. They are individuals who live with mental illness, addiction or a

disability. The common thread - they all come to Anawim to find the same thing: a safe and affordable place to call home.

When a family or individual comes to Anawim, they are not only handed a set of keys, they are given a support system made up of housing managers and family advocates – a whole organization dedicated to their success and stability in housing. We are grateful to include you among the support system that lifts up families. Together we are changing lives and delivering hope.

Your continued support makes this all possible. In the coming pages take notice of the images you see. The faces that are smiling back at you are made possible through our work together with you.

The same

Russ Frazier President

MISSION: ANAWIM HOUSING DEVELOPS STABLE HOMES AND STRENGTHENS COMMUNITIES

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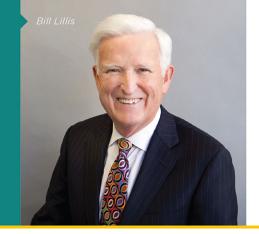
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HONORING A SAGE



Bill Lillis was recognized as a DSM Sage Over 70 as a result of a nomination by Anawim Housing for his long time service as a member of our board. His grace and compassion, his sense of love for community and his lifetime of achievements made him an ideal mentor. citizen, leader and sage. Bill's service and dedication to Anawim Housing as a board member, donor and advocate is immeasurable.

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Thank you to those who helped us accomplish our goals through the Legacy Campaign

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