

ANAWIM HOUSING

2014 ANNUAL REPORT
2015 PROGRESS REPORT





A Letter from Our Leaders

Developing stable homes and strengthening communities – a two part mission that so perfectly and succinctly captures the important work that Anawim Housing does everyday. And now, as we move ahead to further advance that mission, the work of our Foundation and our Legacy Campaign becomes vital as we launch our Legacy Project and master development plan along the 6th Avenue corridor. Through this effort we hope to truly deliver on both parts of our mission.

We, the Board of Directors, have long believed that filling the void for quality affordable housing is just the beginning. We remain committed to the delivery of supportive services and family advocacy,

which is important to ensuring that each of our 630 households served by Anawim Housing, are as successful as they can be.

As you read this Annual Report, support our work, or see us in the community, we hope you recognize the energy and vitality that exists within Anawim Housing. We share this energy with you and together with you we will continue to be advocates with a shared vision that every person has a home that supports self-sufficiency within a safe community.

Thank you for making Anawim Housing a part of your life and for your commitment to our mission.



SUE KENNY
CHAIR, FOUNDATION BOARD



RUSS FRAZIER
PRESIDENT



MICHELE WHITTY
CHAIR, OPERATING BOARD



66%

*of our units are
single-mother-led
households*

88%

*of Anawim
Housing units
have at least
one child*

57%

*of our tenant
population
are children*



OUR PEOPLE

At Anawim Housing we develop, maintain and manage housing – but the reason behind all of the work is the people we serve.

Having a safe, secure and quality place to raise a family can make a big impact on someone's life. Without the constant worry of whether or not they can pay the rent that month, they now have the ability to focus on other things like food, school supplies for their children and other necessary bills. At Anawim Housing we call this the impact of housing – the first step in stability to a long line of positive life changes.

In 2014 the need for growth has been reinforced by high occupancy levels and full waiting lists. Families come to Anawim Housing because they know they are getting quality housing. Unfortunately when our waitlists are full, we have to turn away almost 20 families a day because we are at capacity.

Families and individuals who come to Anawim Housing are not just handed a set of keys; they are given a support system of housing managers and family advocates – a whole organization dedicated to their success and stability in housing.

OUR PROPERTIES

Anawim Housing manages over 630 homes in the Des Moines area. These homes include single family homes, town homes, multi-family apartments, duplexes and senior living – offering a variety of choice to the families and individuals who are looking for their next home.

Continuously maintaining and improving upon our portfolio of homes is a huge priority of ours. During turnovers, Anawim Housing’s maintenance department does an incredible job of making sure the home is beautiful and ready for the next tenants. While some renovations are quick, others can require costly, time consuming upkeep because of the home’s age. Some of the renovation work that is often needed can include a new roof, new siding, improved foundation and more.

While maintaining our current portfolio is important, it is also essential that we continue to develop more housing options. With impressive goals, Anawim Housing plans to continue to grow sustainably while persisting to meet the demands of the families we serve.



ANAWIM HOUSING BOARD MEMBERS, STAFF AND COMMUNITY PARTNERS
GATHERED TO KICK OFF THE CEREMONIAL GROUNDBREAKING OF
ANAWIM HOUSING'S LATEST DEVELOPMENT - THE LEGACY PROJECT.

Permanent Supportive Housing Statistics

73%

PERCENTAGE OF HOUSEHOLDS
STABLE IN THEIR HOUSING
FOR ONE YEAR OR LONGER

53%

PERCENTAGE OF ADULTS
BEING SERVED IN PERMANENT
SUPPORTIVE HOUSING

39%

PERCENTAGE OF HOUSEHOLDS
THAT HAVE AT LEAST ONE
CHILD LIVING IN THEM

HOUSING

SUPPORTIVE HOUSING PROGRAMS

Anawim Housing manages permanent supportive housing programs for the City of Des Moines. In order to be eligible for permanent supportive housing you must be homeless, defined by living outside or in a shelter, and have either a chronic mental health diagnosis, substance abuse or HIV status. Potential tenants are referred to Anawim Housing through the newly formed Centralized Intake. This partnership ensures the most vulnerable individuals are being served first. Tenants sign sub-leases and move into homes that have been leased by Anawim Housing on a scattered site basis. Tenants pay no more than 30% of their income towards rent and utilities. Once stabilized in housing, Anawim staff work closely with tenants in job searching and moving to greater levels of self-sufficiency.



TENANT PLANTS VEGETABLES IN ONE OF OUR COMMUNITY GARDENS



CHILD WORKS ON CRAFTS AT OUR ANNUAL TENANT HOLIDAY PARTY



EDUCATIONAL COURSE ON RESUME WRITING OFFERED FOR TENANTS

SERVICES

SUPPORTIVE SERVICES PROGRAMS

All families and individuals who move into an Anawim Housing home have access to an array of supportive services. Some of these include educational classes, the Family Wellness program, the Sister Stella Rental Relief Fund and welcome home baskets at move-in. We want our families to succeed when they move in. Whether this means staying with Anawim Housing indefinitely, or moving on to the next level of housing such as market rate renting or home ownership. Stability is the goal, financially and in life.

WAYS TO GIVE

1

ANNUAL FUND

The Annual Fund is vital to family stability, which is why 100% of your annual donations go towards our programs and services, directly impacting the families and individuals we serve.

The Annual Fund supports Anawim Housing's Supportive Services and Supportive Housing Programs. Through these programs, tenants are empowered to thrive in many areas in life including education, employment and mental well-being.

2

Legacy Fund

The Legacy Circle allows 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; therefore ensuring our families receive support when needed, and that our properties stay safe and of good quality.

WOMEN EMPOWERING FAMILIES

3

Women Empowering Families members are women of compassion who support Anawim Housing's mission to provide safe, affordable homes for women and families. Members of the Women Empowering Families pledge \$100 or more per year to the Annual Fund. These gifts go to support our families, of which 66% are single mothers, who call Anawim Housing home.

Women Empowering Families giving levels are as follows:

\$100 - Nurturer

\$250 - Advocate

\$500 - Founder

\$2500 - Leader

If you are interested in, or would like to know more about our giving levels and Women Empowering Families group, please contact:

Tiffany King, Director of Advancement

tking@anawimhousing.org or at 515.809.1156

ANAWIM HOUSING FOUNDATION

The Foundation was created with donor interest in mind. Now all donations are directed to the Anawim Housing Foundation, with funds managed by the leadership of the Anawim Housing Foundation Board of Directors. The Foundation is dedicated to raising the necessary funds to sustain Anawim Housing and allow for future growth to meet the demands of the families we serve.

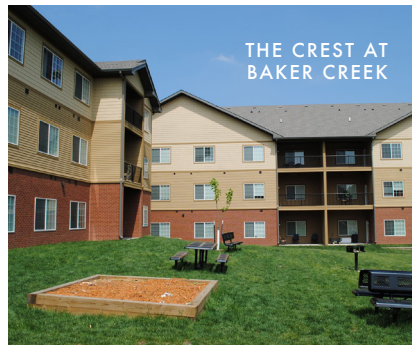
*For more ways to give, partner and get involved with the Anawim Housing Foundation, go to:
anawimhousing.org/give-here*



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
- Coming Soon: Legacy Townhomes - 6
- Total: 337



MANAGEMENT SERVICES ONLY

- The Gables – 15
- Allen Village – 20
- Christ the King – 28
- Baker Creek Senior Living – 33
- Total: 96



SUPPORTIVE HOUSING UNITS UNDER MANAGEMENT

- Shelter Plus Care 1 – 113 units
- Shelter Plus Care 2 – 38 units
- Shelter Plus Care 3 – 5 units
- Shelter Plus Care 4 – 7 units
- Family Housing Assistance – 34 units
- Coming Soon: Homeless to Housing - 18
- Total: 215



PORTFOLIO

PERMANENT RENTAL HOUSING

Anawim Housing currently offers over 330 permanent rental units throughout the Des Moines area. These units include a growing portfolio of single family homes, town homes, duplexes and multi-family apartments.

PROPERTY MANAGEMENT

Anawim Housing offers Property Management services to outside housing developments and organizations. Anawim Housing continues to be sought after as a quality and knowledgeable property manager. With years of compliance expertise and a capable staff, opportunities to increase our managed properties portfolio are welcomed.

SUPPORTIVE HOUSING PROGRAMS

Through our Supportive Housing Programs, Anawim Housing manages over 200 households for the City of Des Moines. This program is for families and individuals that come from literal homelessness paired with a mental illness. Program Staff work with these individuals to become self-sufficient and gain stability in their life.

SUPPORTIVE HOUSING SERVICES

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

PROPERTY DEVELOPMENT/ COMPLIANCE EXPERTISE

Anawim Housing has been developing affordable housing since our organization was founded in 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.

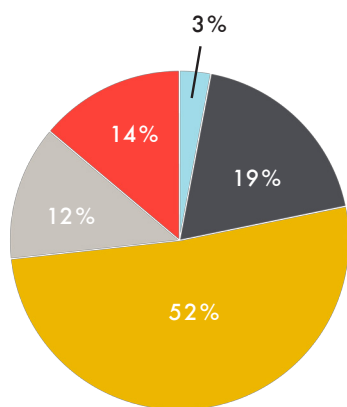
2014 ANAWIM HOUSING ANNUAL REPORT

ASSETS	2014	%	2013	%
Current Assets	\$3,882,655	37%	\$6,363,366	48%
Long Term Receivables and Other Assets	\$588,571	6%	\$693,671	5%
Rental Properties				
Less Accumulated Depreciation	\$5,991,216	56%	\$5,902,711	46%
Property and Equipment				
Less Accumulated Depreciation	\$158,389	1%	\$163,013	1%
TOTAL ASSETS	\$10,620,831		\$13,122,761	
LIABILITIES	2014	%	2013	%
Current Liabilities	\$220,655	2%	\$215,268	2%
Long Term Debt	\$594,139	5%	\$629,799	4%
Temporarily Restricted Funds	\$283,516	3%	\$1,040,856	8%
Unrestricted Net Assets	\$9,522,521	90%	\$11,236,838	86%
TOTAL LIABILITIES	\$10,620,831		\$13,122,761	

2014 REVENUE	\$	%	2014 EXPENSES	\$	%
Revenues and Grants from Gov Agencies	\$1,736,079	52%	Donation to Anawim Housing Foundation	\$2,123,213	37%
Rental Income	\$419,543	12%	Rental Subsidies	\$1,649,125	28%
Management Fees	\$475,472	14%	Housing Services	\$1,359,582	23%
Donations and Grants	\$623,152	19%	Fund Development	\$214,167	4%
Other Income	\$90,647	3%	Administration	\$305,304	5%
			Housing Development	\$165,159	3%
	\$3,344,893			\$5,816,550	

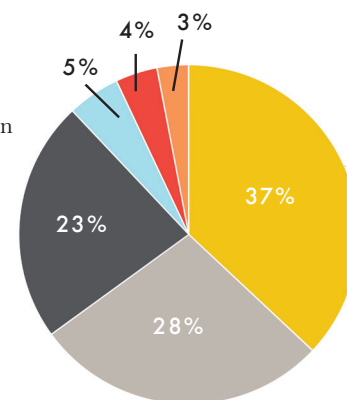
2014 REVENUES

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



2014 EXPENSES

- Donation to Anawim Housing Foundation
- Rental Subsidies
- Fund Development
- Housing Services
- Administration
- Housing Development



2014 ANAWIM HOUSING FOUNDATION FINANCIAL INFORMATION

ASSETS	\$	%	2014 REVENUES	\$	%
Current Assets	\$2,423,864	100%	Donations and Grants	\$2,415,963	100%
Total Assets	\$2,423,864		Other Income	\$3,499	0%
				\$2,419,462	
LIABILITIES			2014 EXPENSES		
Temporarily Restricted Funds	\$891,114	37%	Administration	\$306	100%
Unrestricted Net Assets	\$1,532,750	63%		\$306	
Total Liabilities	\$2,423,864				

Legacy Circle

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

FOUNDATION

\$100,000 +

ARTIST

\$50,000 +

John and Karin Ahrold
Fred & Charlotte Hubbell Charitable Foundation
Sue and Ed Kenny
Kathleen and William Lillis
Doug and Donna McAninch
Meredith Corporation Foundation

BUILDER

\$25,000 +

Dan and Joanie Houston
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ITA Group
Knapp Properties
Steve and Cathy Lacy
Terry and Joyce Lillis
Tom and Celia Mahoney
Fred and Linda Nesbit
Pioneer Hi-Bred International Inc
R & R Realty Group
Emily and Fred Weitz
Michele and Steven Whitty

CRAFTSMAN

\$1,000 +

Anonymous
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Jim and Marisa Beal
Julie Best
Craig and Sue Damos
Elizabeth and Jeff Goodman
Cecelia Kent
Lillis, O'Malley, Olson, Manning, Pose, Templeman
Mark and Amy Main
Loree and David Miles
Mary Lou and Gerry Neugent
Kate Raun
Patricia Shoff and Thomas Salsbery
Kevin and Kelly Waetke
Connie Wimer and Frank Fogarty

IN HONOR OF

2014 Jubilarians
Philip J. Dorweiler
Liz Goodman
Bill Lillis
Brenda Rasmussen
Jeff Rasmussen
Jeff and Brenda Rasmussen
Kurt Rasmussen
Lynette Rasmussen
Kurt and Lynette Rasmussen
Sandra Rasmussen
Scott and CoCo Rasmussen
Patricia Shoff
Marilyn Spina
Kathi and Larry Zimpleman

IN CELEBRATION OF

Roxanne and Jim Conlin
50th Wedding Anniversary

IN MEMORY OF

Mike Baker
Steven Bassman
Herman Chambers
Margery R. Dudley
Jackaline Dunlap
Ben Givens
Michael Kent
Sharon Kurns
Charlotte Lamb
LouAnn Lemmo
Frank & Erma Marshall
Gene McCormick
Jackie Minor
Sister Stella Neill
Carl Patterson

Teresa Paulsen
Joe Proctor
Byron Reents
Stan Savage
James Spellman
John Staebell
Carl Steig
Delilah Van Vleet
Maria (Maro) Velman
R. Dean Wright
Jeffrey Zimpleman
Janice Zuckert

2014

WOMEN EMPOWERING FAMILIES

LEGACY - (\$2,500.00 +)

Julie Best
Sue Kenny
Mary Nelson
Kate Raun
Sheila Rayburn
Kathi Zimpleman

FOUNDER - (\$500.00 +)

Karin Ahrold
Susan Barnes
Marcia Baumhover
Diane Todd-Brown
Marilyn Carroll
Paula Cerne
Andrea Conway
Jeanne Cunningham
Jean Davis
Teri Wahlig
Jami Frazier
Elizabeth Goodman
Karen Jeske

Cecelia Kent
Loral Kirke
Marcia Kirke
Kathleen Lillis
Diane Loffredo
Claudette McDonald
Dr. Kate Massop
Linda Nesbit
Mary Lou Neugent
Maddie Parmeter
Mary Riley
Anita Shodeen
Dotty Thurston
Nan Tollakson
Marie Walker
Rebecca Westberg

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Entrepreneurial Technologies
Rhonda Hill
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Iowa Energy
Jethro's BBQ
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WEF ThanksGIVING event donors
Town Crier LTD
Anne Webber
Kathi Zimpleman

2014 ANNUAL FUND DONOR HONOR ROLL

BUILDER - (\$25,000.00 +)

Polk County Housing Trust Fund
Sisters of Mercy West Midwest Community
Kathi and Larry Zimpleman

NEIGHBOR - (\$10,000.00 +)

Sandra Rasmussen
Schwab Charitable Fund
Dotty and Stan Thurston

PATRON - (\$5,000.00 +)

Anonymous
Bankers Trust
Cecelia Kent
Community Foundation of
Greater Des Moines
Kathleen and William Lillis
Kurt and Lynette Rasmussen
Sammons Financial Group
Nan Tollakson

PARTNER - (\$2,500.00 +)

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Mary and Douglas Bruce
Des Moines Area Association
of Realtors Foundation
Fred & Charlotte Hubbell
Charitable Foundation
Sue and Ed Kenny
Christopher and Linda Nelson
Bill Noth
Chuck and Sheila Rayburn
Deb Tharnish and Nick Roby
Voya Foundation

ASSOCIATE - (\$1,000.00 +)

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and Diane Versackas

Kevin and Kelly Waetke
Emily and Fred Weitz
Wells Fargo
Michele and Steven Whitty
Whole Foods Market
Wayne Woodworth

FRIEND - (\$500.00 +)

Tom and Charlene Ahlers
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