



ANAWIM
HOUSING
FOUNDATION



ANAWIM
HOUSING



ANAWIM
HOUSING

2015 ANNUAL REPORT

2016 PROGRESS REPORT

A YEAR OF FIRSTS

After 29 years, experiencing something for the first time doesn't always happen that often but Anawim Housing was fortunate to have several "firsts" this past year.

- + We took part in our first development work outside the Des Moines area by consulting on projects in Ankeny and Dubuque;
- + We launched a new management brand which helped to add over 300 units to our portfolio;
- + We were awarded program funding to begin serving a chronically homeless population bringing a housing solution to nearly 60 households;
- + We successfully raised private funds to begin construction on 5 new townhomes that will provide homes to a greatly underserved family population;
- + And, we have now exceeded 1000 total units under our management.

Pairing consistent growth with a mission-focused mindset and strong board and staff leadership, Anawim Housing is uniquely positioned for what lies ahead for us. Leveraging our mission to Strengthen Communities, Anawim Housing will continue to strategically seek out areas of development, properties to support through management and the expansion of our programs and services in the coming year.

Of course after 29 years it's always great to experience new things. We can hardly wait to share with you what

we have planned for our upcoming 30th anniversary year. Be ready to join us.

As always thank you for your continued support. We feel so fortunate to be able to deliver services to the hundreds of families who call Anawim home on behalf of you and the many others who generously support our work.



RUSS FRAZIER
PRESIDENT



L TO R: RUSS FRAZIER, PRESIDENT; PATRICIA SHOFF, CHAIR, OPERATING BOARD; CECELIA KENT, CHAIR, FOUNDATION BOARD

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OUR PEOPLE



86%

OF ANAWIM HOUSING UNITS HAVE
AT LEAST ONE CHILD LIVING IN THEM

64%

OF ANAWIM HOUSING
FAMILIES ARE
SINGLE MOTHERS

The people that Anawim Housing serves are at the heart of everything we do. Everyday, more and more families and individuals seek out Anawim Housing as an affordable housing solution. For them and for all of us, home is everything.

Anawim Housing serves all ages and all ethnic backgrounds. Just a few of the countries our tenants represent are: Mexico, Laos, Ethiopia, Somalia, and Sudan.

81%

OF FAMILIES SERVED HAVE
LIVED IN ANAWIM HOUSING
FOR MORE THAN ONE YEAR

57%

OF OUR TENANT POPULATION
ARE CHILDREN - THAT'S OVER
1,000 CHILDREN BEING SERVED
BY ANAWIM HOUSING

1,777

PEOPLE CALL
ANAWIM HOUSING
THEIR HOME

OUR PROPERTIES

By the end of 2016, Anawim Housing's total number of developed and managed households will total 740. That number will rise to 1,100 by 2017 with the construction of Brickstones at Riverbend, and Legacy Project townhomes, along with the addition of two new management properties. As the need for affordable housing rises in Des Moines, Anawim Housing continues to grow sustainably and is developing new housing solutions and partnerships to address the need.

Property Development

Since 1987, Anawim Housing has been developing affordable rental housing for individuals and families. Our development portfolio consists of new construction, property rehabilitation and historic preservation. At Anawim, we maintain a diverse portfolio of homes in order to provide our tenants comprehensive housing solutions. While a third of our housing is new construction, many of our homes are well over 100 years old. Several of these homes are found in and around the River Bend neighborhood and 6th Avenue. This area will see the most development in 2017, with the construction of Brickstones at Riverbend senior housing, and Legacy Project townhomes. Anawim employs a hard working maintenance team that continuously make beautiful improvements and renovations to our existing homes and apartment units.

1,100

NUMBER OF
ANAWIM HOUSING
HOUSEHOLDS
BY 2017

Property Management

Each year, Anawim Housing is increasing the number of units we own, as well as building new relationships with other organizations and helping them to manage their properties. Currently the staff at Anawim Housing oversees the management of 246 units for both for-profit and non-profit owners. This number has grown substantially after our newly acquired partnership with Drake University, as we were hired to manage Drake Real Estate properties, totaling 114 units.

Property management provides Anawim Housing with additional funding that helps to directly sustain our programs and family services. The road ahead is an exciting one for Anawim Housing, as we make way for many new partnerships. Over the past year, Anawim Housing has taken over management of the newly constructed Christ the King Senior Housing Phase 2, located on the south side of Des Moines.

This project is in addition to Christ the King Phase 1 which together total over 54 units under Anawim Housing management. Other properties that Anawim manages include:

- + Baker Creek Senior Living – 33-unit senior living development near Altoona in which we partnered with Baker Group;
- + The Gables – 15-unit, multi-family apartment building;
- + Allen Village - 20-unit, 3 building, brick apartment complex;
- + Temple Block – 7-unit apartment building listed on the National Register of Historic Listings for Polk County.



THE GABLES, A 15-UNIT ANAWIM HOUSING MANAGED PROPERTY

OUR PROGRAMS

Supportive Housing Programs

Anawim Housing manages over 200 permanent supportive housing units with more than 589 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 1

HOMELESS FAMILIES

- + 321 participants served in 126 units last operating year
- + 63% of those who left moved into other permanent housing
- + 90% housing stability
- + 54% income increase
- + 15% earned income increase

Shelter Plus Care 2

CHRONICALLY HOMELESS INDIVIDUALS

- + 44 participants served in 44 units last operating year
- + 50% of those who left moved into other permanent housing
- + 89% housing stability
- + 61% income increase
- + 10% earned income increase

Shelter Plus Care tenants never pay more than 30% of their income towards rent and utilities. When a tenant comes in with zero income, Anawim Housing works with the individuals to become self-sufficient and gain stability. Once tenant's income increases, they begin paying a portion of their rent which allows Anawim to serve more individual and families in a housing crisis.

Anawim began **Homeless to Housing** in 2015, housing 18 chronically homeless individuals. This program, funded through the Department of Housing and Urban Development (HUD), is to house the most vulnerable and at-risk individuals. Anawim Housing program staff will provide case management.

Tenant Based Rental Assistance is a two-year rental assistance program designed to promote self-sufficiency and stability through housing, rental assistance and case management. While the program is time limited (24 months) it is considered permanent housing. The goal is to achieve self-sufficiency within that supported period of time.

589

NUMBER OF
INDIVIDUALS
IN PERMANENT
SUPPORTIVE
HOUSING UNITS

Family Services

All tenants moving into an Anawim Housing home have access to family services. Family Services assists tenants on a needed basis with resource/referrals, rent relief, family wellness, and educational programming. Our family services department assesses tenant's strengths and needs, establishes goals with the tenant, and provides on-going oversight to the tenant as they work toward meeting their goals.

RESOURCE/REFERRAL

Each tenant is offered the opportunity to collaborate with family services staff. Through this, tenants are offered support, advocacy and resources to assist in goal realization.

RENT RELIEF

The Sister Stella Rental Relief Fund is available to our tenants in time of a life crisis that would otherwise jeopardize their housing.

EDUCATIONAL WORKSHOPS

Family Services facilitates educational programs throughout the year on a variety of topics such as budgeting, home ownership, and neighborhood safety.

FAMILY WELLNESS

The Family Wellness program provides both educational and recreational opportunities for children and families to strengthen their physical and mental well-being while becoming a part of the community in which they live. Family wellness funding enables families to engage in community activities without compromising on necessities such as utility bills, childcare, or providing food for their family.



L TO R: ANAWIM HOUSING FAMILY ADVOCATE, ROSE ZIMMERLE, VISITS WITH A TENANT DURING THE HOLIDAY OPEN HOUSE; ANAWIM HOUSING TENANT HOLDS HER MOVE-IN BASKET; CHILDREN PLANT FLOWERS IN ONE OF THE ANAWIM COMMUNITY GARDENS.



WAYS
TO
GIVE

1

ANNUAL FUND

The Annual Fund provides the critical resources needed to continue to support our families, which is why 100% of the dollars raised go towards the unique programs and services Anawim provides. The Annual Fund directly impacts the families and individuals we serve.

3

W . E . F .

Women Empowering Families (W.E.F.) 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.

Women Empowering Families giving levels:

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

2

LEGACY CIRCLE

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

4

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.



FOR MORE INFORMATION ON WAYS
TO GIVE, PARTNER AND/OR GET INVOLVED
WITH ANAWIM HOUSING FOUNDATION, VISIT:
ANAWIMHOUSING.ORG/GIVE-HERE

P O R T F O L I O

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, townhomes, 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 homelessness paired with a mental illness, substance abuse or HIV. Program Staff work with these individuals to become self-sufficient and gain stability in their life.

FAMILY SERVICES

All Anawim Housing tenants 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.

CONSULTING

Anawim Housing helps clients navigate the unique financial structure of the Low Income Housing Tax Credit. Through consulting services, Anawim helps clients understand the commitment they're making to affordable housing, and sets them on the right course to 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
Coming in Spring 2017:
Legacy Project Townhomes – 5
Brickstones at Riverbend – 30
Total: 366

MANAGEMENT SERVICES ONLY

The Gables – 15
Allen Village – 20
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
Coming in 2017:
Fort Des Moines – 142
Wilkins Building – 60
Total: 448

SUPPORTIVE HOUSING UNITS UNDER MANAGEMENT

Shelter Plus Care I – 109
Shelter Plus Care II – 37
Shelter Plus Care III – 5
Shelter Plus Care IV – 7
Tenant Based Rental Assistance – 34
Homeless to Housing I – 18
Coming Soon:
Homeless to Housing II – 40
Total: 250



THE MAINE APARTMENTS



THE CREST AT BAKER CREEK



RIVERBEND DUPLEXES



PIONEER WOODS



NORTH PARK PLACE



MID-CITY DUPLEXES



KROMER FLATS



FOREST & FIELDS



13TH & FOREST



ANAWIM HOUSING



ANAWIM HOUSING



ANAWIM HOUSING

2015 Anawim Housing Inc. Financial Information

ASSETS	2015	%	2014	%
Current Assets	\$927,239	10%	\$1,489,967	13%
Long Term Receivables and Other Assets	\$2,022,380	21%	\$2,576,871	23%
Rental Properties Less Accumulated Depreciation	\$6,412,614	68%	\$7,084,229	63%
Property and Equipment Less Accumulated Depreciation	\$131,617	1%	\$151,969	1%
Total Assets	\$9,493,850		\$11,303,036	

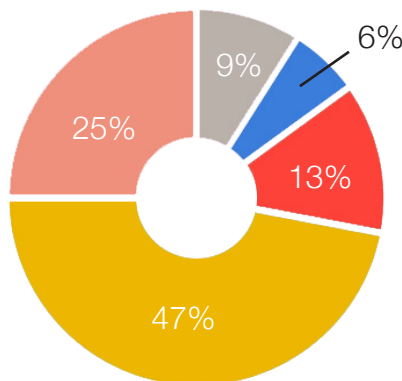
LIABILITIES	2015	%	2014	%
Current Liabilities	\$801,975	8%	\$361,943	3%
Long Term Debt	\$634,783	7%	\$1,127,577	10%
Temporarily Restricted Funds	\$63,875	1%	\$283,516	3%
Unrestricted Net Assets	\$7,993,217	84%	\$9,530,000	84%
Total Liabilities	\$9,493,850		\$11,303,036	

2015 REVENUE	\$	%
Revenues and Grants from Gov Agencies	\$1,663,966	47%
Rental Income	\$883,763	25%
Management Fees	\$459,363	13%
Donations and Grants	\$228,259	6%
Other Income	\$304,984	9%
Total Revenues	\$3,540,335	

2015 EXPENSES	\$	%
Donation to Anawim Housing Foundation	\$901,738	17%
Rental Subsidies	\$1,726,970	33%
Housing Services	\$1,924,970	36%
Fund Development	\$202,464	4%
Administration	\$339,323	6%
Housing Development	\$198,702	4%
Total Expenses	\$5,294,167	

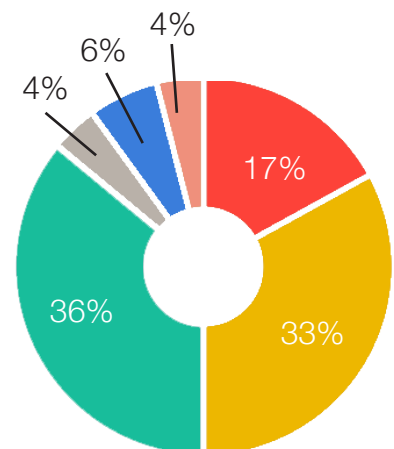
2015 REVENUES

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



2015 EXPENSES

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



2015 Anawim Housing Foundation Financial Information

ASSETS	2015	%	2014	%
Current Assets	\$3,588,989	100%	\$2,423,864	100%
Total Assets	\$3,588,989		\$2,423,864	

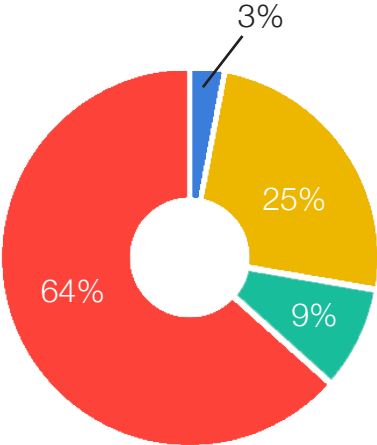
LIABILITIES	2015	%	2014	%
Current Liabilities	\$7,285	0%	\$0	0%
Temporarily Restricted Funds	\$401,841	11%	\$891,114	37%
Unrestricted Net Assets	\$3,179,863	89%	\$1,532,750	63%
Total Liabilities	\$3,588,989		\$2,423,864	

2015 REVENUE	\$	%
Annual Campaign	\$352,200	25%
Legacy Fund	\$120,000	9%
Donation from Anawim Housing	\$901,021	64%
Other Income	\$38,482	3%
Total Revenues	\$1,411,703	

2015 EXPENSES	\$	%
Donation to Anawim Housing	\$102,264	40%
Administration	\$151,599	60%
Total Expenses	\$253,863	

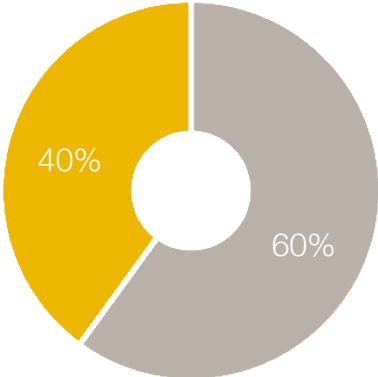
2015 REVENUES

- Annual Campaign
- Legacy Fund
- Donation from Anawim Housing
- Other Income



2015 EXPENSES

- Donation to Anawim Housing
- Administration





OUR VISION For every person to have a home that supports self-sufficiency within a safe community.

The 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

FOUNDER

\$100,000+

Community Foundation of Greater Des Moines

ARTIST

\$50,000+

John and Karin Ahrold
Fred and 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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Fred and Linda Nesbit
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\$1,000+

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IN MEMORY OF

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Sister Stella Neil
James "Dick" Sampel
Tom Vail
Jeff Zimpleman

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2015

Annual

Fund

Donor

Honor

Roll

BUILDER (\$25,000.00 +)

Community Foundation of
Greater Des Moines
McAninch Corporation
Polk County Housing Trust Fund

NEIGHBOR (\$10,000.00 +)

Easter Family Fund
Sammons Financial Group
Doty and Stan Thurston
Kathi and Larry Zimpleman

PATRON (\$5,000.00 +)

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Loree and David Miles
Kurt and Lynette Rasmussen

PARTNER (\$2,500.00 +)

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Charitable Foundation
Sue and Ed Kenny
Dr. Doug Massop and
Dr. Kate Massop
Nelson Development LLC
Chris and Linda Nelson
Bill Noth
Kate Raun
Deb Tharnish and Nick Roby
United Way of Central Iowa

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and Diane Versackas
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Mark and Rebecca Westberg
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Anonymous
Baker Electric Inc
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Jeffrey Charlson
Shannon Cofield and Kirk Irwin
Christine and Brendan Comito
Joe and Margaret Ann Comito
Patrick and Andrea Conway
Kevin and Jeanne Cunningham
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Tim and JoLynn Sitzmann
Mary Stuart and David Yepsen
Susan J. Glazer Foundation
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Diane Todd-Brown and
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Roger and Rosanne Brown
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Susan D. Wright

PROVIDER (\$1.00 +)

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Home is **everything.**

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