

# Save the Date



Anawim Housing's Women Empowering Families

## Basic Party!

May 2nd, 5-7pm | Riverwalk Hubspot  
215 Water St. Des Moines

Those who attend are asked to bring a basic essential to 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. A list of suggested donation items can be found at our website: [www.anawimhousing.com/announcements/73.org](http://www.anawimhousing.com/announcements/73.org).

Please RSVP to Tiffany at [TKing@anawimhousing.org](mailto:TKing@anawimhousing.org) or 515.809.1156



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ANAWIMHOUSING.ORG

2024 Forest Avenue, Suite 101  
Des Moines, Iowa 50311



# ANAWIM HOUSING

SPRING 2017





## Year of Celebration

RUSS FRAZIER  
PRESIDENT, ANAWIM HOUSING

1987 for me was spent watching MTV and the Ollie North Hearings and filling my car up with \$.89 gas on the way to the mall. Fortunately, others spent that year being much more productive. That was the year a group of Des Moines volunteers came together to work on an important community need - keeping families in crisis housed together. Thirty years later that vision remains the prominent focus of Anawim Housing's daily work.

As we look ahead to this year of celebration, we are so proud of the accomplishments made on behalf of those who call Anawim home.

Today, Anawim Housing's supportive housing programs are serving more families than ever before. Anawim currently has 213 households in supportive housing programs. Not only are we providing a supportive housing environment, we are also providing empowerment through our capacity building program. Last year, tenants in the permanent supportive housing programs showed an overall increase in their income by 35%.

Anawim Housing also continues to serve the community through the development of affordable housing. According to Polk County Housing Trust Fund's *Tomorrow Plan*, over 60,000 households in the Greater Des Moines area are living in "unaffordable housing" - which by definition is spending more than 30% of your gross monthly income on housing.

Over our 30 years, Anawim Housing has developed 331 affordable housing units in Des Moines with 88 of those in the last five years. By the end of 2017, we will have been a part of the development of 177 more. Anawim Housing is also looking beyond the borders of central Iowa at the affordable housing needs around the state. Through partnership efforts we hope to be a part of the housing solution for other Iowa communities as well.

Property management remains an important role for Anawim Housing as well. The launch of our Allterra Property Solutions brand has allowed us to expand this service even further. Today Anawim Housing and Allterra manage 246 units with over 235 more being added by the end of 2017.

The proud legacy we carry was started by that group of committed volunteers. We celebrate with each of you because it truly has taken the support and leadership of countless friends, staff, board members and donors over the past 30 years to achieve this great success. And we look forward to continuing our work together for many more years to come.

We look forward to seeing you at one of our many anniversary events we have upcoming in 2017.

# Anawim Moves Into a New Home

*In the heart of the neighborhoods we serve - to better meet the growing need*



NEW OFFICE LOCATION:  
1171 7TH ST. DES MOINES



MEMBERS OF THE OPERATING BOARD TOUR THE NEW OFFICE

For more than seven years, Anawim has resided in the *Sister Stella Neill building* which was built from the support of our amazing friends, founders and advocates. Built in 2010, this building became the first of many new builds along the Forest Avenue Corridor which led to a major revitalization effort of the neighborhood.

In the past seven years, Anawim has experienced growth in every way.

- Anawim has increased the number of property managers due to the increase in properties we own/manage and families we serve.
- We have experienced an increase in the number of program staff because of the increase in federal funding allowing us to serve more families and individuals who have experienced homelessness.
- We have seen an increase in the amount of property services technicians who help us maintain and keep up the building our tenants call home.

Since 2010, we have grown to the point where we have had to split our staff up, or double-up in cubicles. This positive growth has led us to the point of needing a new office space.

The new office, located at 1171 7th St - formerly known as Planned Parenthood - will allow ample space for all staff to be housed under the same roof. The property services team will finally have a workshop and storage. There will be room for tenant workshops, events, and meetings. This location is ideal for Anawim because it lies in the neighborhood where Anawim first began -

*We are right in the heart of where the majority of our tenants live,*

and we could not be happier to call 1171 7th Street the new home of Anawim Housing.

The Sister Stella Neill building will always belong to Anawim Housing. The intent is to rent out to another agency in the community whose passion lies with supporting those we serve.



## Thank you

TO OUR MANY DONORS THAT GENEROUSLY HELPED SUPPORT THE SISTER STELLA NEILL BUILDING. YOUR SUPPORT HELPED PROVIDE ANAWIM HOUSING A HOME IN WHICH WE WERE ABLE TO GO FROM SERVING 440 FAMILIES IN 2010 TO OVER 740 TODAY.

# Tykeiha's Story

SINGLE-MOTHER TYKEIHA AND HER TWO CHILDREN, CARVELL AND LANAEZHA, TURNED TO ANAWIM HOUSING FIVE YEARS AGO WHEN FINANCES WERE TIGHT. SHE HAS EXPERIENCED FIRST-HAND THE VALUE OF HARD WORK AND EDUCATION IN HER PERSONAL PATH TO SUCCESS AS A MOM, STUDENT, AND HEALTHCARE PROFESSIONAL.



**T**ykeiha grew up in Chicago, where her home life and frequent neighborhood crime made it difficult for her to ever feel truly safe. Her father was not around and her mother suffered from drug addiction, which led to Tykeiha being looked after by her grandma and aunt. When she was a little over 12 years old, she contacted her oldest sister whom was living in Des Moines and decided to move in

with her, hoping Des Moines would present a fresh start and safer home than what she had come to know.

Tykeiha eventually moved to Des Moines and when she was 16, she became pregnant with her daughter Lanezha. Shortly-there-after she moved into an apartment downtown. Unfortunately the apartment complex was plagued with frequent gang violence and crime. She felt that there had to be something better for her and her daughter but money was tight. Tykeiha, determined to not give up hope of a brighter future, enrolled at DMACC where she received her CNA certification and began working at a nursing home. In 2007 she had her son Carvell and continued to further her education at Kaplan University, where it was through her training as a Medical Assistant that Tykeiha found her passion for healthcare.

More schooling put a very tight strain on the family of three's finances. Luckily, a friend recommended Anawim Housing as a safer, more affordable housing option. A three-bedroom duplex opened up and Tykeiha was ready to apply! Her application was accepted and they were able to move into their new home in February of 2010. With the move came a renewed sense of security and pride in being able to afford her own home.

*"With Anawim, you can actually be a single parent and be able to buy your kid some shoes, or a coat. I actually have a little spare change so I can go buy him (Carvell) a coat if his zipper breaks, which just happened the other day,"*  
- Tykeiha

With a lower financial burden, both kids were able to sign up for sports programs they had been wanting to join: Lanaezha started soccer and Carvell started basketball, which keeps the family busy traveling to and from sporting events most weekends.

While in school, Tykeiha went on Section 8, which was very helpful during her 30 hours/wk unpaid clinicals. She graduated as a Medical Assistant in 2015 and began working full-time. Because of her new income, she was taken off Section 8 and began fully supporting her family on her own. Life can often be unpredictable and soon after becoming self-sufficient, she experienced a time in 2015 when she had an unexpected medical emergency that forced her to be out of work for a month. Fortunately because of Anawim Housing's Rental Relief Fund, Anawim was able to help cover Tykeiha's rent for the month.

All of her schooling and sacrifice to provide for her kids came down to just wanting to be the best mom and role model she could be. Tykeiha's own mother was never there for her, and gave up parenting rights at an early age. "I just want them to have better than what I had," Tykeiha said through teary eyes. She is currently finishing up her degree in Healthcare Administration and plans to go for her Masters once graduated. Always moving forward, never looking back - Tykeiha continues to inspire with her goal-driven personality and strength.



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|--|--|
| Kristi Baker, <i>Bookkeeper</i>                        | Dan McBee, <i>Program Manager</i>                            |
| Carlos Berdellans, <i>Property Services Technician</i> | Cassandra Mitchell, <i>Customer Support/Data Entry</i>       |
| Yvonne Campbell, <i>Program Manager</i>                | Monica Muhammad, <i>Director of Property Management</i>      |
| Arwen Chaplin, <i>Housing Manager</i>                  | Stacie O'Connor, <i>Supportive Services Manager</i>          |
| Lisa Darnell, <i>Housing Manager</i>                   | Holly Olson, <i>Vice President of Finance and Accounting</i> |
| Tim Davis, <i>Director of Property Services</i>        | Dustin Parry, <i>Director of Accounting</i>                  |
| Mark Floyd, <i>Groundskeeper</i>                       | Stanley Reliford, <i>Property Services Technician</i>        |
| Russ Frazier, <i>President</i>                         | Kate Rolles, <i>Marketing/Communications Manager</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>                   |
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| Lael Kampalla, <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>                        |
| Carla Lally, <i>Housing Manager</i>                    | Scott Williams, <i>Program Manager</i>                       |
| Cynthia Latcham, <i>Senior Program Manager</i>         | Shelly Williams, <i>Housing Manager</i>                      |
| Kristen Marberry, <i>Housing Manager</i>               | Carla Woods, <i>Program Manager</i>                          |

# Legacy Park



On February 14th, Anawim Housing closed on our Legacy Park project -

**A project that will allow us to provide major exterior and interior renovations to 137 Anawim Housing units.**

Back in fall of 2015, we recognized that we had a number of properties that were no longer under the initial 15 year compliance period under the Low-Income Housing Tax Credit requirements, and that many of these units had improvement needs that would require a significant level of capital injection. We identified **137 units** spread throughout 52 buildings covering 41 parcels which ranged in building type from single family homes to 18 unit apartment buildings. Some of the Anawim units included are: The Maine, 13th and Forest,

Kromer, North Park, and Transformation Center. Through re-syndication and recapturing of equity that we had built up over a period of 20 years, we are poised to invest \$33,000 of improvements into each unit. This totals out to be an **\$11.6 million project** that we are aiming to have completed by spring of 2018. Renovations will include new paint, carpeting, windows, kitchen cabinetry, updated bathrooms, furnaces, air conditioners, and appliances. In addition, seven of the 137 units will be made ADA compliant to better serve our disabled residents. Remaining funds will be used to correct foundation settlement issues, add new siding and roofs, and provide exterior landscaping upgrades.

Through the Legacy Park project, we look forward to the beautification of these units and the neighborhood so many of our residents call home. •



## Overcoming Adversity

*“Amie has persevered through very difficult times and throughout has been a role model and loving mother for Kalina. She has steadily faced adversity and remained responsible to following program rules and her employer. Amie has gained confidence and self-esteem as evidenced by her continued employment and ongoing self sufficiency.”*  
- Cynthia Latcham, *Anawim Senior Program Manager.*

Amie entered Anawim Housing’s Permanent Supportive Housing Program in 2011 with her then nine-month old daughter, Kalina. She had primarily been staying in her car for shelter over the past seven months.

After a few years of being housed, Amie began to seek employment. She agreed to participate in a job training program. She worked very hard during this program and impressed her mentors. A mock interview experience led her to employment through Wells Fargo in December 2014. Amie’s income quickly increased and she experienced the loss of her food supplement and then the loss of her daycare assistance. Amie was resilient and resourceful during this difficult time. She sought out help and followed the suggestions given to her. There was a point when Amie did

consider quitting her job, but she continued to push through and work with Program Staff at Anawim to remain stable in both her employment and housing. Amie’s leadership skills and hard work soon led to a promotion at Wells Fargo.

On November 16th, 2016 - The Opening Doors Ceremony awarded Amie with the Family Award. Opening Doors is an annual celebration held in Des Moines honoring the accomplishments of formerly homeless people who have struggled to find stability and have worked hard to give back to their community. Amie was nominated by Anawim Housing Senior Program Manager Cynthia Latcham. We congratulate Amie on her amazing demonstration of perseverance, strength and courage. •



AMIE RECIPIENT OF THE FAMILY AWARD AT THE 2016 OPENING DOORS CEREMONY



Mark your calendar for Anawim Housing’s

**Spring Trolley Tour  
Tuesday, May 9th | 11:30 - 1PM**

Join us as we take a unique 30th Anniversary tour of our homes around the community, providing a personal look at how Anawim is creating safe and affordable places for families to call home. Lunch will be provided. Tour will include a walk through of Anawim’s new office!

Reserve your seat on the trolley today! Contact Kate Rolles at [krolles@anawimhousing.org](mailto:krolles@anawimhousing.org) or 515.809-1157



## Legacy Project Update

Construction is well underway at the Legacy Project townhomes, located along 6th Avenue. The five townhomes are unique in the fact that they are our first privately funded properties and will provide us the opportunity to house families that make 61% of the Area Median Income. Community support for the Legacy Project has been provided by: Community Foundation of Greater Des Moines, Prairie Meadows, Wells Fargo, and individual private donors. Construction is on schedule to be completed by fall of 2017.

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