

ANAWIM HOUSING FOUNDATION



ANAWIMHOUSING.ORG

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04.23

GROUNDBREAKING THIS THURSDAY

Join us as Anawim Housing breaks ground on our newest project on 6th Avenue on Thursday, April 23 at 1521 6th Avenue from 11:30 AM to 12:30 PM.

Sign up!

SIGN-UP FOR OUR E-NEWSLETTER

Sign up for the Anawim Housing Foundation's New Monthly E-Newsletter! Stay up to date with Anawim Housing and the Anawim Housing Foundation. Be the first to know about exciting projects, events and news; and follow the work Anawim Housing does for over 630 families in the Des Moines community. You can sign up on our website at www.anawim-housing.org/newsletter-sign-up.

May Tours

MAY HOME TOUR - MAY 13

Interested in joining us for our one of our annual home tours? We have one scheduled for May 13 and would love for you to join us! Email mkipp@anawimhousing.org or call 515.809.1157 to reserve your spot.

05.15 WEF

WOMEN EMPOWERING FAMILIES SPRING GATHERING - MAY 15

To all of our Women Empowering Family members and those interested in joining - Join us for a lovely morning and private Women Empowering Home Tour. We will have breakfast and coffee provided by La Mie, and a private bus tour just for our WEF group. Don't miss this exciting opportunity! To rsvp or to receive more information, email mkipp@anawimhousing.org or call 515.809.1157.

Birdies!

BIRDIES FOR CHARITY

Each year, Anawim Housing participates in the Principal Charity Classic's Birdies for Charity program. This year is even bigger and better! Sammons Financial group has agreed to match 10% of up to \$100,000 raised by each charity. Help us reach this goal - every bit helps and 100% of your annual donations go towards the programs and services Anawim Housing provides. You can donate online through the Principal Charity Classic's Birdies for Charity webpage: www.principalcharityclassic.com/birdies-for-charity.php

MARK YOUR CALENDARS

RUSS FRAZIER
PRESIDENT, ANAWIM HOUSING

NEW LOOK. SAME MISSION.

ANAWIM HOUSING OFFERS A DIVERSE SET OF PROGRAMS AND SERVICES TO A WIDE RANGING POPULATION THROUGHOUT GREATER DES MOINES. SO WHEN IT COMES TO CHOOSING A BRAND IDENTITY, THAT FULLY CAPTURES THE LOOK AND FEEL OF ALL THAT WE DO, WE HAD OUR WORK CUT OUT FOR US. WITH THE PROFESSIONAL HELP OF HAPPY MEDIUM AND THE INTERNAL LEADERSHIP OF OUR ADVANCEMENT TEAM, ANAWIM HOUSING TOOK ON THE REBRANDING TASK IN HOPES OF BETTER TELLING OUR STORY THROUGH OUR GRAPHIC IMAGE.

IN MARCH WE FINALIZED AND FORMALLY INTRODUCED THE NEW LOOK OF ANAWIM HOUSING AND THE RESULTS HAVE BEEN GREAT. FROM THE REPETITIVE ROOFLINE THAT REPRESENTS OUR MANY HOUSING UNITS THROUGHOUT THE COMMUNITY TO THE “LIGHTS ON” WINDOWS THAT REFLECT A WARM IMAGE OF HOME, OUR NEW LOGO OFFERS THE SENSE OF PROGRESSIVE GROWTH AND COMPASSIONATE SERVICE THAT IS TRULY AT THE HEART OF ANAWIM HOUSING’S MISSION.

COMBINE THE NEW ANAWIM HOUSING LOGO WITH THE COMPLIMENTARY LOGO FOR THE ANAWIM HOUSING FOUNDATION AND WE HAVE SUCCESSFULLY TIED TOGETHER OUR PAST WITH OUR PRESENT AND FUTURE. WE ARE VERY EXCITED ABOUT OUR NEW LOOK AND BELIEVE THIS WILL CONTINUE TO SOLIDIFY ANAWIM HOUSING AS THE COMMUNITY LEADER IN AFFORDABLE HOUSING DEVELOPMENT, MANAGEMENT AND PROGRAM DELIVERY.



What does home
mean to you?
- COMMUNITY

Curtis' Story

Curtis was a tenant of Anawim Housing's Pioneer Woods community for 7 years. Curtis is a retired electrician and Air Force Veteran. Just in time for the holidays, Curtis was able to become a homeowner through Greater Des Moines Habitat for Humanity.

Curtis grew up in Detroit, but due to crime and violence decided it was time to leave. Two people were shot by the side of his house one night in Detroit, and that was his breaking point. In November of 2005, Curtis took a bus to Des Moines, with nothing but a suitcase and his electrician tools. He left his truck behind, and a house full of furniture. When Curtis got to Des Moines, he had no plan, beyond leaving Detroit and building a life in Iowa. He arrived in Des Moines two days before Thanksgiving. He was able to find open shelters for a few days, until he got in contact with Veterans Affairs, where he received housing assistance for homeless Veterans. Curtis was able to find work in Des Moines and was able to financially support himself.

A year later, when Curtis had housing stability, he went back to Detroit to get his daughter and bring her back to Des Moines. Curtis is an amazing and supportive father, continuing to care for his special needs daughter, Tasha. In 2007, Curtis was looking for a larger place

for him and his daughter, and that is when Primary Health Care recommended Anawim Housing.

"The back yard is what sold me at Pioneer Woods, I loved it." Curtis took a bus out to Pioneer Woods on Des Moines' Southeast side. When he turned the corner to look at his potential home for the first time, he was sold immediately – the beautiful quiet neighborhood with planted flowers and a playground on site.

"Anawim Housing has been very good to me. If I'm paying money to an organization or business, I want professionalism and quality service, and that's what I got from Anawim Housing. The maintenance work force was always friendly and came when I called, and my property manager has been an exceptional housing manager throughout the years."

Curtis and Tasha are now homeowners in Des Moines' Easter Lake neighborhood. They are very excited to lay down roots on the South-east side. "I have a peace of mind in Des Moines," says Curtis,

*"Where I'm at in my
life, I'm really happy."*

ANAWIM HOUSING CAN MEAN SO MUCH TO SO MANY, FOR SOME, IT IS A PERMANENT SOLUTION TO LIVE AFFORDABLY AND RAISE THEIR FAMILY, AND FOR SOME IT IS A STEPPING STONE IN WHICH TO GAIN STABILITY AND MOVE ON TO MARKET RATE HOUSING OR HOMEOWNERSHIP.

BREAKING GROUND: SIXTH AVENUE

!

JOIN US
GROUND BREAKING
1521 6TH AVENUE
APRIL 23, 2015
11:30 AM - 12:30 PM

ANAWIM HOUSING

is excited to announce our new Legacy Project on 6th Avenue.

We will be breaking ground this **Thursday, April 23.**

The Legacy Project is located at 1511-1521 6th Avenue. Currently at this site sits an uninhabitable home that needs to be torn down, and an empty lot. In its place will be six, three-bedroom townhomes. Anawim Housing has had our sights set on the 6th avenue corridor for quite some time. The goal of revitalizing that area came way before this week's groundbreaking – some of the first homes Anawim Housing purchased and remodeled were duplexes and historic apartment buildings on 6th Avenue over 20 years ago. We intend to continue our revitalization efforts on 6th avenue – and carry on our commitment to improve the look and quality of the neighborhood.

The townhomes will provide a mix of five market rate units and one affordable unit at 30% of the area median income (AMI). We intend to make the market rate units at a reasonable rent, so they are no higher than that of our typical affordable housing units at 60% AMI. These homes will be affordable, quality homes near commerce, bus routes and in close proximity to Downtown Des Moines.

Our goal is to impact the neighborhood and spark interest in more development, city infill and renovations by beginning with this Legacy Project. The townhomes will also serve a need in the community. It will add a diverse housing stock in the neighborhood, which is much desired for those looking for safe, affordable and quality housing near downtown Des Moines.

This Legacy Project will be privately funded through new and existing Legacy Campaign funds and other sources. The Legacy Project was unveiled at our Spring Legacy Event, showing our current and prospective Legacy donors what they are/could be supporting. If you are interested in financially supporting the Legacy Project, please contact Tiffany King, Director of Advancement at tking@anawimhousing.org or 515.809.1156.

We hope you are as excited as we are for the positive changes that are happening on 6th Avenue. Stay tuned for updates on our Legacy Project by signing up for our e-newsletter at www.anawimhousing.org/newsletter-sign-up.





Russ Frazier, Anawim Housing President and Sue Kenny, Chair of Anawim Housing Foundation Board

ASPIRATIONS: ANAWIN HOUSING FOUNDATION

The Anawim Housing Foundation has an exciting year ahead of them. They will continue raising funds for both the ongoing needs of Anawim Housing's programs and services, as well as long term needs for both our properties and people.

As of January 2015, all donations to Anawim Housing are now donated through the Anawim Housing Foundation. The Anawim Housing Foundation is led by a committed board of directors who are dedicated to managing the donations entrusted to the foundation—guaranteeing that 100% of annual fund donor dollars go to the programs and services Anawim Housing provides, directly impacting the families, individuals and children Anawim Housing serves.



MEET THE AMAZING STAFF WHO RUN ANAWIM HOUSING'S PROGRAMS

STAFF HIGHLIGHT

Most know that Anawim Housing is an affordable housing provider, but did you know that we also manage programs for the City of Des Moines that help individuals and families in a housing crisis in the Des Moines community?

Anawim Housing currently manages eight homeless programs for the city of Des Moines, totaling over 200 scattered site units of families and individuals that would otherwise be in a shelter or in some other housing crisis. Tenants in these programs get to choose what area of Des Moines they would like to live. Program managers find a home for them that fit their needs, and Anawim rents the unit - becoming responsible for both the tenant and the home they are living in. Participants in these programs are referred to Anawim through their case managers.

Coming this summer, Anawim will be taking on its ninth program. This ninth program will add 18 house-

holds, and will focus on housing the individuals that have been chronically homeless for an extended period of time.

We manage several programs that focus on both families and individuals in a housing crisis. Over 46% of the individuals in our programs are children.

The Anawim Housing Staff that run our programs are Bill Swanson, VP of Operations, Cynthia Latcham, Senior Program Manager, and Kara Wilcoxon, Program Manager. Through one-on-one job training, resume building, frequent in-home visits, and collaboration with case managers, these staff members work with each family or individual and help them on the hard road from homelessness to stability. The goal of all of the supportive housing programs Anawim manages is to help them “graduate” on to a higher payment of rent and self-reliance.



ANAWIM HOUSING STAFF

- Kristi Baker, *Bookkeeper*
- Carlos Berdellans, *Property Services Technician*
- Arwen Chaplin, *Housing Manager*
- Tim Davis, *Director of Property Services*
- Butch Dennis, *Property Services Technician*
- Russ Frazier, *President*
- Nick Goede, *Director of Property Development*
- Chantell Harris, *Housing Manager*
- Robert Hawthorne, *Groundskeeper*
- Tiffany King, *Director of Advancement*
- Molli Kipp, *Marketing & Communications Manager*
- Cynthia Latcham, *Senior Program Manager*
- Kristen Marberry, *Housing Manager*
- Monica Muhammad, *Director of Property Management*
- Leslie Onthank, *Office Manager*
- Tiffany Ruch, *Director of Accounting*
- Miguel Segovia, *Property Services Technician*
- Roxana Sixtos, *Housing Manager*
- Sindy Sixtos, *Property Management Assistant/ Receptionist*
- Jacqueline Spencer, *Family Advocate*
- Bill Swanson, *Vice President of Operations*
- Francisca Tejada, *Property Services Assistant*
- Toni Thompson, *Groundskeeper*
- Bobby Tracy, *Property Services Technician*
- Erin Valerio-Garsow, *Supportive Services Manager*
- Ken Veith, *Property Services Technician*
- Kara Wilcoxon, *Program Manager*
- Rose Zimmerle, *Family Advocate*



2015 ANAWIM HOUSING OPERATING BOARD OF DIRECTORS

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WHERE DO YOUR DONATIONS GO?

Annual Fund – 100% of your annual fund donations go to the programs and services that Anawim Housing provides to tenant families and individuals.

Legacy Fund – Housing Sustainability and Family Stability through: a maintenance reserve fund, a development fund, rental relief and family advocacy.

Women Empowering Families – If you are a WEF member, your donations go to the annual fund, directly impacting the immediate needs of the programs and services Anawim Housing provides.