Embracing the change.

Staying the course.
She is intelligent, per Severant, compassionate. She’s an instigator, a motivator, an inspiration, a visionary. She’s strong, she’s independent and yes, some have described her as stubborn. But she’s so much more than that. Virtually every positive adverb or adjective found in Roger’s Thesaurus could apply in some way to Sister Stella Neill, R.S.M. We like to focus on her role at Anawim Housing:

Creator. Founder. Leader.

It was Sister Stella who some 23 years ago brought a group of Des Moines residents together with the idea of providing affordable housing for low-income families. It was her contention then, as it has remained throughout our history, that safe, affordable housing gives low-income families a chance to stabilize, to grow, to become successful.

Her theory has proved correct hundreds, nay thousands, of times over the years. And it is because of her devotion to that goal that we dedicate the Anawim Housing 2009 Annual Report.

Sister Stella retired at the end of March 2010. Since buying a duplex on Twelfth Street—our very first rental home, Sister Stella increased our housing stock to 220. That provided so many families the opportunity to get their feet on the ground, to get settled, to find a solid foundation so they could become economically more independent.

Many of those people have lived with us for years and years, others have moved from renting affordable housing to the ultimate American dream—home ownership. They are not likely to have made that step without the assistance Anawim Housing afforded them.

Those who have been helped by Anawim join us in offering our thanks to Sister Stella. Without her, we would not be what we are today.

Loree Miles
CHAIRPERSON OF THE BOARD OF DIRECTORS

Russ Frazier
PRESIDENT
BACK IN THE 1980S, I was managing a branch bank in the Drake University area when a man and a woman came in looking for a loan.

“We want the bank to loan us money so we can fix up more houses” in the Enterprise Neighborhood, the woman said.

The neighborhood’s reputation was less than stellar. Some would say it was scary, a place where crimes of varying degrees of seriousness were an every-day occurrence. It was not a place where banks were investing a lot of money.

I thought to myself, “These people have to be crazy. This is not how banks loan money.”

Nevertheless, I was intrigued. I told the twosome that the bank wouldn’t be able to provide them with a loan, but maybe I could help.

That was my introduction to Anawim Housing, the first time I had heard of this small group of people, led by a Roman Catholic nun, who felt by buying and renovating homes in the near-north side they could change the complexion of the whole neighborhood as they provided stable housing that kept families together.

I don’t have to tell you about the changes to the neighborhood Anawim Housing has made in the last two decades. Nor do I have to remind you of the passion to provide affordable housing that drove Sister Stella Neill, its executive director from Day One until the end of March. I am so pleased, so honored, to having had the opportunity to be a small part of that as a member of the Anawim Housing board of directors since that time.

There wasn’t much structure to the board or its agenda back in those early days. Mostly it was five or six of us who sat around a table and listened to the dreams of Sister Stella. Like the boards of many non-profits, we were a group of do-gooders with no cash.

But slowly, ever so slowly, we have grown. Initially we had planned to acquire all of the homes on Twelfth Street between University and Forest avenues, renovate them and make a dramatic statement on how we could improve the neighborhood. But some of the homes did not become available while others in the area did. So we altered our skimpy business plan, buying elsewhere in the neighborhood, then renovating the structures and renting them to families in need.

Our first big acquisition was an apartment building at the corner of Twelfth Street and Forest Avenue. A consortium of five local banks, including the one where I was a branch manager, came up with $500,000 to help us with the renovation. Since that time we have grown to the point where we now have 220 rental units that provide the stabilized housing so important to the success of any family.

City and county housing officials learned quickly that Sister Stella and this small group of local volunteers were credible, good people with whom they could do business. They learned we could perform, that we could offer a full housing continuum, taking in the working poor, some of them homeless, and watching them grow to home ownership.

For more than 22 years Anawim Housing has taken the opportunity to make changes in the lives of thousands of local residents by providing stable housing. But there is so much more work to do.

The stage is set for bigger and better things. Our new president, Russ Frazier, brings a new set of skills and ideas that can carry Sister Stella’s creation—and Anawim Housing is definitely her creation!—to the next level. You can read about some of his ideas in his message that follows.

My challenge to the board of directors when Sister Stella announced her retirement was to embrace the change but stay the course. We are what we are true to our mission. We continue to not just survive but thrive as other organizations struggle to find the money to serve their mission. We are fortunate, through hard work, to meet the needs of so many families who without us would lose hope as they lose their homes during these rocky economic times.

We are not without challenges.

■ We have a lot of aging housing. Some of our homes were purchased and renovated 20 years ago. They need to be rehabilitated again. In some cases we are talking about replacing entire heating systems.

■ While the last year was our best-ever for fund raising, fund development is a huge issue. Many who have been among our best donors over the years are tightening their purse strings. Will those who have always been good to us provide the same level of support as they deal with the consequences of an economy that only now seems to be on the rebound?

■ Our expenses continue to climb. For instance, the cost of the health insurance we provide our employees has risen as it has for just about everyone else.

■ We need to serve more families, and we need to do it faster. We need additional housing stock so that those who are seeking the stable housing that keeps families together can find it when they need it. I am confident that Anawim Housing will meet these challenges with the same success that we have shown for more than 22 years. We’ll embrace the opportunities that will come our way as well as those changes that we will initiate. It is an exciting time for all of us, and a very good time for those we work with on a daily basis to serve.

Loree Miles
Chairperson of the Board of Directors
It was sad to see Sister Stella retire from Anawim Housing at the end of March. At the same time, any time there is change there is opportunity. In the month we had together, she shared many of her ideas for the future, I shared mine, and we agreed that now—with a change in leadership—there is a great opportunity for Anawim Housing to stretch a bit further in our role as the premier provider of affordable housing in Central Iowa.

For instance, the majority of our affordable housing is in the Enterprise Neighborhood north of downtown Des Moines. Though there are still opportunities in the core of Des Moines, there are also opportunities for us in other communities and neighborhoods throughout central Iowa, places where Anawim’s affordable housing would be a welcome addition.

As we dig our way out of the recent recession, it has become very obvious to us that there are people in the neighboring communities—not just those living in Des Moines—who are in need of affordable housing. That affordable housing need not come with a stigma. We look on it not as housing but a home. It is an opportunity for families to stabilize, establish roots and become successful. It is an opportunity that brings change for so many, regardless of what ZIP Code they live in. It is our hope that we can offer this chance to make a home to even more as we move forward.

The collapse of the housing market, which triggered the recession, raised the awareness of the vulnerability everyone has of being in a situation where their housing is threatened. It is that vulnerability we fight against as we work toward sustainability, as we ensure that our homes and our properties are well cared for far into the future so we can continue to do the things we are meant to do.

As the president of Anawim Housing, I see my main function is to take my two eyes and to focus on two things—the mission and the bottom line. Sometimes they are far apart; sometimes they align quite well. But if we don’t have a solid financial foundation, we cannot pursue the opportunities that lie before us.

That brings me to another opportunity. I would like to see us establish a foundation that could help us build and maintain the sustainability we need to fulfill our mission. The foundation would establish a mechanism to encourage estate and life gifts to ensure a strong future for Anawim Housing.

Still another opportunity is to increase our housing stock from the present number of 220 units. We rarely have more than a few openings. We can use more to meet the demands of the varying types of households who come to us in search of housing. Sometimes an efficiency apartment is adequate; sometimes the family needs a four-bedroom home.

I am also looking forward to increasing the level of public awareness of what Anawim does in the community. I want people to know Anawim. I want them to say, “Anawim. That’s housing. That’s home.”

Certainly our public visibility became more evident last September when we paired with Hubbell Realty Company and volunteers from 100 local-area companies and countless construction workers to build nine homes for nine families in nine days at Twenty-first Street and Forest Avenue.

We recently moved into new offices next to the nine rowhomes for our nine families in nine days project. It signals a new beginning for us, an opportunity to move closer to many of our Anawim properties. As well as office space for our staff, there will be six apartments in the building that we will be able to rent to people in need.

The new offices and the “Nine Houses in Nine Days” project have been made possible by the very successful capital campaign of a couple of years ago. That was our first campaign, and its success illustrated that people of the community are aware of our fine work and trust us to do what is best for those who are most in need. Because of the generosity of those in the community, we will occupy the building with offices and six apartments virtually debt free.

Coming to Anawim has been a return home for me. After I graduated from East High School, I went to Sioux City to study at Morningside College. I met my wife there and stayed for 20 years, co-founding and leading a chain of retail healthcare companies and serving as president for 10 years of Big Brothers, Big Sisters of Siouxland. Now that I am back home, I am honored to have the opportunity to serve as the president of Anawim Housing.

Yes, there will be change. Consider it our opportunity to serve even more.
THE PEOPLE WHO HAVE BEEN HELPED BY THE AFFORDABLE HOUSING PROVIDED BY ANAWIM HOUSING NUMBER IN THE THOUSANDS.

They include mothers and fathers, sons and daughters, young and old. The goal in every case has been to provide a place for families, most of them in financial disarray, to get their financial house in order as they pay an affordable rent. That allows them to find stability, to pay off bills, to find a better life for all.

On the following pages you will meet some of those people, all of whom are present or former tenants. They are an interesting group, a group representative of the Anawim Housing population today.

One family is headed by a young mother who has purchased her own home to raise her children. Without her time at Anawim, it is not likely that she would have reached her goal of home ownership.

Another couple moved from squalid conditions into the new Anawim units that were part of the “Nine Houses in Nine Days” build completed last September. Their joy at the modern facility is evident. The photos on these pages show the project under construction and at the dedication.

Still another young mother is living in a two-bedroom apartment that became available as part of the Rapid Rehousing program Anawim Housing implemented last fall. Instead of being in a shelter, she has privacy.

Finally, Shelter Care Plus helps individuals with mental illness, HIV or AIDS or chronic substance abuse. You will meet a mother who has worked her way through drug abuse and into this Anawim Housing spot on the south side.
JASON AND SHAWNA BROWN AND TWO KIDS

were living in what Shawna calls a “tiny, two-bedroom, mouse-infested apartment with no air-conditioning” in Altoona when a woman who attends the same church they do related how she was moving from a shelter to a house owned by Anawim Housing.

“Funny thing is,” says Shawna Brown, “I’d heard of Anawim, but I didn’t know if we qualified or would be accepted” to rent one of the Anawim units. “I looked it up online and saw they had a two-bedroom with a basement for $535 a month. I figured it would be hard, but we could struggle a little bit” to make monthly payments.

That’s when Shannon Boley, 18, Shawna’s daughter, said, “We really need a three-bedroom place.”

The Browns figured that was beyond their budget.

“I just kept praying,” says Shawna Brown, 41. “When they called and said we’d been accepted, I just sat down and cried. God can do anything.” Jason Brown, 36, who is attending Bible College and Seminary in Des Moines, says he and his wife, their daughter Liberty, 5, Shannon, and Jason’s son Quinton, 8, who lives with them part of the time, were living on donations from food pantries prior to their move to the new home in September.

They were skimping on food to make sure they had enough money to take care of any unforeseen expenses when they moved into the new place. And when they did, they found the pantry packed with food.

“This was more than a blessing,” says Shawna Brown. “It was a miracle.”

West Des Moines in pursuit of his bachelor’s degree in Christian education, says he and his wife, their daughter Liberty, S. Shannon, and Jason’s son Quinton, B. who lives with them part of the time, were living on donations from food pantries prior to their move to the new home in September.

They were skimping on food to make sure they had enough money to take care of any unforeseen expenses when they moved into the new place. And when they did, they found the pantry packed with food.

“This was more than a blessing,” says Shawna Brown. “It was a miracle.”

The Browns

“This was more than a blessing, it was a miracle.”

TO SAY TINA BUCK HAS HAD A TOUGH LIFE

would be an understatement. Consider this:

- She dropped out of Lincoln High School in her sophomore year. Pregnant.
- A cigarette smoker from the age of 13, she started smoking marijuana at 16. At 19, her drug of choice became methamphetamine. “I was an extreme meth user for many years,” she says. “I was a speed freak.”
- She had what she calls an abusive relationship with a man who has since been convicted of beating another woman to death. He’s in prison.
- In her mid-20s, she gave up custody of her daughter, Ahney, now 23, to the girl’s father.
- She beat her drug habit for a seven-year period, “then I stepped off the wagon,” she says.
- She has chronic obstructive pulmonary disease (COPD), a serious lung problem, as a result of her cigarette, marijuana and methamphetamine habits.
- The Department of Human Services took her second daughter, Shelby, 11, from the home and put her in foster care for six months. And that’s when things started to turn around for Tina Buck.
- “I went through (drug) treatment so I could keep her, I’ve been clean for three years, since July 13, 2007,” says Buck, 40.
- It hasn’t been all peaches and cream since then.

Housing was a problem: she lived in an apartment house for a while and a mobile home court, too. After she and a long-time boyfriend split up, “I had no place to go,” so she and Shelby called Buck’s car home. Then they found a spot at New Directions Shelter.

“I did well there,” she says. And it got better.

Two years ago Tina Buck came to Anawim Housing in Altoona when a woman who attends the same church they do related how she was moving from a shelter to a house owned by Anawim Housing.

“Funny thing is,” says Shawna Brown, “I’d heard of Anawim, but I didn’t know if we qualified or would be accepted” to rent one of the Anawim units. “I looked it up online and saw they had a two-bedroom with a basement for $535 a month. I figured it would be hard, but we could struggle a little bit” to make monthly payments.

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Jason Brown, 36, who is attending Bible College and Seminary in Des Moines.

“The people at Anawim are awesome. I couldn’t ask for a better program.”

“I did well there,” she says. And it got better.

Two years ago Tina Buck came to Anawim Housing and was accepted into the Shelter Plus Care program. Shelter Plus Care provides rental subsidies, supportive assistance and coordination with social services for homeless families and individuals with mental illness, HIV or AIDS or—in Buck’s case—chronic substance abuse. For $206 a month, she and Shelby live in a recently renovated two-bedroom home in southeast Des Moines.

“The people at Anawim are awesome,” she says. “I couldn’t ask for a better program. They’ve been so good to me, so understanding.”

She works part-time as a parent partner with Visiting Nurse Services. Her role is to help families who are likely to lose their children for many of the same reasons Shelby was removed from her home.

Tina Buck knows first-hand what those families are going through.

“I wasted a lot of years,” she says, “but I’ve learned a lot. Things are falling into place for me. I’ve done a lot of bad things in my life, but things are good now. God is in my life.”
Daniell Jones

A GARDEN-LEVEL APARTMENT

Just off University Avenue on Des Moines’ west side is alive with energy. It’s the home of two lively little blonds, Mylah, who will be 4 in August, her 3-year old brother, Milo, and their mother, Daniell Jones. The two-bedroom place is the fourth spot they’ve called home in recent months. “I was going through a really difficult time with the kids’ dad and his brother,” says Daniell Jones. “It was physical abuse.”

The apartment is part of the Rapid Rehousing program Anawim Housing implemented last October. It’s a transitional housing program for homeless people or people like Jones who are living in shelters. It is funded by federal stimulus money and rent payments, if any, are determined on a case-by-case basis by social workers who work with the Rapid Rehousing tenants on budgets.

Jones is among those who paid no rent during her early months at the apartment she and her children call home. That’s helpful for a woman who has been putting together Subway sandwiches for six years, but whose work week tops out at 36 hours, too few to gain benefits, especially health insurance for her, Mylah and Milo.

While she’s working, her offspring go to the Clive Children’s Center. “It’s awesome,” says Jones. “My kids have learned so much there.” She feels just as strongly about the Rapid Rehousing program.

“Everything is better now since I moved here to Des Moines.”

“I paid off my debts and started saving.”

SHARAE BARING WAS A YOUNG, SINGLE MOTHER

When she moved into duplex on Boston Avenue half a dozen years ago, it was not a good experience, for many reasons.

A couple of years ago, now with two children, Baring learned about Anawim Housing. She made application, was accepted and moved into another duplex on Eleventh Street.

“Anawim Housing provided stability for me and my children,” says Baring. “It’s a very good program. It’s very good at helping people based on needs: I never had any problems, but they were always available to help if you had needs.”

Living in Anawim Housing, where she paid $586 a month rent, helped Baring, 27, prepare for her next housing move. In late May, now with three children, she moved into a house on Carpenter Avenue built by Greater Des Moines Habitat for Humanity. “Living in Anawim Housing prepared me for the reality of what I should be paying. It helped me a lot,” she says.

“I got some information and went to a meeting, but I didn’t apply” for a Habitat for Humanity home, she says. “I didn’t think I was ready for it.”

But she was interested, and while living in her Anawim Housing duplex she started getting her economic house in order.

“I paid off my debts and started saving,” she says, then applied for and was accepted to enter the home ownership program at Habitat. She went through all the Habitat requirements, including working 400 hours of sweat equity and attending home ownership classes, as well as saving enough money for her down payment.

She demonstrated that she would be able to make the no-interest payments on her new home—roughly what she has been paying for her Anawim rent—for the 20-year loan.

Baring, who has worked in the call center at Planned Parenthood of the Heartland for the past three years, is a graduate of Roosevelt High School. While there, she was on the dance squad, participated in the New Horizons program that helps young people find jobs, and also was involved in Upward Bound, a program that prepares youth for college. The oldest of four children in her family, she is now attending classes at Des Moines Area Community College toward a degree in human resources.

She and her two daughters—Teara Burgs, 8, and Amirah Clarkson, born in December—and her son, Devon Baring, 5, are among the hundreds of Anawim success stories; people who found that the stable housing provided by Anawim has given them the chance to move to the next level.
## Financial Highlights

### Anawim Housing, Inc.

(Parent Company Only)

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<th>Asset Category</th>
<th>2009</th>
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<th>2008</th>
<th>%</th>
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<td>Total Assets</td>
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### 2009 Revenues

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

### 2009 Expenditures

- Housing Services
- Administration
- Fund Development
- Rental Subsidies
- Housing Development

### 2009 Contributions

Anawim Housing gratefully acknowledges the following individuals, businesses and foundations for their financial contributions received between January 1 and December 31, 2009. Such contributions allow us to do our work of serving the low-income residents of the Des Moines area.

- Builder ($25,000.00+)
  - McCauley Ministry Fund
  - Mary and R.W. Nelson
  - Polk County Housing Trust Fund
- Neighbor ($30,000.00+)
  - Prairie Meadows Racetrack And Casino
  - Kurt and Lynnette Rasmussen
  - Dotty and Stan Thurston
- Patron ($5,000.00+)
  - John and Karin Ahord
  - Craig and Sue Damos
  - William and Kathleen Lills
  - Lorne and David Miles
  - Sandra Rasmussen
  - Rolland Riley and Carol Hibbs
- Partner ($25,000.00+)
  - Anonymous
  - Patrick and Andrea Conway
  - Des Moines Area Association of Realtors Foundation
  - Celotta and Michael Kent
  - Thomas and Cella Mahoney
  - Bill and Sue Noth
  - Our Lady’s Immaculate Heart Church
  - Nick Roby and Deborah Tharnish
  - Kathi and Larry Zimpleman
- Associate ($1,000.00+)
  - Gilbert Andreati
  - Ryan Andreati
  - James and Marisa Beal
  - Robert and Marlene Buckley
  - Daniel and Kristin Clark
  - Patty and Jim Cowie
  - Don and Marian Easter
  - Essex Meadows, Inc.
  - Mark Feldmann and Dr. Teri Wahlg
  - Mike and Lisa Fraizer
  - William Goodman
  - Richard Grangaard
  - John and Jane Hallman
  - Tom and Ruth Harkins
  - O. Elizabeth Ibsen
- ITA Group, Inc.
  - Ron and Caroline Keller
  - Kimberly Development
  - William and Gail McCabe
  - Raymond and Shirley Michel
  - Stephen and Joan Miller
  - Christopher and Linda Nelson
  - John and Ann Nesbit
  - Joel and Kathy Olah
  - Genevieve Porto
  - Patricia Shoff and Thomas Salisbery
  - Signature Real Estate Services, Inc.
  - Susan J. Glazer Foundation
  - The Graham Group, Inc
  - Kevin and Kelly Waetke
  - Mark and Jodi Wandro
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  - Tom and Charlene Ahlers
  - Susan Barnes and Joan Davis
  - Merle and Marcia Baumber
  - Maxine Burke
  - William and Barbara Clark
  - Brenda and Christine Comito
  - Joe and Margaret Ann Comito
  - Kevin and Jeanne Cunningham
  - Donald and Marilyn Duesink
  - Paul and Sandra Easter
  - Thomas and Rita Fisher
  - Thomas and Susan Fisher
  - Carol Fraizer
  - Elizabeth Goodman
  - Chuck and Janet Haas
  - Holmes, Murphy and Associates
  - Georgia Humphrey
  - Dave and Barb Hurk
  - Iowa State Council (Kings of Columbus)
  - Daniel and Mary Kelly
  - Sue and Ed Kenny
  - Robert and Loral Kirke
  - Stephen and Marcia Kirke
  - John Loughlin and Darlene Janis
  - Michelle Lohr
  - William Main and Cindy Ohmart
  - Bill and Patrice Mauer
  - Richard and Angela McBabb
  - Meredith Corporation

### 2009 Donors

- Janet Nelson
- Libby Nelson
- Jim and Jeanне O’Halloran
- Mgr. Edward Pfieffer
- Plymouth Congregational United Church of Christ
- Chuck and Sheila Rayburn
- Dennis Rhodes and Mary Kay Shanley
- Mary Riley
- Rist and Associates, Inc.
- Jim and Janene Sercone
- The Trinity Foundation
- Fernando and Paulette Valdez
- Stan and Virginia VerPloeg
- Linda Vlamis
- Mary and Marie Walker
- Fred and Emily Wetz
- Mark and Rebecca Weekend
- Steven and Michele Whitty
- Wayne and Pat Woodworth
- Arboretum ($250,000+)
- James and Delores Benbow
- Quentin and Inez Boykan
- Pamela Carmichael
- Communication Data Services
- Dave and Alicia Clappooll
- Ray and Sandra Crabtree
- Electrical Engineering & Equipment Co.
- Gene and Ann Erb
- Trammi Guldenpfennig and Kenneth Haler
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- James and Amy Kern
- Reverend James Kiernan
- Knights of Columbus Council 3030
- Knights of Columbus Council 9632
- Knights of Columbus Council 7556
- Stanley and Jana Kuhn
- Mike and Jane Lamari
- Jim and Theresa Liesser
- Patty McCormick
- P.J. and Claudette McDonald
- Bob and Rita Murray
- Reverend David Polch
Nine Houses in Nine Days

7 Flats and Health Fitness
A 2 in 2 Rental Services
A+ Lawn & Landscape
Acme Tools
Advent Lighting
Air-Con Mechanical Corporation
Al Carrys Landscaping
Alba
Al’s American Scaffolding, LLC
All Iowa Vending
Allen Enterprises, Inc.
Allstar Construction Services
American Firestop Solutions, Inc.
American Security & Investigations
Aramark
Arthur J. Gallagher Risk Management Services, Inc.
Artistic Iron Works
ATEch Easy Living Store
Avis Drywall
Baldy Roofing
Baker Electric, Inc.
Baker Group
Baldwin White Architects
Bank of the West
Bankers Trust
Beiser Lumber
Bell Construction
Blown Insulation Materials & Supply, LP
Blue Sky Clearing
Blue Media Works
Bonnie’s Baricades
Boony Ong and Onn Ong
Bruegger’s Bagels
Building KiBIS Supply Company
Burdette Law Firm
Burnetti and Friends
Business Record
Busch’s Wholesale, Inc.
Capp, Krista and Steve
Capital Safety - USA
Café di scala
Cappelletti
Carlyle
Carlyle
Carmelita’s
Carson and Thomas
Casa Bella
Cathie’s Catering
Cases
Catering Services
Central Iowa</p>
Shiffler Associates Architects
Shive-Hattery, Inc.
Signs Now
SJM Construction, Inc.
Skycon Electric
Smash
Smith, Schneider, Stiles & Serangeli, PC
Smooth Surfaces
Sodero Campus Services
SoTTe
Spectrum Lighting & Interiors
(1/4-in Lamplighter)
Star Equipment, Ltd.
State Water Heaters (via Cook Plumbing)
Stelton Building Products
Steve Harvey Construction
Structural Component Systems, Inc.
Stubbers Cameron Glass
Sunstead Farms
SVP Architects, Inc.
Terracon
Texell Electric
Texas Roadhouse
The Conley Group, Inc.
The Des Moines Register (Gannett)
The Uhman Company
Thin Air/Crossroads
Trix Marketing Group
Triplet Office Essentials
Tumea & Sons
Uncle Wendell’s BBQ
UPonor
Valley Bank
Voss Concrete
Voss Distributing
Waste Management of Iowa
Wells Fargo Home Mortgage
Wix Duncan
White Cap
Wilson, Jonathan
Wolf Construction
Woody’s Smoke Shack

500 Club
Women Empowering Women
Karin Arnold
Marcia Baumhower
Andrea Conway
Elizabeth Goodman
Jane Hein
Georgia Humphrey
Mary Kelly
Sue Kenny
Cecelia Kent
Loral Kirke
Marcia Kirke
Kathleen Lillis
Celia Mahoney
Loree Miles
Janet Nelson
Mary Nelson
Sue Noth
Genevieve Porto
Lynnette Rasmussen
Mary Kay Rhoads
Mary K. Riley
Janelle Sarcone
Patricia Shoff

Dotty Thuron
Tori Wahlig, M.D.
Mary Ann Wallace
Rebecca Westberg
Kathi Zimpelman
Donation of Partnership Interest in 13th & Forest, L.P.
MADI Holdings, LLC
Donation of Member’s interest in 6th Avenue Apartments, L.P.
MADI Holdings, LLC
Donation of Partnership Interest in 6th Avenue Apartment Investors, L.P.
MADI Holdings, LLC
Memorial Gifts 2009
In Memory of
Mike Agey
Brandi Baker
Mr. Beryl J. Black
Mary Clark
Mr. Dave Cummings
Nicolas Colacino
Ray Collins
Mr. Darrell Dickinson
Sidney J. Drumheller
(Matt) Randolph Duncan
Margaret Earley
Jacqueline Erbe
Dorothy Faber
William L. Fairbank
William David Feyen
Mike Frazier
Chuck Gerdes
Jim Goodman
Kathy Grubb
Bernard Harriman
John Henneman
Robert Hicklin
James W. Hubbell, Jr.
Jamie Hurd
Denis Kelleher
Kathy King
Joan Bing Kirke
Kevin King
Joan Bing Kirke
Kathy King

OFFICERS OF THE CORPORATION
Russ Frazier
President
Dotty Thuron
Secretary/Treasurer
Mary A. Nelson
Kemins Industries

THE HOMES OF ANAWIM

Anawim Housing Owned – 52 Units
1179 Eleventh St.
1325 Twelfth St.
1310 Twelfth St.
1335 Twelfth St.
1347 Twelfth St.
1352 Twelfth St.
512 Clark St.
1345 Sixth Ave.
1309 Sixth Ave.
1433 Sixth Ave.
1455 Sixth Ave.
1343 21st St.
1345 21st St.
1337 21st St.
1359 21st St.
1361 21st St.
1363 21st St.
1365 21st St.
1367 21st St.
1369 21st St.

Anawim General Partnership-Owned Locations
168 Units
Sixth Avenue Apartment Investors LLC
16 Units
1635 Sixth Avenue
Kromer Flats LP
8 Units
1455 Sixth Avenue
1439 Sixth Avenue
North Park Place LP
12 Units
Mid-City Duplexes LP
28 Units
Thirteenth and Forest LP
21 Units
River Bend Duplexes LP
10 Units
Pioneer Woods, LLC
66 Units
Total Number of Low-Income Units
220 Units
Embracing the change.
Staying the course.

Anawim

Anawim Housing
2024 Forest Avenue • Suite 101
Des Moines, IA 50311
anawimhousing.org