



2024 Forest Avenue, Suite 101  
Des Moines, IA 50311  
www.anawimhousing.org

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# Anawim HOUSING

4th Quarter Newsletter 2010

2024 Forest Avenue, Suite 101 • Des Moines, IA 50311 • phn: 515.244.8308 • email: info@anawimhousing.org • www.anawimhousing.org

*Anawim Housing recognizes that if families can quickly access safe, affordable and permanent housing, they stand a much stronger chance of reclaiming financial and family stability.*



## DEDICATION OF SISTER STELLA NEILL BUILDING



### ANAWIM HOUSING BOARD OF DIRECTORS:

- |   |  |
|---|--|
| Loree Miles<br>Chairperson<br>Miles Properties, LLC           | Mark Main<br>W.R. Main Contractor, Inc.                              |
| Thomas J. Mahoney, Jr.<br>Vice-Chairperson<br>ITAGroup, Inc.  | Mary A. Nelson<br>Kemin Industries                                   |
| John W. Ahrold<br>Ahrold Fay Rosenberg, Inc.                  | Fred Nesbit<br>Retired, Former President<br>Fred Nesbit Distributing |
| James A. Beal<br>RSM McGladrey, Inc.                          | Kurt Rasmussen<br>The Rasmussen Group, Inc.                          |
| Patrick J. Conway<br>Retired                                  | Patricia Shoff<br>Belin McCormick                                    |
| Gene Erb<br>Journalist/Author                                 | Dotty Thurston<br>Secretary/Treasurer<br>Community Volunteer         |
| Lou Hurwitz<br>Retired, President<br>Lomar Distributing, Inc. | Rick Tollakson<br>Hubbell Realty Company                             |
| Sue Kenny<br>S.A. Kenny Interiors                             | Fernando Valdez<br>Kemin Industries                                  |
| Cecelia Kent<br>Community Volunteer                           | Kevin M. Waetke<br>Aviva USA   |
| William J. Lillis<br>Connolly O'Malley Lillis<br>Hansen Olson | Mark Wandro<br>Snyder & Associates, Inc.                             |
|   | Kathleen Zimpleman<br>Community Volunteer                            |

### ANAWIM HOUSING STAFF:

- |  |   |
|--|---|
| Carlos Berdellans<br>Maintenance Technician                      | Monica Muhammad<br>Senior Housing Manager                     |
| Arwen Chaplin<br>Pioneer Woods Housing<br>Manager                | Amanda Murphy<br>Shelter Plus Care Housing<br>Manager         |
| Tim Davis<br>Director of Maintenance and<br>Property Development | John Rehbein<br>Maintenance Technician                        |
| Butch Dennis<br>Maintenance Supervisor                           | Miguel Segovia<br>Maintenance Technician                      |
| Russ Frazier<br>President  | Sierra Smith<br>Receptionist/Property<br>Management Assistant |
| Chantell Harris<br>Shelter Plus Care Housing<br>Manager          | Heidi Sutherland<br>Accountant                                |
| Robert Hawthorne<br>Housekeeping                                 | Bill Swanson<br>Director of Property<br>Management            |
| Tiffany King<br>Family Advocate                                  | Francisca Tejada<br>Maintenance Assistant                     |
| Sarah Merrifield<br>Senior Administrative<br>Assistant           | Ken Veith<br>Maintenance Technician                           |
| Megan Milligan<br>Fundraising Consultant                         | Heidi Watkins<br>Director of Accounting                       |

On August 7, Anawim Housing's new office space and 6 apartment units were opened and dedicated to founding Executive Director, Sister Stella Neill. The following is an excerpt from the dedication speech delivered by Capital Campaign Co-Chair and Board Member, Dotty Thurston, "Of course – the real reason we are here is to dedicate our new building to Anawim Housing's founding Executive Director, Sr. Stella Neill. It is often said that no one person is responsible for the success.....or failure of any venture. And while that may be true – Sister Stella has certainly had a significant stake in the wonders that have become Anawim Housing.

This new office and the six homes that are connected represent all of our homes, scattered throughout this great community just as Sister Stella represents all of the individuals and families who make up Anawim Housing including the families that call our units home; the staff that tirelessly works to serve these families; and the Board of Directors that strives to support the staff, the organization, and yes, the families.

Sister Stella represents the culmination of the history that *IS* Anawim Housing. She has been the one constant through all of this. She has a glimmer in her eye for each of the families that have come through our doors and she carries stories of each of the people who have worked here or served on our board. Sister Stella and the five community members who started Anawim some 23 years ago struck a match that lit a fire that continues to burn ever so strongly today.....

..... And so Sister Stella, just as you represent all of us here today, I will speak for everyone when I thank you for creating so many homes. Homes for our tenants and also a home for the community you created in your staff and board. Anawim Housing has become a home to us all and we will continue to serve that home as our promise to you..... Just as this building represents all our buildings. Just as Sr. Stella represents all the people of Anawim. We now represent Sr. Stella.  
*\*To read the complete dedication speech, please visit our website at [www.anawimhousing.org](http://www.anawimhousing.org)*



## SHELTER PLUS CARE *Focuses On The Future*

In Anawim Housing’s Shelter Plus Care Program, “we leave the past where it is and help the tenants work on their future. Through this they reconnect with family and find the desire to work on new goals.” The foundation for this relationship between Anawim staff and Shelter Plus Care tenants empowers them to find the footing to overcome past events and create a solid future.

One of our recent tenants was living under a bridge for years, panhandling for cash. Through the support he received at Anawim he is now going to college for a degree in drug counseling and works for a respected shelter in our community. He spent time at Anawim before leasing a house independently and then this year, with his new wife, bought a home.

It would be incredible enough if that was our only story of transitioning from chronically homeless to home ownership but it’s not. Another client, who was separated from her oldest daughter because of poor choices became a Shelter Plus Care tenant, received the supportive services she needed and was able to take over that lease on her own. After stabilizing her career as a stylist, she was eventually promoted to salon manager, saved money, did the math and found through expert guidance that she was able to afford a home. Through this transition she was also able to regain custody of her daughter and together they moved into a house that not too long ago seemed like an impossible dream.

These stories happen again and again at Anawim Housing. The ending isn’t always or even often home ownership but with the majority of our tenants the ending is about sustainability, success and a safe place to call home.

# SNAPSHOT OF OUR PROGRAMS

**ANAWIM HOUSING:** Anawim Housing owns and manages 220 safe and affordable permanent rental units. These homes are scattered across urban Des Moines and include single-family homes, duplexes, townhomes and traditional apartment buildings. They are rented to individuals and families who must meet certain income and employment criteria.

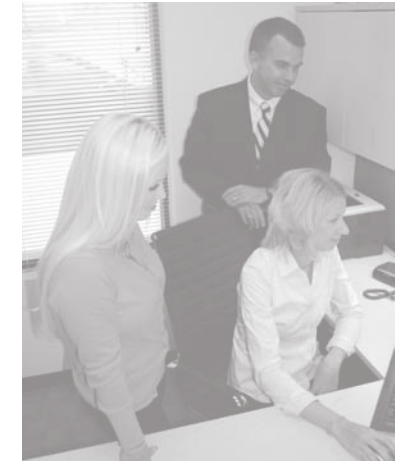
**SHELTER PLUS CARE:** In addition to our 220 permanent rental units, Anawim Housing also subleases approximately 110 units from rental companies scattered amongst the greater metro area including Johnston and West Des Moines. These units are then subleased to chronically homeless tenants who also have either HIV/AIDS, substance abuse history or mental illness. These tenants also participate in supportive services and are assigned case managers through partnering non-profit organizations who specialize in this type of service.

**RAPID REHOUSING:** 60 more are served by addressing a strong need in the community to aid families who have suddenly become homeless, Rapid Rehousing eliminates the need for emergency or transitional housing by placing families immediately into safe homes and apartments around the Des Moines metro area. These families are provided supportive services through partnering agencies. While the program lasts eighteen months, most families transition into Shelter Plus Care or traditional Anawim Housing while frequently being able to remain in the same home.

## FOCUS: THE WHITTYS ANAWIM DONORS

Anawim has always believed in making personal connections in our community so when Bill McCabe, a former board member first approached Michele and Steven Whitty about a contribution to our 15th Anniversary Campaign, they were responding to a friend’s request. Now, more than eight years later, the Whittys still contribute to Anawim Housing’s Annual Appeal.

Through the years, as the Whittys learned more about Anawim and the organization’s work in the community, the relationship became about serving and contributing to the Mission, something they knew little about in the beginning. The couple support the Anawim mission and Steve comments, “We have observed Anawim’s commitment and expansion in the Des Moines community to provide good options for low income housing. Their recent partnership with Hubbell Realty had great results for the community and those families now living in the homes. Michele and I believe in Anawim’s goals.”



## ANAWIM ACCOUNTABILITY

Sometimes overlooked, or even forgotten, is the work of our accounting team. At Anawim Housing, our Accounting Department does exemplary work. Ironic that the better they are, the less they are noticed. Within Anawim Housing though, especially in the eyes of our highly involved Board of Directors, the Accounting team is very much on the radar screen. Monthly written reports accompanied by presentations to the full board at 11 meetings a year and Executive and Finance Committee meetings almost monthly, the accountants at Anawim rise up to the accountability that is expected of them.

In an age when only 16% of non-profits expect to cover operating expenses (2009 study by the Nonprofit Finance Fund), while 93% of those same organizations expect an increase in service demands by the community they serve, Anawim Housing maintains a balanced budget. This success comes from thorough planning, budgeting and accountability led by an experienced team. Director of Accounting, Heidi Watkins and Staff Accountant, Heidi Sutherland have been with Anawim Housing since spring, 2004.

Anawim Housing learned a long time ago that transparency combined with strong policies, procedures and ethics, makes the entire accounting system more dependable. With the support and partnership of the Board’s Finance Committee, Chaired by Jim Beal, Managing Partner at McGladrey & Pullen,

LLP there is an effort outside of the Anawim staff to ensure accountability and success. Financial accountability is the expectation and that is something of which Anawim Housing is very proud.

*Most nonprofit organizations survive on two principles: serving a mission that meets real needs in the community and securing funding to support their services.*