

From Shelter to Stability

Camoron: Persistence Pays Off

Each issue of our newsletter features a recent client success story written by one of our employees. Generous gifts from donors like you make it possible for these success stories to take place. Thank you so much.

I want to tell you about Camoron, 28 years old, one of my first clients in my new role as Prevention Advocate.

Camoron and I met in

August when he contacted us for help finding a place to live. His landlord was getting out of the rental business, selling all of her properties. Camoron had 30 days to find a new place to live, but he was having a really hard time accepting this change.

With higher functioning autism, Camoron has been able to live on his own, but has struggled to

maintain employment of any kind due to his disability.

There was not a lot of wiggle room in his budget with an SSI income of \$650. He was beginning to worry. I gave him



a list of landlords that would accept SSI as income and whose properties were in his price range of \$300-\$350 rent.

Camoron searched for a few weeks and was unable to find anything. He called me daily, if not multiple times a day, just to express his anxiety about the situation. Some landlords will not rent their properties to

anyone with a previous eviction. Camoron's family was supportive and had agreed to help him with first month's rent when he found a place to live. During the search period, I helped him with rental applications and tried to be encouraging when Camoron felt discouraged.

Finally, with one week to go before Camoron would have to leave his current living arrangement, an opportunity arise. Margaret Bock Housing contacted us with an available room for rent. It was perfect for him. Camoron completed his application immediately and was soon approved and invited to move in.

Camoron is excited and thankful to have a place to live. In my bi-weekly checks, he is doing well and happy in his new home.

-Cassandra Cruz, Prevention Advocate



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WillisDady.org

Administrative Office: 319-362-7555

To Find Shelter: 319-366-7999

Director's Notes Looking Ahead



As many of you know, Willis Dady had been discussing the need for facility renovations for the past 8-10 years. Several of our previous strategic plans hinged on the task of creating an accessible shelter with better space for families and single men. With the capital campaign wrapping up at the end of 2017, and construction underway on the new addition, this year we took on the task of creating a new strategic plan to guide our work after completion of the new facility.

In late winter, we began interviewing stakeholders about our areas of strength and weakness, opportunities and threats. We talked with clients, volunteers, donors, and of course our board and staff. After reaching resounding consensus on the five key focus areas, a team of board and staff members have been meeting to hammer out specific objectives and targets. We anticipate adopting the final plan at our November board meeting – just in time to start 2019 with an eye on our future.

The five headlining goals focus on shelter, client stability, prevention, advocacy and organizational stability. Throughout our discussions and planning sessions, several themes emerged time and time again. One is the need for more affordable housing, and specifically how to build “win-win” partnerships with local landlords and property companies.

Another need is to not just move people out of shelter quickly, but to help them find true stability over the long term. We've been discussing how our prevention efforts must be two-fold: preventing homelessness in the first place through mediation and budgeting, and prevention on the back end by supporting clients after leaving shelter for housing.

A third recurring theme is the strength and depth of partnerships now in place and new ones needed to reach our goals. We are fortunate to be part of a vibrant community with many services, and we need to bring our strengths to the table in supporting partners in initiatives related to housing crises.

We have much to be thankful for this season, with the new building in sight and an amazingly dedicated staff and board. We are grateful for this opportunity to evaluate and plan for our future, and we hope you will continue to help us make a more significant impact in the lives of those without a safe place to call home.

Stay tuned for the release of the full strategic plan – by 2019!

-Phoebe Trepp, executive director



The foundation for the basement, including our new storm shelter is completed



Our future reception and elevator shaft begin to take shape



The beginnings of our lobby and new veteran and family apartments



Our new entrance and second floor are starting to look like a real building

Framing Our Future

Though some days in September and October were rainy and cool, this did not hinder one bit of progress on our dream expansion.

The basement – including a long-awaited storm shelter – was put in place. We're grateful for the safety this will provide. Then work expanded further east to create the new wing of eight family unit, which will double the number of families we're able to serve.

Once all the below-ground work was complete and a ground-level foundation in place, Woodruff Construction began framing the structure. And at that point, it looked like a real building. We walked the halls, visited the family

shelter and imagined where our new offices would be. As we write this update, the walls are up on the first and second floors.

We hope the good weather holds out until the new building is completely enclosed. Then the snow can fly all it wants because the construction team's work will be indoors.

The plans call for us to move into the new building in mid February. Renovation will then begin on the current building with anticipated completion in July. You still have a chance to see the fixer upper before it undergoes a facelift. Contact Lisa Williams at 319-362-7555 or development@willisdady.org to take tour.

New Program: Grant Per Diem for Veterans



Willis Dady has always served Veterans in our shelter and housing programs, and now we will have a case manager dedicated to serving Veterans staying in shelter and offer more intensive ongoing support and advocacy. Our new Veteran Housing Case Manager will be there to provide guidance through resources and referrals in partnership with other Veteran providers in Cedar Rapids to best meet the Veterans needs and assist them with gaining and maintaining permanent housing.

As of October 1, Willis Dady began a new program in partnership with the VA to best serve Veterans experiencing homelessness. We were thankful to receive grants from the VA's Grant Per Diem program to help literally homeless Veterans better transition into their own stable housing.

Thank You to Our Generous and Caring Donors

We are proud to display the names of those who supported us Jul. 1 to Sep. 30, 2018.

In Memory Of:

Marie AbouAssaly

Nicolas & Christine
AbouAssaly

Garie Rae Hill

Cheri Tesolowski

Robert McGannon

Lois McGannon

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Douglas & Lynda Caspers

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In Honor Of:

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Please note: Memorials and Honorees listed here were received Jul. 1 – Sep. 30. To correct any errors, please contact Ashley Glassberg at 319-362-7555 or services@willisdady.org.

Individuals & Families Financial

Robert Adams, Kent Ambler, Anonymous (x8), Deb Bailey, Barbara Barkley, Earlyce Barreto, Larry Bartlett, Ryan Beardsworth, Katherine Burford,

William and Elizabeth Caldwell, Ronnie and Carol Carlson, Daniel Chen, Betty Clinton, Chad Cooper, Lee and Elaine Coppock, Jason and Melissa Cullum, Jim and Jeanne Dvorsky, Lorna Fischer, Rick and Donna Flynn, Marjorie Gorsch, Jeanette Hamilton, Mark Hanley, James and Mona Hayes, Skyler Hiscock, Dorris Hotchkiss, Peter and Rae Jacobs, John and Mary Kelchen, John and Patricia Kerr, Ken Ladage, Joshua Lewis, Lois McGannon, Paul and Jennifer Morf, Richard and Mary Nurre, Mark Ogden and Iris Muchmore, Scott and Penny Olson, Lois Ralston, Becky Ranck, Julie Rochford, Bill and Jean Schneider, Arden and Lois Shindoll, Delores Skalsky, Arlene Sobel, James Starr, John and Joyce Stepanek, David Stortz, John and Sherry Swanson, Jerry Swanson, Cheri Tesolowski, James Vanzuuk, Joyce Vogt, Denise Zakostecky

Goods

Nicolas and Cristiane AbouAssaly, Vern and Ann Bagley, Linda Barron, William and Verna Boland, Carissa Buttjer, Devin Carney, Daniel and Bibi Chadwick, Matthew Clay, Janette Fiedler,

Colleen Hadley, Bev Hamilton, Barb Hand, Harlan Hansen, Richard and Julie Hanson, Dawn Happel and kids, Ron Hoffman, Esther and Stephan Kaftan, Ted Kahler, Annette Koons, Terri Ludwig, Lola McAreavy, Joanne McKugan, John Miller, Bill N., Gladys Olsen, Sandra Ong, Jim Pruitt, Kathie Rawray, John and Thelma Rife, Tom Rosenberger, Bertha Tribuno, Ishmael Tureaud, Kim Ulrich, Allie Vice, Philip Wasta, Janice Widmer, Esther Wilson

Organizations Financial

Alliant Energy Foundation, Inc., Calmoseptine, Inc., Calvin Sinclair Presbyterian Church, Cedar Rapids Freedom Festival Inc., Concordia Lutheran Church, Drinker Biddle & Reath LLP, DuPont, Elks Lodge No. 251, First Presbyterian Church, First United Marion Methodist Church - Women's Group, Gatergrotto Metal Works, Goldfinch Cyclery Inc, Hills Bank & Trust, Immaculate Conception Church, International Paper, Iowa Running Company, Mercy Hospital, Millhiser Smith Foundation, Prairie Chapel United Methodist Church, St. Jude Church, St. Pius X Parish, Transamerica Life Insurance Company,

UnityPoint Health: St. Luke's Hospital, University of Iowa Community Credit Union, Waypoint Staff

Goods

Asbury United Methodist Church, Calmoseptine, Inc., Cedar Rapids Jaycees, Circle Computer Resources, Coe College, Collins Community Credit Union, Concordia Lutheran Church, Direct Impulse Design, DuPont, First Congregational Church UCC, First Lutheran Church, First Presbyterian Church, Foundation 2, Heartland Youth For Christ, Helping Hands Ministry, Jefferson High School Service Club, Kennedy Band Parents, Marion Methodist Church, Palo United Methodist Church, Popoli Restaurant, Prairie Bible Church, St. John 23rd Catholic Parish, The Eastern Iowa Airport, TIES Program, TJ Maxx, TrueNorth Companies, United Way of East Central Iowa Staff, UnityPoint Health: St. Luke's Hospital, Vets THRIVE Foundation

Please note: Donations listed here were received Jul. 1 – Sep. 30. To correct any errors, please contact Ashley Glassberg at 319-362-7555 or services@willisdady.org.

2018-19 Community Overflow Weathers Shelter System

Once again, the Community Overflow Weather Shelter System (COWSS) committee has been working to locate and operate an overflow shelter throughout the winter months.

Willis Dady serves as the staffing and fiscal agent for the program, though over a dozen other agencies lend their crucial services to make the shelter operational. Waypoint's Shelter Services helps triage and place anyone in need of shelter, while several churches serve as warming sites and NTS is on board to assist with transportation.

The big gap this year has been finding a location. The committee is invested in finding a space that will be used only temporarily – not establishing a new permanent shelter. The past three winters we've used a variety of locations, staying flexible to adapt to the needs of the building owner.

This year we started looking in July, and have identified several potential options. Unfortunately, as of November 1st, we have not been able to get approval for any of the available spaces. We will continue to search and advocate, as we know the winter poses a serious and deadly threat to people living on our streets.

Thanks to all of you who have called about donating blankets, pillows, and food. We will notify the public when a location is identified so donors can drop off these essential items. The COWSS committee is an open group and we welcome new members in the planning and operation of the shelter – contact Ashley at services@willisdady.org or via phone at 319-362-7555 if you're interested in joining.



Top : Clients play cards and pass the time in last years overflow shelter

Bottom: Clients share their experiences with each other

Holiday Giving Idea

Don't forget to shop through AmazonSmile! AmazonSmile is a way for you to support Willis Dady every time you shop with Amazon. Shoppers who start at [smile.amazon.com](https://www.smile.amazon.com) will find the same Amazon they know and love, with the added bonus that Amazon will donate a portion of the price of eligible purchases to the charity of your choice. To sign-up follow the below instructions, or email Ashley at services@willisdady.org with any questions. Thank you!

Here's how to shop AmazonSmile and support Willis Dady:



1. Visit [smile.amazon.com](https://www.smile.amazon.com)
2. Sign in with your Amazon.com credentials
3. Choose Willis Dady by typing our name into the blank box under "Or pick your own charitable organization:"
4. Select your charity
5. Start shopping!
6. Add a bookmark for [smile.amazon.com](https://www.smile.amazon.com) to make it even easier to return and start your shopping at AmazonSmile

Contact Ashley at services@willisdady.org with any questions!

Vote for Us!



It's that time of year again! Willis Dady has been chosen for the third year in a row to be gifted advertising dollars from the Cedar Rapids Gazette.

You can help us by going online at thegazette.com/special-sections/GazetteGivesBack through November 16 to December 31, and you don't need to be a subscriber to vote! Each voter gets up to 5 votes each to give to their favorite local nonprofits.

These dollars help Willis Dady to share our story, advocate for people facing homelessness, spread awareness, and connect celebrate our successes with the greater community. Last year we were able to place one ad a month in The Gazette which made a huge impact!

Email Ashley at services@willisdady.org with more questions about how to vote, and thank you for helping us.

Progress on the Welborn House!



Last January, we dreamed a dream that some might call a little bit audacious.

We bought a 1914 house on Washington Avenue SE with the belief that volunteers would help make this house a home for five men struggling with ongoing homelessness.

Now, some 10 months later, this fixer upper is nearly finished, thanks to the amazing work of volunteers who collectively gave more than 860 hours of community service.

Electricians, plumbers and carpenters renovated the pipes and wiring. Professionals laid carpet and refinished hardwood floors. Corporations sent teams to paint and landscape.

A big thanks to Frontier Co-op, Habitat for Humanity, Nordstrom, UFG Insurance, River Somebody Renovation, the Carpet Guy and many other individuals who offered advice or picked up a paintbrush.



Perhaps no single group of volunteers provided as much time as the members of First Congregational Church of Christ, a neighbor right across the street. From the moment we purchased the house, the church practically adopted the project. Hardwood floors were refinished by hand. Doorknobs and windows restored. Walls and trim were painted.

Volunteers invested their hearts to provide a warm home with supportive case management for men who've never been able to live stably.



Crestwood Accepts First Clients

Willis Dady is excited to announce that our supportive housing units at Crestwood Ridge Apartments are up and running! Throughout the month of October, we worked with Common Bond Communities and their onsite staff to house five households in the new apartment building! As of November 1 all five units set aside for households coming out of literal homelessness are filled and these clients are now in their new homes.

These households range from single individuals to a household with five kiddos! All households are receiving ongoing support and advocacy through on-site case management provided by our Support Services Manager, Alicia, and are currently goal planning to continue working towards self-sufficiency and self-reliance! We could not have made this happen without the support of our community and partnerships, so thank YOU for believing in us!



The new case management office in Crestwood Ridge apartments

Willis Dady Wish List

Will You Help Us?

VOLUNTEERING

Overflow Assistants. At the Community Overflow Winter Shelter System, or COWSS, with the support of staff, make sure that each client who comes in to shelter can get checked in efficiently is a huge need that shelter staff has while in operation from November 15th until March 15th.

Overnights. Staffing the shelter overnight costs about \$43,800 per year. Help us save \$120/night by volunteering to sleep here for a 10 pm to 6 am shift.

Skilled Positions. With limited staff, we're looking for skilled volunteers to help us with specific projects such as facility maintenance, receptionist, web design, and other specialized roles.

Contact Jade Riley
319-362-7555 or
volunteer@willisdady.org.

GOODS DONATIONS

Visit willisdady.org/donate#goods to see a list of current needs.

You can donate furniture and large items on our behalf to Stuff, Etc. , 252 Blairs Ferry Rd NE, on behalf of Willis Dady,. Proceeds will be returned to our shelter.

Contact Denine Rushing
319-362-7555 or
sheltermanager@willisdady.org.

LEAVE A LEGACY

Leaving a legacy for future generations has never been easier. We would be privileged to help you include Willis Dady in your estate plans. Our tax ID number is 42-1311668

Contact Lisa Williams
319-362-7555 or
development@willisdady.org.

FINANCIAL GIFTS

More than a quarter of our annual operating budget is funded by private donations. We couldn't keep our doors open without your generous gifts!

- Donate at PayPal at willisdady.org/donate.
- Mail checks payable to Willis Dady to 1247 4th Ave SE, Cedar Rapids, IA 52403.
- Does your employer match charitable contributions? Visit willisdady.org/donate/#matching for more information.

Endowment

To support our endowment at the Greater Cedar Rapids Community Foundation, please call 319-362-2862.

Thank You for Joining Us at the Run & Ride Festival!



From the left: Board member Stephanie Harris runs prepares to run with her daughters; Run & Ride participants making their way around the course; Runners and walkers take off for the start of the race



We are a proud Community Partner of the United Way of East Central Iowa.

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Help Us Clean Up Our Act with New Laundry Equipment

#GivingTuesday Online Campaign

November 27 – all day online

Q: *How much fun is doing your laundry at Willis Dady?*

A: *Loads – unless the washer or dryer needs repair and then it's not so much fun.*

The dirty truth is that we do loads of laundry each year. Hundreds of pants, shirts, socks and undies – not to mention heavy blankets and quilts. With all that wear and tear, our residential grade washers and dryers just can't keep up with the demand.

But we're not going to throw in the towel!

What we need are heavy duty commercial grade equipment, which not only can handle large, heavy loads, but has better staying power.

This new equipment is our focus for online gifts on **November 27 #GivingTuesday** campaign!

We'll be live on Facebook that day with up-to-the-minute campaign reports and behind-the-scenes footage of our laundry situation.

You don't have to wait until Nov. 27. Go online to willisdady.org/donate. Leave a note that says "**clean up your act**" and we'll put your donation toward this much-needed equipment.

Thank you!

Q: *Why can't the comedian tell a dirty laundry joke?*

A: *It always comes out clean!*