

From Shelter to Stability

Willie: A New Path Home

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.

After losing his wife to cancer, Willie felt nothing was going right in his life. He left Cedar Rapids to return to his hometown to be closer to extended family.

But things were not going as planned. Willie fell back into old habits and struggled to secure fulltime employment.

One hot July morning, he boarded the bus back to Cedar Rapids. This bus trip was not easy for Willie as he was not very sure if leaving his home state for the second time would be worth it.

Willie headed over to a friend's house who let him crash on the couch until he could land a job and an apartment. Willie had things all planned out, except for one thing: How to avoid those old habits! There was alcohol and plenty of partying as Willie entered the two-bedroom apartment. He thought to himself, "This is exactly what I was trying to escape back home." It was overwhelming, but as familiar faces

greeted him, Willie decided to settle into his new home. At least for now.

Over the next few days, Willie struggled to stay on task. Each day was harder to maintain a positive outlook in a not-so-positive environment. He soon landed a temporary job on the southwest side. He traveled two hours by bus one way.

He asked the temp agency to negotiate a closer job assignment.

He left his buddy's house and checked into Willis Dady. After arriving at Willis Dady, his temp agency called with a better job assignment that would begin in a few days.

In the meantime, Willie spent much of his time talking with Willis Dady staff and helping with extra chores and much-needed tasks around the shelter. Very quickly, Willie's outlook changed. He could see things clearer and worked hard to maintain a

positive, hardworking reputation with the temp service.

Then Willie was approved for housing assistance. When he wasn't working or apartment hunting, he helped out around the shelter, and many evenings cooking large meals to feed everyone in the building.

Willie found an affordable apartment near the bus route he took for work. After signing the lease, he was ecstatic and exhausted.

Willie reflected that keeping busy and working towards his goals left no time for the negative behaviors that had once consumed him. He was now looking forward to cooking meals in his own kitchen and one day being able to be a positive support to other individuals staying at our shelter.

Willie's journey had been long and carried him across two states. If you ask him if the journey was worthwhile, he'll gladly tell you yes it was.

Willie kept his promise and prepared a large meal to share with the Willis Dady clients along with the story of his journey out of homelessness.

-Denine Rushing, shelter manager





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WillisDady.org

Administrative Office: 319-362-7555
To Find Shelter: 319-366-7999

Director's Notes **Preventing Homelessness**



Now that the building renovation and expansion is under way, our energy returns to how we can lessen the impact and rate of homelessness in Linn County.

Willis Dady is recognized as a safe shelter for men and families to get back on their feet, but we are less widely known for the work we do to keep people from needing a shelter in the first place. Since 2013, our Homeless Prevention program identifies people on the brink of a housing crisis, so we can intervene and find alternatives to homelessness.

People often will not reach out for help until they're on our doorstep with no alternatives except staying outside or coming into a shelter. In the last three years, our Prevention program has been especially busy as we've integrated into the community, looking for direct opportunities to find people in need.

Just last March, our only Prevention Advocate was working with more than 700 unique individuals each year, or approximately 350 households

annually. This is quite a caseload when you're up against a short deadline to keep people housed. Overall, fewer than 2% of Prevention clients ended up in shelter or on the streets, which we see as a sign of efficiency and effectiveness. This spring, our challenge how to manage a large influx of new clients because word had spread to more partner agencies and people in need.

To continue addressing the upstream issues that result in homelessness, we knew we needed to expand.

Over the past eight months, we talked with individuals and businesses (including many of you) who believe that "an ounce of prevention is worth a pound of cure." We are incredibly fortunate that three partners stepped forward to help expand this work: AEGON Transamerica Foundation, Frontier Co-op, and International Paper .

In August, we hired a second Prevention Advocate, doubling our capacity to help more people remain stably housed. We'll now be able to engage more rural areas of Linn County and better track how our clients are doing over the long term.

As always, I am filled with gratitude for the generosity of our community, including all of you. Prevention can be difficult to measure, but for people who fall behind on one month's rent due to illness or car failure, our program is the only thing that stands between them and homelessness.

-Phoebe, executive director



Machinery pounding one of many 30-ft. steel panels into the ground



Moving 2x4s into place to begin framing the concrete footers for the foundation



Framing for footings almost complete and the chute for concrete delivery is moved into place



Footings being poured and carefully smoothed by the Woodruff team

Construction Update

Some days, we have to pinch ourselves to believe this construction project is really happening.

While a lot of site preparation took place over the past few months, the work began in earnest once building permits arrived from the City of Cedar Rapids.

The expansion comes first, so Woodruff Construction has been digging the basement and elevator shaft. All of that excavation called for shoring up the foundation of the existing building. More than two dozen 30-ft. steel panels were pounded into the ground, creating a wall of steel.

The hammering was loud – really loud – but we never complained!

Then more digging to excavate a trench for footings. Footings are the very bottom part of a foundation. They are made from concrete reinforced by rebar (steel bars). The footing lies underneath a wall or column to distribute weight and prevent settling. We want a firm foundation and firm footings!

We are hoping for a beautiful autumn with lots of good construction weather. Our hope is to move into the addition in February. Then renovation of the old facility for completion next summer.

Thanks to all who supported this project. We are so grateful and excited.

Willis Dady Wins Business Excellence Award

Willis Dady Homeless Services is one of *The Gazette* Business Excellence Award winners for 2018.

The nomination was based on the success of our \$3 million capital campaign, the comprehensive features of our new shelter facility and the innovative program expansions of homeless prevention, permanent supportive housing and street outreach.

“It is truly an honor to be recognized for carrying out our mission,” said Phoebe Trepp, executive director.

“I’m so proud of our staff and the passion they bring to work every day. I am grateful to our donors and community partners. It’s because of their generosity and encouragement that we’ve been able to accomplish our work. We are inspired by our clients, past and present, who work so hard to overcome challenges.”

Tickets to the October 30 awards and dinner may be purchased at <https://gazettebusinessawards.eventbrite.com>.

Thank You to Our Generous and Caring Donors

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

In Memory Of:

Kathryn Adams

Robert Adams

Scott Ashley

Sandy Ashley

Alice D.G.

Wendell & Beverly

Newberry

Jay Hagen

Douglas & Lynda Caspers

Esther Nelson

Kenneth & Janice Rion

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Becky Ranck

In Honor Of:

David Levin

Mitchell & Deborah Levin

Diane Nichols

Alliant Energy Foundation

Joseph Young

Alliant Energy Foundation

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

Individuals &

Families

Financial

Robert Adams, Rosanne Altenhofen, Anonymous (x7), Scott and Sandy Ashley, Barbara Barkley, Chuck and Janice Barnes, Earlyce Barreto, Erica Nicole Berg, Steven & Polly Boland, John and Kristine Boston, Walter Brown, Ginny and Christopher Buresh, Katherine Burford, Douglas and Lynda Caspers, Michael Chevy Castranova and Lisa Williams, Kari Chapman, Patricia Clophus, Brent Cobb, Chad Cooper,

Loren & Patricia Coppock, John and Lora Danker, Laurie L. Dawley, Derek Delbert LaGrange, Stevie Nicole Dimery, Gerald and Zarita Eastridge, David and Heather Fisher, Josh Erich Fisher, Donald and Mary Lou Gallagher, Jeanette Hamilton, James and Mona Hayes, Skyler Hiscock, Lamont Hunter, Peter and Rae Jacobs, Sam and Diana Jones, Mary Klinger, Mitchell and Deborah Levin, Emily Logan, William Maes, William and Kathy McCauley, Melinda and Glenn Miller, Timothy Miller, Mike and Deb Murrell, Wendell and Beverly Newberry, Diane Nichols, Scott and Penny Olson, Steven J. Pace, Ryan Parnow, Jody Pellerin, Lois Ralston, Becky Ranck, Henry and Jill Reicks, Randall and Eleonora Rieck, Kenneth and Janice Rion, David and Pamela Schiel, Michael and Rebecca Schulte, Arden and Lois Shindoll, Eric Silva, Stan and Ellen Slessor, Gregory and Caitlin Slessor, Troy and Debi Smith, Arlene Sobel, Joseph Sorensen, Jodie Stoessel, David Stortz, Joanne Thinnies, Dale and Sara Todd, James Vanzuuk, Janice Widmer, Jo Wilch, Chad Young, Emily Zimmon

Goods

Janet Albrich, Delores Angerer, Vern and Ann Bagley, Barbara Barkley, Linda Barron, Nic Bennett, Terry Bergen, Bill Bowden, Dawn Brouwers, Patricia Browning, Robert Buckman, Daniel and Bibi Chadwick, Jeff and Marilyn Clark, Cornisha, Paul Crawford, Bill and Karen Curry,

John Dietiker, Keith and Sally Farrar, Lindsey Flannery, Sophie Fox, Ray and Susan Frischkorn, Amy Geiger, Phyllis Gordon, Barb Hand, Tracy Hefflefinger, Paul Hess, Ellen Holtwick, Brett Hutchinson, Jill Johnston, Joann Kramer, Erin Kurt, Deb Lancaster, Mitchell and Deborah Levin, Sue Lowder, Todd Mann, Marian Marion, Louise McMaster, Kati McNeme, John Miller, Dianne Moeller, Jenna Murphy, Joe Neuhaus, Frances Novotny, Roberta Peters, Pospisil Painting Inc., Diana Powers, Bridget Prochaska, Cindi Recker, John and Thelma Rife, Kate Rohde, Vance Scovel, Kori Shane, William and Catherine Sheka, Don Simmons, Gerald Sisco, Julie and Blaine Smith, Joanne Smith, Doug Smith, Ann Starry, John and Joyce Stepanek, Ishmael Tureaud, Kevin Urban, Matthew I. Van Maanen, Val Vogeler, Bill Voss, Pete Welch, Emily White, Janice Widmer, Esther Wilson

Organizations

Financial

Aegon Transamerica Foundation, All Saints Catholic Church, Alliant Energy Foundation, Inc., First Lutheran Church, Frontier Co-Op, Gatergrotto Metal Works, Heart Of Mary Cluster, Immaculate Conception Church, International Paper, Iowa Finance Authority, Kenwood Park United Methodist Church, Linn County Board Of Supervisors, McIntyre Foundation, Our Savior's Lutheran Church, St Joseph Catholic Church, St. Jude Church, St. Mark's UMC - Naomi-Esther Circle, St. Pius X Parish, Summit Point Senior Living, United Methodist Women of Kenwood Park,

United Way of East Central Iowa, United Way Of Johnson & Washington Counties, UnityPoint Health: St. Luke's Hospital, Xavier Freshman Class Of 2021

Goods

Alliant Energy Foundation, Inc., Asbury United Methodist Church, Baha'i Faith, Bark and Bloom, Cedar Rapids National Organization Of Women, Cedar Rapids Opera Theatre, Christ Episcopal Church, Christian Life Church, Circle Computer Resources, Delta Dental Of Iowa Foundation, Fairfax State Savings Bank, Farmers State Bank, First Congregational Church UCC, Foundation 2, Garnett Place Nursing Home, Hope Lutheran Church, Humanists Of Linn County, Jefferson High School Service Club, Knights of Columbus, Lamar Advertising Company Of Cedar Rapids-Waterloo, Marion Christian Church, Microsoft Philanthropies, Mount Mercy University, Olivett Food Pantry/Food Closet, Palo Church Women's Group, Peace Church, Rockwell Collins Inventory Disposal Store, RSM US LLP, St John Lutheran Church, St Mark's Lutheran Church, St Matthew School, St Paul Lutheran Church, St. Pius X Parish, St. Vincent de Paul, Summit Point Senior Living, United Church Of Christ, United Health Care, Winding Pathways

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

Charter Members of Welborn Society Announced



Eight charter members of the new Welborn Legacy Society were honored on June 21. We are grateful to the following members: Barbara Barkley, Jim and Bonnie Beardsworth, Steven and Joanne Carfrae, Mary Ann Dawson, Sam and Diana Jones, Larry and Clare Sharp, Mike and Esther Wilson and John Harrington (posthumous).

The Welborn Society recognizes donors who have made a lasting contribution to Willis Dady's mission through a legacy gift. Members become a special part of our donor family.

They will receive special updates with Willis Dady news, recognition on our website and in this newsletter, certificate of membership and invitation to an annual Welborn Society luncheon.

Bequests

This is the easiest. Simply name Willis Dady Homeless Services as a beneficiary in your will and living trust. A bequest may be for a particular dollar amount or percentage of your estate. Estate tax savings may be significant.

Life Insurance Policy and Retirement Assets

This easy option is often overlooked. You can name us as a partial beneficiary of these assets, which will provide support for our agency.

Complex Gifts

If you are a business owner, own real property or have any other type of complex asset, giving options exist that can both help Willis Dady and benefit your family financially.

Welborn Society members become a special part of our donor family. They will be honored with:

- Recognition on our website
- Tributes in this newsletter
- An annual Welborn Society luncheon
- Certificate of membership

Your membership can be anonymous and you do not need to disclose the amount of your legacy gift. Our tax ID number is 42-1311668. For more information about planned giving and membership in the Welborn Society, contact Lisa Williams: 319-362-7555 or development@willisdady.org

New Service From Willis Dady: Rapid Re-Housing

When was the last time you moved into a new house or apartment? Moving into a new home or apartment is a huge relief for an individual or family who has experienced homelessness. But it's also expensive. There's a security deposit, first month's rent (sometimes second month's rent), not to mention security deposits for utilities.

These expenses can delay the time getting into that longed-for house or apartment. Most clients have exhausted all resources prior to entering shelter. Saving money for security deposit and moving expenses prolongs their homelessness because it

can take some time to accumulate the necessary amount of money.

That's where Rapid Re-Housing can help. Small amounts of temporary rental assistance can help people move into housing sooner. The assistance does come with strings attached: Willis Dady pays a portion of the expenses, not all, and clients receive three months of case management.

"Those first few months after homelessness are a fragile time. We step in with case management to ease the transition," says Phoebe Trepp. Helping clients with their budgets is a top priority. Clients are excited but

also really nervous about being out on their own, afraid they will end up homeless again. The case manager is there to support and encourage, so clients reach stability and stay there.

Eligibility for Rapid Re-Housing is determined on a case by-case basis, considering each person's income, family size and other factors. It is only available to people who are experiencing homelessness as an ongoing occurrence. Willis Dady began offering Rapid Re-Housing in January, thanks to an Emergency Solutions Grant through the Iowa Finance Authority.

Run & Ride Festival Schedule of Events



Register at willisdady.org/events and join us for all or part of the day, your registration gets you an all-access pass! All funds raised go towards supporting the mission and vision of Willis Dady, by supporting our programs that meet the needs of the homeless and near-homeless in our community. Thank you to presenting sponsor DuPont for all of their support!

7:00 AM—Day-of registrations for runs, walk, and ride opens at **Cedar Lake Loop Pavilion**

8:00 AM—5Ks and 10Ks begin at **Cedar Lake Loop**

9:30 AM—Medals and trophies awarded at **Sag Wagon Deli & Brew**

10:30 AM—Bike crawl, raffle contest, and costume contest begin

- ♦ **Kickstand** in NewBo
- ♦ **Jersey's Pub** on C St
- ♦ **Odie's** in Ely
- ♦ Bonus stop: **Food Truck Fest** at **Benz Beverage!**

11:30 AM—Costume contest awards at Kickstand

12:00 PM to 4:00 PM—Bike crawl continues to **Jersey's** and **Odie's**

2:00 PM to 4:00 PM—Vendor fair, New Belgium beer sampling, raffle prize giveaways, and live music begins at **Sag Wagon Deli & Brew** featuring Sorry, Pluto, Robert J. Cooper, Jr., and the one and only Mark Brown (recommended donation of \$10 at the door)

4:00 PM to 8:00 PM—Live music continues at **Sag Wagon Deli & Brew**

Crestwood Coming Soon

Willis Dady is excited to be partnering with Common Bond Communities to be launching a long-term supportive housing option with the Crestwood Ridge project in the Cedar Rapids Community. This has been a long journey and we are excited to start providing supportive housing for clients in this project in mid-September of this year! Five households will be signing into a year lease at the new apartments and be provided with on-site case management from Alicia, our Support Services Manager. Alicia will

be there to provide ongoing support, stability and advocacy to assist the households with goal planning, life skill development and education and anything else the household needs in order to maintain housing and feel self-sufficient and self-reliant. Willis Dady hopes to use this partnership to continue serving the most vulnerable of populations and provide a long-term housing solution within the Cedar Rapids Community.



Picture of the progress happening at Crestwood Ridge project in August

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.



From the left: A generous donation of quilts and other handmade linens from the Comfort Makers at First Lutheran Church in Cedar Rapids, case manager Alicia in her future new office in Crestwood, volunteer coordinator Jade greets people at Pride CR in NewBo, and the Welborn House gets a fresh coat of paint



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

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Join Us at the Run & Ride Festival!



On **Saturday October 6**, the 7th annual Willis Dady Run & Ride Festival will commence at Cedar Lake Loop in Cedar Rapids. **Tickets are \$25 in advance and \$30 day of**, and get you a run, a ride, and a free shirt and lots of other goodies.

New this year is also live music, and a costume contest hosted by New Belgium Brewing! A little something for everyone. Look inside for more details and full schedule of events, and **register at willisdady.org/events** today!

Thank you to our presenting sponsor DuPont for helping to make this years festival the best yet!

