

## From Shelter to Stability

### Scott: Making His Own Path to Success

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

Perhaps the happiest phone calls and visits are from former clients who check in to let us know they're doing well.

One such phone call came in December from Scott S., a former client who wanted to tell his story. Scott's path is remarkable and different from most stories shared in this newsletter.

It's the story of a man who stayed with us for 30 days but did not move into stable housing. He "exited to homelessness." It's a term we note in our client files for anyone who departs with nowhere to go.

As Scott explained, "I was still in my addiction. As humans we don't like change."

Not ready to make the necessary changes in his life, Scott remained homeless, continuing his heavy use of drugs and alcohol.

"I tried to kill myself with drugs."

He eventually ended up in residential treatment program in another city.

"It was supposed to be for 90 days but I was there for six months." During his stay, Scott "chose to get clean."

Accomplishing more than breaking his addiction, Scott went to school and obtained his Commercial Driver's License.

Today, he hauls heavy equipment in Iowa and neighboring states. He "road tests" new driving students.

And he appreciates his experience at Willis Dady even though he wasn't ready to make a change.

Being here "was way different than I thought. Everyone was so welcoming. We bonded ... I never expected that."

Now married, Scott and his wife are active with their church. They hand out hundreds of sack lunches to people on the street and in public places. They visit



low-income apartments, distributing necessities like toilet paper. And we are proud to say Scott has come full circle by bringing supper to clients here in shelter.

Scott's journey of success is one of hope for all of us. Willis Dady Homeless Services is dedicated to helping everyone we serve to end their homelessness. But not every case has the quick resolution we'd like to see. Some walk off into the darkness.

And yet, Scott's journey reminds us that walking off into the darkness is not the end of the story. They may return, in the light, a changed person.

— Lisa Williams,  
Director of Development



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**WillisDady.org**

Administrative Office: 319-362-7555

To Find Shelter: 319-366-7999

## Director's Notes The 2019-2022 Strategic Plan



As I mentioned in the November newsletter, our staff and board met regularly for much of 2018, creating a strategic plan to help better achieve our mission. Outlined below is the plan, which was adopted in late November. We welcome your input, questions and partnership as we begin working on and measuring our progress.

1) Increase the number of people leaving shelter with positive exits, so that more than 70% exit to permanent housing and our average length of shelter stay remains less than 30 days.

- a. Ensure staff are trained and equipped to meet housing exit goals
- b. Turn no one away from shelter due to accessibility issues
- c. Strengthen landlord networks
- d. Operate a clean and well-maintained facility

2) Through case management, ensure more than 50% of clients maintain housing for 3+ years.

- a. Provide at least five long-term housing options for high barrier clients
- b. Develop direct access to employment for high barrier clients

- c. Provide timely, accurate referrals for mental and physical health needs
- d. Perform client follow-up with all clients at 3, 6, 12, 24, and 36 months after program exit
- e. Create opportunities for peer-to-peer support

3) Prevent homelessness for more than 1,000 people annually.

- a. Define and prioritize the population in most need of homeless prevention
- b. Lower the eviction rates throughout Linn County by 10%
- c. Utilize and create best practices in providing homeless prevention
- d. Gain access to more affordable and reliable transportation

4) Create a stable financial foundation to support our long-term strategic activities.

- a. Diversify and grow funding sources
- b. Expand depth and breadth of donor gifts
- c. Put robust cost controls/risk management measures in place
- d. Employ diverse, high-quality staff
- e. Attract and maintain highest quality board members
- f. Leverage volunteers at all levels, with positive satisfaction results

5) Advocate for system-wide change within the community.

- a. Build strategic marketing plan
- b. Address governmental level policies affecting homelessness through research, education, and advocacy

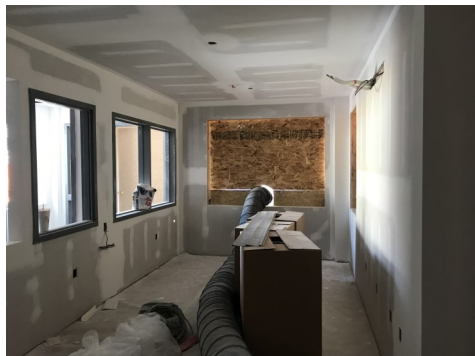
It is only because of you — our donors, volunteers and friends — that we are able to make these steps forward. Thank you!

—Phoebe, Executive Director

## Construction Updates: Phase One Completion!



The new front entrance gets prepped for siding



The inside of our new front office in the soon completed expansion



Siding goes up on the north-facing wall

By the time you read this, we will be in the throes of moving to the new wing. Our anticipated move will be the week of Feb. 18.

Throughout an unusually cold November, Woodruff Construction and its subcontractors worked diligently to replace the roof and enclose the new wing before the bad weather hit. Then much of the work moved indoors — wiring, plumbing fixtures, drywall. Week by week, it looked more and more like what we'd envisioned.

Shelter operations will move to the new wing leaving the old wing empty to be renovated. The men's shelter will temporarily move to the first floor family units. When renovation is complete in July, we will move the men's shelter back to the second floor of the renovated old wing.

We will plan a ribbon cutting celebration for July when the entire project is expected to be finished. Thank you to everyone who invested in this project. Our dream is becoming a reality!

It cannot be overstated how much we appreciate all of you who invested in this project.

## Welborn House Opens on February 1



Above: Alliant Energy Foundation program manager Leah Rodenberg presents a check for \$5000 to Phoebe Trepp to support case management at the Welborn House

As of February 1, we have four official tenants at our Willis Dady Welborn House! Love makes a house a home. Thank you to all who donated their

time, talent, and treasure to this project.

The tenants at Welborn House have struggled with chronic homelessness over the last few years and were intrigued by the idea of cooperative living. They will have roommates to not only build new, positive relationships with, but to hold them accountable and provide support for each other.

The transition into housing has been tough for a few of the tenants as they have been outside for the last two years, but they continue to adjust and rely on their new roommates and case manager for ongoing support and stability.

Alicia, our Support Services Manager, will be onsite to hold group meetings at least once per week and additionally to meet one on one with each tenant. They will work on any goals they may have to continue moving forward. We held our first "house meeting" on Feb. 4 and all tenants were engaged in the meeting to determine and agree on house rules, and to continue learning more about what a cooperative living house can provide them.

We are excited to see the impact this house will have for our current tenants and the Cedar Rapids community for years to come!



# Thank You to Our Generous and Caring Donors

We are proud to display the names of those who supported us Oct. 1 to Dec. 31, 2019.

## In Memory Of:

**Kathryn Adams**

Robert Adams

**Chloe and Gordon, friends of the outdoors**

Jon & Joan Rasmussen

**Charles B. & Agnesrose Gradoville**

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Please note: Memorials and Honorees listed here were received Oct. 1 – Dec. 31. To correct any errors, please contact us at 319-362-7555 or [development@willisdady.org](mailto:development@willisdady.org).

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## Organizations Financial

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## October to December Donors, cont.

### Organizations Goods

Abbe Center, All Saints Catholic Church, Alliant Energy Corporation, Alzheimers Association, American Heart Association, Image First Health Care Laundry Specialists, Iowa Running Company, Isaac Newton Christian Academy, KCRG-TV, Kirkwood Community College - Student Life, Linn-Mar Schools, Little Gems Learning Center, Lutheran Church of the Resurrection, MedTouch, Mercy Hospital, Mt. Vernon Rd Hy-Vee, My Chiro, Noelridge Dental, Oakridge Middle School, Palo United Methodist Church, Plumbers and Pipefitters Local 125, PMX Industries, Prairie Bible Church, Professional Women's Network, Raining Rose, Reggan's Relief, Regis Middle School, River Of Life Church, Shuttleworth & Ingersoll, P.L.C., St. Andrew Lutheran Church, St. Elizabeth Ann Seton Church, St. George Orthodox Church, St. John's Lutheran Church, St. Ludmila's Catholic Church, St. Luke's Hospital, St. Pius X Parish, The Church on Northland, The Eastern Iowa Airport, Trinity St. James Church, United Fire Group, United Fire Group Underwriting, UnityPoint Health: St. Luke's Hospital, Verizon Business, Veterans Affairs Outreach Center, We Run, Wells Fargo, Westminster Presbyterian Church, Zion Lutheran Church

Please note: Donations listed here were received Oct. 1 – Dec. 31. To correct any errors, please contact us at 319-362-7555 or [development@willisdady.org](mailto:development@willisdady.org).

## Overflow Shelter Updates

Getting the Overflow shelter ready this year was one of those times when, right when you thought you had everything set up, another setback occurred. Still, we persevered, and finally closed in on the location commonly known as the former Salvation Army building at 717 3rd Ave SE. Even with the location finalized, there were some last few obstacles: prepare the space for habitation, build a temporary wall, pass inspections, repair glass, install heat, clean it, and bring in the cots and blankets from last season out of storage.

For preparing the space, we needed updates to the electric box, plumbing, and heating systems. We were fortunate to have had the help of Bart Woods, who made himself quite available to drop by and make sure the doors were unlocked not just for professionals donating their time, but to the three different volunteer groups that took care of the cleaning and final set up.

These three groups worked many hours, and saved us a lot of time. First was a

group organized by Brad Colton. They came from Matthew 25, and even supplied the moving truck necessary to move all the cots and blankets to the shelter! Next was a group of four that Toshia Stark connected us to as she heard about our needs. They did a lot of the initial work of sweeping dust off the floor, cleaning the windows, and even clearing away some flaking paint off the ceiling. Lainie Smith connected us with one last group to finish sweeping and mopping the day before we opened.

It is thanks to these wonderful people, and many others, that we were able to clear away the last obstacles and finally open the Overflow on December 1. Their efforts have allowed for an average of 50 individuals each night to receive life-saving warmth and shelter during this cold winter season!

Thanks to all of you who generously gave money and needed supplies to support the overflow.

*Below: The Overflow shelter is prepped and ready for its first night of the season. The shelter will remain open until March 15*





# Willis Dady Wish List

## Will You Help Us?

### VOLUNTEER

**Receptionists.** A critical part of the Willis Dady team, and with our facility expansion opening soon, we are increasing our volunteer receptionist hours. Available shifts are from 7:00 to 9:00 AM and 5:00 to 9:00 PM, Monday through Friday.

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

**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](mailto:volunteer@willisdady.org).

### DONATE GOODS

Visit [willisdady.org/donate#goods](http://willisdady.org/donate#goods) to see a list of current needs.

You can donate furniture and large items 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](mailto: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](mailto:development@willisdady.org).

### GIVE FINANCIALLY

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](http://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](http://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 to ALL of Our Generous Donors!



From the left: Donors drop off a trunkload of supplies; Seth from Kirkwood brings donations from staff and students; Officers Randy and Marty from the CRPD with their donation of hats and socks; Employees from Park CR have a pillow fight with the donations raised from their parking ticket forgiveness program



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

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# ***GREAT BEER. GREAT CAUSE.***

Hops for Housing is back and better than ever, featuring more than 120 beers from 40+ breweries in Iowa and across the US.

**Tickets can be purchased in advance at [WillisDady.org/events](http://WillisDady.org/events)**, and all proceeds go to support our mission to provide shelter and prevention to people experiencing homelessness in our community.

Each admission includes a pint glass, our famous pretzel necklace and unlimited samples of some very fine beers. For more information, visit our website, and follow us on social media for instant updates!



**Saturday, April 6 2:30-5:30pm**  
**NewBo Market, Cedar Rapids**