

From Shelter to Stability

Tiffany: Persistence and Hope

A client came to our shelter with her children in early 2018. Tiffany was a single mother who decided to come to Cedar Rapids with her seven children, ages 5 to 17, for a new beginning.

She immediately registered all of her children for school so they were able to start that following week and then immediately began her journey in trying to find employment and housing. And a journey it was!

Tiffany quickly got hired and was able to qualify for our new rapid re-housing program. As she was looking for housing, it proved to be difficult for a single mother with seven children. She struggled to remain confident, yet she remained steadfastly optimistic for her children, who also stayed positive through the ordeal. She talked with and supported her children when they were struggling.

It was amazing to watch her children get along so well, enjoying board games and playing

with each other. They were respectful to our staff; it was obvious she had done well by her children. It was clear that she wanted the best for her children and nothing less.

While staying at Willis Dady, Tiffany started a support group for moms in the shelter. She felt it was necessary for other women who have gone through similar struggles to be able to support each other while each continued to search for housing.

Most of the housing options were too expensive, as she needed a house for such a large family. Once she was able to identify an appropriate house; her lack of income remained an obstacle. The agency who owned the house was concerned about affordability, their ability to pay the rent and utilities along with other family expenses.

Tiffany began to look at other options and began to work on them. Each step of the way she worked hard at getting her finances in order so that she could have a place to live with her children.

Along the way, Tiffany's boss reached out and explained that he wanted to do whatever he could to help. Eventually, both our case manager and Tiffany reached out to him and advocated for her to receive more hours, and he gladly obliged. This was a major accomplishment! She then found and accessed other resources that would help her while staying in contact with the agency that owned the house.

Finally, after working with the agency, her boss, finding other resources and producing all of the paperwork that was required, Tiffany was able to secure the house that she wanted for her family. Through hard work and collaboration of everyone involved, her dream became a reality. She is now looking forward to spring and planting flowers in her garden.

-Martha Carter, case manager





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WillisDady.org

Administrative Office: 319-362-7555

To Find Shelter: 319-366-7999

Director's Notes **Change in Seasons**



The weather has been a hot topic this winter/spring, as the cold temperatures dragged on much longer than usual. For Willis Dady staff and clients, the extended winter season presented some challenges for accessing safe shelter. This was our third winter staffing the Community Overflow Weather Shelter System (COWSS), a short-term shelter available to anyone needing a warm bed on a winter night. Once again we worked with a large team of agencies, allowing us all to minimize duplication, and perhaps more importantly, to help clients access the most appropriate long-term supports quickly and efficiently.

This year, through the support of Linn County, the City of Cedar Rapids, and a generous donor providing an empty building space, we were able to operate November 15 to March 15. Staying open consistently allowed police and hospital employees on the front lines to bring or send clients to us as needed, without worrying about people finding the shelter closed or full for the night. While this was a big improvement in access over the past couple of years, the long winter

surprised us with a snowstorm the last week of March followed by temperatures below freezing well into April. A generous church opened their doors to people living on the streets for the two day snow storm, and our devoted winter staff came back to supervise the temporary space. Throughout the remaining cold weeks Willis Dady was able to open additional "overflow" beds within our already crowded shelter (sleeping on couches and cots in the middle of the full bedrooms) on days the temperature dipped below freezing, and other agencies did the same.

The experience of another winter overflow season highlights two points. The first is the continued generosity, faithfulness, and compassion of our community. When there is a need, we know we can find comfort and care from you, our friends. The second is the struggle to establish better solutions to the problem of homelessness. We know creating more shelter, even temporary collaborative shelter, is not a long-term solution. We know housing and supports are needed if we want to make a significant impact on homelessness in our area. But we also know there are people in need, for whom sleeping on the street for a night may result in death or serious injury. We are grateful that we've been given the resources to be able to meet these needs, and we will continue to seek better, longer-lasting solutions to the crisis of homelessness.

-Phoebe, executive director

Construction Has Begun On Our Shelter!

After that long, brutal winter, we are eager to begin work on the expansion! We've been awaiting building permits and hope that by the time you read this, that our contractor Woodruff Construction will have permits in hand.

What's been accomplished so far: The playground equipment has been removed. This was quite a job. We were surprised and glad to see how well cemented it was (and therefore sturdy and secure for even the most active kids to play on). The playground will be relocated once the construction is complete. In the meantime, there's another playground right on our block.

Next steps in the project will be arranging utilities connections from old to new structure. Then Woodruff will shore up the foundation of our existing building to make way for the basement excavation. After digging the basement, they'll dig the foundation for the family wing and construction will proceed from there.

We anticipate completion next winter at which time we'll move shelter and office operations into the new building. Then the existing building will be renovated.

We are beside ourselves with excitement and brimming with gratitude. Thanks to all who supported this project.



Thank You for a Wonderful Hops for Housing



Thank you to all who came and supported Willis Dady at Hops for Housing at Eastbank Venue + Lounge. More than 430 attendees sampled from 40+ breweries, who generously donated their time and beer to the cause. **We raised over \$21,000 that will go directly towards our prevention, rapid re-housing, supportive housing, outreach and other programs.**

At Hops, guests mingled with staff and volunteers and learned about the

work we do. This was a great opportunity for us to reconnect with old friends and new.

We can't do our work without your support. Thank you again to all of our many volunteers, to the breweries and all of our sponsors who make this event possible. The next Hops for Housing will be April 6, 2019. Keep an eye out for news about the 2018 Run & Ride Festival, to be held October 6.

Thank You to Our Generous and Caring Donors

We are proud to display the names of those who supported us Jan. 1 to Mar. 31, 2018.

In Memory Of:

JP Ranck

Becky Ranck

Austin Watson

Jim & Nancy Morlan

In Honor Of:

On behalf of the wedding of David Coughlin & Kristin Hutson

A Good Beginning

Laulor & Hayes Families

James & Mona Hayes

Nancy Schultz, for her marriage to her long love, Jim Wyatt

Thomas Nugent

Emily Zimmon

Richard and Cristina Fink

Thomas and Diana Hoy

Please note: Memorials and Honorees listed here were received Jan. 1 – Mar. 31. To correct any errors, please contact Ashley Glassberg at 319-362-7555 or services@willisdady.org.

Individuals & Families

Financial

Linda Ackerman, Robert Adams, Jaimie Allaire, Dennis and Darlene Allard, Patricia Ankrum, Anonymous (13), Bailey Bales, Joyce Barnd, Anthony Barnes, Earlyce Barreto, Keefe Bassett, Matthew Berger, Dave Berns, Julie Brandt, Liz Breen, David Brock, Jamie Broghammer, Kelly Bruce, Katherine Burford, Miguel and Rocio Burgos, Alicia Burnett, Tabitha and CarrieAnn Byrd, Gare Calhoun, Steve and Joanne Carfrae, Ronnie and Carol Carlson, Daniel and Bibi Chadwick, Patrick Clancy and Samuel Garvin, Betty Clinton, Gary Collins, Edward Davis, Linda Dean, Ronald DeChristopher and Judy Winter, Joshua and Christina Deutsch, Ben Dolphin, Michael and Patti Doser, Ronda Drazozal, Todd Duncan, Marlene Dusil, Gerald and Zarita Eastridge, Sheryl Embrey, Julie Ernst, Jordan Farnham, Alicia Faust, Marilyn Feldmann, Terry Fett, Joel Fields, Max Flack, Cory Foss, Morgan Fountain, Robert Frederick, Cameron Freeman, Christy Bovero and Terry Galloway, Vincent Geis,

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David Anderson, Carla Andorf, Patricia Ankrum, Vern and Ann Bagley, Anita Barrett, Robert and Victoria Bauman, Terry Bergen, Diane Bergstrom, Maria Bessmertnaya, Megan Blair, Ruth Brewster, Carolee Bruner, Selinya Carew, Ronnie and Carol Carlson, Theresa Christophersen, Ned Dietiker, Ned Dietiker, Donna Eager, William Davis and Kathryn Franzenburg, Edd and Judy Graham, Carol Grommon, Katie Hadjis, Phillip Hargrave, Patrick Hastings, Leo Hauschildt, Dorothy Hinman, Cindy Howe, Sarah K., Deb Kriegermeier, Barb Kryger-Giese, Rick Larsen, Darrel Larson, Barbara Lau, Linda Levy, Marva Livengood, Terri Ludwig, Terri Ludwig, Gwen Manning, Frances Miller, Dick Mundy, M Murley, Diane Nichols, Barb Oakland, Carol Peters, Diana Powers, Jennifer Rogers, Ann Rude, Darcy Sarchett, Shannon, Linda Slaughter, Dylan Smith, Art Staed, John and Joyce Stepanek, Jake Stigers, Maureen Tanury, Stella Threadgold, Sue Tonneson, Bertha Tribuno, Sandy Urban, Stephen Ward, Janice Widmer, Esther Wilson, Leslie Wright, Jacques Zillman

Organizations

Financial

Alliant Energy Foundation, Inc., All Saints Catholic Church, Alliant Energy Foundation, Inc., AmazonSmile, Bradley & Riley PC, Buffalo United Methodist Church, Calvin Sinclair Presbyterian Church, Casey's General Stores, ETS (Erb's Technology Solutions), First Congregational Church UCC, Housing Fund for Linn County, Immaculate Conception Church, International Paper, Iowa Shares Member Account, ITC Holdings Corp, KGAN/KFXA, Knights Of Columbus Council 15921, Linn Area Community Credit Union, Lovely Lane United Methodist Church, Lynch Ford Chevrolet, Marion Christian Church, Medtronic: Volunteer Grant Program, Mercy Hospital, Nexus Entertainment Arts, Our Savior's Lutheran Church, Prairie Bible Church, Rockwell Collins, Saint Isidore Catholic Church, Shuttleworth & Ingersoll, P.L.C., Skogman Companies, St

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Thinking Beyond Today The Welborn Legacy Society

You do not need to be wealthy to leave a legacy. Make your values known by joining the Welborn Legacy Society and making a planned gift to Willis Dady.

Members of our legacy society are compassionate and forward-thinking donors who will support our long-term success and be long remembered.

In addition to upholding our work through your generous donations of cash and goods, here are other ways you can help us be sustainable over the long term. Many of these options are financially advantageous to you as well to Willis Dady. (Of course, we encourage you to consult with your financial advisor to discuss the tax implications of these options.)

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

Our tax ID number is 42-1311668. Contact Lisa Williams to discuss membership in the Welborn Legacy Society. 319-375-7999 or development@willisdady.org

From Top: Former client James Brown receives a certificate of achievement; staff member Ashley and former client Tiffany pause for a picture; case manager Martha takes a moment to congratulate two former clients; Volunteer event planners Stan and Ellen with shelter manager Denine help check people in to the celebration

Our First Annual Client Celebration Dinner



Updates From This Season's Overflow Shelter

The Linn County Community Overflow Winter Shelter System (COWSS) is organized a group of over 15 agencies that work to provide low-barrier shelter during the cold nights of winter. We use a harm-reduction approach to keep people alive until they are ready and able to engage with other housing services. Our mission is to provide safe temporary shelter during life-threatening weather conditions.

Avoiding duplication, together we provide overnight shelter to those who can't access other shelters. Those we serve may be ineligible for other shelters due to substance use or previous behavior issues, or the shelters may be full on a given night.

This past winter we were open for 122

nights, no matter what temperature it was outside. This is a departure from previous years, where the shelter only opened when the temperature dropped below a certain point.

This season, the overflow shelter served 470 unduplicated individuals, which included 308 men, 147 women, and 15 children for a combined total of 5,198 nights of shelter.

We thank all of our community partners, all of the donors who provided their time and resources to the shelter, our diligent and committed temporary staff of four, our volunteer-led planning committee, and everyone else who helped and supported the overflow shelter this last season.



Above: Photos of clients and of a client's cot at COWSS this past winter.

Progress on Supportive Housing

In last quarters newsletter, we told you about our purchase and renovation of Welborn House, a supportive housing facility on Washington Avenue SE.

Supportive Housing combines affordable rent with case management to bring stability to people who are in poverty and struggle with ongoing homelessness. Fewer than 20% of our clients need this kind of intensive support – the vast majority need only temporary short-term help to get on their feet.

Physical and/or mental disabilities, substance use disorders and low income create instability. That

instability leads to repeat evictions and cycling in and out of eviction, homeless shelters, hospitals and jail. Eviction makes it difficult to locate housing that's affordable — especially on a limited income, such as SSI or SSDI.

Our tenants will pay no more than 30% of their income in rent.

“A case manager is there to create a relationship, to build trust and help clients reach stability and identify future goals to work on,” says Alicia Faust, Support Services Manager. “We help them engage with the resources to become self-reliant. Maybe the goal is to stay clean and sober or to overcome

social anxieties ... really, it could be any number of things that have been holding this person back from a productive life.”

In addition to Welborn House, we will provide four efficiency rentals of Supportive Housing in our new facility expansion. Welborn House is undergoing renovation by wonderful community volunteers. In addition, Willis Dady has been contracted to provide case management for five Supportive Housing units at the Crestwood Ridge apartments owned by CommonBond, which opens this fall on Edgewood Road.

Willis Dady Wish List

Will You Help Us?

VOLUNTEERING

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.

Sunday Meals. We're looking for families, groups, or individuals to provide a Sunday meal for 25-30 shelter clients at noon on their chosen Sunday.

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.



More photos from the Client Celebration dinner, from left: A former client chats with VISTA member Jade; a former client has a candid moment; one of our volunteers, Linda, who helped planned the celebration, with her sister.



The client celebration dinner was lead, planned and organized by a committee of volunteers and staff, if you're interested in supporting future events, please email volunteer@willisdady.org.



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

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Thank You Day of Caring Volunteers!

On Thursday, May 10, **Alliant Energy**, **Nordstrom**, and **United Fire Group (UFG)** employees came out in force for **United Way's Day of Caring 2018**. Nordstrom and UFG employees teamed up and tackled a bunch of necessary work to the Welborn House, one of our future locations of supportive housing units, and Alliant Energy came and helped us complete numerous projects around our main shelter. All of these groups brought their A-game and helped us accomplish so many needed tasks that we wouldn't have been able to get to otherwise! Thank you for a very successful Day of Caring!

