

# ARISE

HELPING HOMELESS PEOPLE SURVIVE, FIND HOUSING AND REBUILD THEIR LIVES



Joppa

VOLUME 8 ISSUE 2 | SPRING+SUMMER 2019

*"In Joppa, there was a disciple named Tabitha, who was always doing good and helping the poor."*



WILL IN FRONT OF HIS NEW COTTAGE HOME

## JOPPA STORIES

### Cottage Home Ribbon Cutting

"Indiana is where I'm originally from," explained Will Winder. "Des Moines is my home."

Will was at a crossroads. With the assistance of Joppa he had overcome multiple obstacles, including addiction, homelessness and unemployment. He obtained and sustained meaningful employment and relocated from his car to an apartment. However, as rent and other essential expenses relentlessly increased, Will was overcome with the burden that so many lowans on a fixed income face – making ends meet. In his quest for clarity and answers, Will prayed for guidance, "Lord, I need direction; if there is a path you want me to take, please open a door."

Will's prayers were answered and a door was opened; a bright-yellow door leading into a 384-square foot Cottage Home. As part of its unwavering mission to prevent and end homelessness, Joppa is building truly-affordable Cottage Homes as permanent residences for seniors, veterans and others on fixed or part-time incomes.

"I don't see this as a new beginning," explained Will. "I see this as the start of a new chapter. You know when you are reading a good book and you can't put it down? When one of the main characters overcomes difficult times that lead to a triumphant ending?"

CONTINUED...

## OUR MISSION

*To create communities of unconditional love, support and hope for the homeless, as we work together to prevent and ultimately end homelessness.*

## TAKE A SLICE OUT OF HUNGER

### CALENDAR OF EVENTS

**TAKE A SLICE OUT OF HUNGER**  
July 18-19, 2019

**DOWN & OUT HOMELESS FUNDRAISER**  
November 2, 2019

**IOWA HOMELESS MEMORIAL**  
December 21, 2019

**HOMELESS CHRISTMAS CELEBRATION**  
December 21, 2019

**PROJECT PJ**  
January 31, 2020

**COMMUNITY CLEAN UPS**  
April 4, 2020



## Cottage Home Ribbon Cutting, CONTINUED

That's how I want my life to be."

Will's new chapter began on February 14, 2019, when the keys to his new home were presented during a ribbon-cutting ceremony held onsite. Des Moines Mayor Frank Cownie, Polk County Supervisor Matt McCoy and Joppa cofounder Joe Stevens spoke at the event. The affordable housing crisis was addressed.

According to the 2015 Polk County Housing Trust Fund report, there is a serious shortage of affordable housing - approximately 8,500 to 10,000 units - in the Greater Des Moines Area. Today in Central Iowa, there is essentially a zero-percent vacancy rate for rental units under \$600 a month. Ultimately, minimum wage earners are faced with the dilemma of either paying rent or purchasing other life-sustaining supplies and basic services including food, medicine, clothing and transportation.

These uniquely affordable cottages are a less expensive, practical alternative to apartment buildings and low-income housing.

"I look around and I just can't believe it," explains Will, "I never thought that I would ever be able to have a new home, not in a million years."

Will pays \$550 per month in rent for his fully furnished home, far below the average rent for an unfurnished, one-bedroom apartment in Des Moines, which is \$792 per month, according to a 2018 survey from CBRE/Hubbell Commercial.

Smaller Joppa Cottage Homes will rent for even less.

In the Cheatom Park Neighborhood of Des Moines, one home and particularly one door, a bright-yellow door, serves as an illuminating symbol of hope for persons facing homelessness in the Greater Des Moines Metro area. Much like the

warming and welcoming amber rays of the spring sun, the gilded entrance represents the dawning of a new day for Will Winder and the entire Des Moines area.

**"I DON'T SEE THIS AS A NEW BEGINNING. I SEE THIS AS THE START OF A NEW CHAPTER."**  
— WILL WINDER

### Joppa CELEBRATES 10 YEARS!

Becoming an Everyday Angel monthly supporter is an easy way to make a powerful and long-lasting impact in our community by providing consistent support for all of our programs and services.

#### Everyday Angels contribute monthly to:

- Help homeless people survive, find housing and rebuild their lives
- Engage students and schools in service learning to help prevent homelessness in future generations
- Develop transitional tiny home villages and uniquely affordable cottage homes to help end homelessness

Sign-up at [joppa.org/angels](http://joppa.org/angels)



## I Serve at Joppa

**VOLUNTEER:** Curt Carlson

**INVOLVEMENT:** I'm blessed to contribute as the Joppa Housing Program Manager. It's exciting to help develop truly affordable Cottage Homes as well as transitional Tiny Home Villages for those still experiencing homelessness in Central Iowa.

**BACKGROUND:** Recently, I retired from John Deere as a Program Manager that delivered technology solutions on farm equipment.

**DRIVING PASSION:** My personal hero is George Washington Carver, a fellow Iowa Stater, who had a strong faith and overcame extraordinary adversity to accomplish great things.

**ON MY OWN:** I still have my first car, an old British sports car, and enjoy bicycling, backpacking and cross country skiing. I also participate in several church study groups.

everyday  
angels



*You gave me something to eat... you gave me something to drink... you invited me in... whatever you did for one of the least of these brothers and sisters of mine, you did for me.*

Matthew 25:35-40

### BECAUSE OF YOU

- NEARLY 400 HOMELESS PEOPLE HAVE BEEN HELPED OFF THE STREETS
- MORE THAN 85% OF THESE MEN, WOMEN AND CHILDREN REMAIN OFF THE STREETS
- JOPPA KEPT OVER 250 UNSHELTERED HOMELESS INDIVIDUALS FROM FREEZING TO DEATH LAST WINTER

## HOW TO GET INVOLVED

DOWN&OUT  
HOMELESS FUNDRAISER

### BE A TABLE HOST DOWN & OUT HOMELESS FUNDRAISER

#### WHEN

**Saturday, November 2, 2019**

6:00 PM Cash Bar & Hors d'oeuvres

7:00 PM Dinner & Program

#### WHERE

**Ron Pearson Center**

5820 Westown Parkway

West Des Moines, IA 50266

#### DRESS

**Casual attire**

Yes, jeans!

#### TICKETS

**\$150/person**

\$125 per ticket is a tax-deductible donation

**\$1,200/table of eight**

\$1,000 per table is a tax-deductible donation

#### FEATURES

**Joppa Celebration & Update**

**Live Art Experience**

**Fund-A-Need Opportunities**

**Emcees Lou & Jackie from CW Iowa Live**

**Dinner & Cash Bar**

#### When should I begin inviting my guests?

Limited seating this year. Purchase your table as soon as possible!

#### Who should I invite?

Consider inviting anyone who has a desire to help those in need.

#### What if I have more guests than will fit at my table?

Great! We will do our best to seat your additional guests at a table near you. Fill as many tables as you like!

#### Do I need to buy an entire table, or can my guests purchase their own seats?

You may either purchase a table yourself or gather friends to purchase one together.

## REGISTER

Be a Table Host...  
Introduce Your Friends to Joppa!  
**[bit.ly/2019DOfundraiser](http://bit.ly/2019DOfundraiser)**

## HOW YOU CAN HELP

### GIVE:

#### BECOME A JOPPA SUPPORT PARTNER

*Join us and make a difference with your gifts and ongoing support.*

Joppa collaborates with other agencies, helps people access resources, and develops unique programs that fill gaps and meet unmet needs in outreach, housing and education.

*Joppa is a 501(c)3 nonprofit. All gifts are tax-deductible.*

#### GIVE ONLINE OR MAIL TO:

Joppa  
118 SE 4th Street, #120  
Des Moines, IA 50309

**[joppa.org](http://joppa.org)**

### VOLUNTEER:

Volunteer opportunities are available for groups, families and individuals. When you volunteer at Joppa you...

- Learn about homelessness
- Engage with diverse individuals
- Lead or join a team of volunteers
- Develop meaningful relationships
- Participate where you're passionate
- See your impact in multiple ways

#### VOLUNTEER AND MAKE A DIFFERENCE:

We depend on volunteers like you!  
Join us and make a difference in the lives of homeless people and our community.

**Email: [volunteer@joppa.org](mailto:volunteer@joppa.org)**

### SUPPLY:

- Tents + tarps (green or brown)
- Sleeping bags + Bug spray
- Bottled drinking water (24 oz)
- Head lamps + batteries
- TP + paper towels
- Cleaning supplies
- Laundry detergent + dish soap
- Canned goods + nonperishables
- DART bus tokens

#### BRING SUPPLIES TO JOPPA:

Monday–Friday between 10 & 3:30 PM  
at 118 SE 4th Street, #120, Des Moines.  
Or call (515) 288-5699.

**Thank you for your generosity!**

## FROM THE HEART

"I look around and I just can't believe it," explains Will, "I never thought that I would ever be able to have a new home, not in a million years."

– Will Winder





THE NEW COTTAGE HOME KITCHEN HAS VAULTED CEILINGS AND LOTS OF NATURAL LIGHT

## WAYS TO GIVE

### Annual Campaign Presents Opportunity to Contribute

When I first walked into my job as CEO of Joppa on November 12, I was so excited about the possibilities ahead. I have not been disappointed. Everywhere I go and everyone to whom I have the opportunity to tell the Joppa story comes away excited at what our organization is doing to change the trajectory of the lives of homeless people in Central Iowa.

As I tell everyone, Joppa has done a remarkable job due to the hard work of a small staff and hundreds of volunteers. While these accomplishments are noteworthy, I can't even

imagine our impact if we add a couple of key members to our staff, especially in the Client Services area.

The bottom line, of course, is to reach an appropriate

staffing level, which means that we need to increase the amount of funding we raise on an annual basis.

As you are likely aware, Joppa has been the beneficiary of many kind individuals and companies supporting our cause throughout the year as well as proceeds from the annual Down & Out Homeless Fundraiser. The need, however, is much greater:

With that as our benchmark, Joppa launched its first Annual Campaign in April 2019, complete with giving clubs. For most nonprofit organizations, the Annual Campaign is the lifeblood of their operation.

For Joppa to successfully fulfill its mission to prevent and ultimately end homelessness, a yearly Annual Campaign is critical to its success.

If you've already participated in the Joppa Annual Campaign, thank you. If you haven't yet been contacted with the opportunity to contribute, please feel free to contact me directly at [dave.schwartz@joppa.org](mailto:dave.schwartz@joppa.org). Your annual support will clearly make a difference to so many.

Joppa is unique in that we don't depend on public money to do our work. Instead we have relied on the generosity of many to fund our programs. Your participation in our first Annual Campaign will help us continue to meet our clients' needs and build momentum as we expand our work into transitional and permanent housing.

Thank you for your generosity and your support of Joppa. You are literally saving lives!

- Dave Schwartz  
Joppa CEO

**"THANK YOU FOR YOUR  
GENEROSITY & SUPPORT.  
YOU ARE SAVING LIVES!"  
— DAVE SCHWARTZ**

## HOW YOU CAN HELP

GIVE ONLINE AT [JOPPA.ORG](http://JOPPA.ORG) OR MAIL TO JOPPA, 118 SE 4TH STREET, #120, DES MOINES, IA 50309  
THANK YOU FOR YOUR GENEROSITY!





COMMUNITY LEADERS, JOPPA PARTNERS & THE NEIGHBORHOOD CELEBRATED NEW COTTAGE HOME WITH WILL

## JOPPA HOUSING

### Tiny Home Village Update + Cottage Homes

Joppa cut the ribbon on its first Cottage Home on Valentine's Day 2019, and Will Winder began to settle into this beautiful 384 square foot fully furnished home.

"Besides the day that my daughter was born, there's nothing in my life that can measure up to this day right here," Will exclaimed.

Joppa Cottage Homes are architecturally designed for seniors, veterans and others living on fixed or part-time incomes.

They fit neatly into the organization's overall mission to help prevent and ultimately end homelessness, and Joppa is working with the City of Des Moines to expand this model into other neighborhoods.

In addition to these truly-affordable permanent Cottage Homes, Joppa continues diligently working with area leaders to find the appropriate location for its first Tiny Home Village, which is an architecturally designed gated-community of 50 Tiny Homes.

This transitional housing model provides a safe place to go for people currently living under bridges, in tents and vehicles to gain a source of income and overcome any other barriers to housing.

In vetting dozens of properties, we've learned that success for this initiative will clearly require a combination of identifying the right location with the right zoning or ability to rezone, and some courageous leaders to get out in front of the project.

"We are working with a variety of community leaders and elected officials to identify the appropriate piece of land for the Tiny Home Village," noted Joppa CEO Dave Schwartz. "I'm confident that we are soon going to provide the transitional housing and support these individuals need to move their lives forward."



## HOW WE DO IT

JOPPA COLLABORATES WITH OTHER AGENCIES, HELPS PEOPLE ACCESS EXISTING RESOURCES, AND DEVELOPS UNIQUE PROGRAMS THAT FILL GAPS AND MEET UNMET NEEDS IN OUTREACH, HOUSING AND EDUCATION.





118 SE 4th Street, #120  
Des Moines, IA 50309

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## INSIDE

**Tiny Home Village Update + Cottage Homes**  
Annual Campaign Kicks Off



[Joppa.org](http://Joppa.org)

(515) 288-5699

### 2019 GOLF CLASSIC

## LOW COUNTRY SHRIMP BOIL

THURSDAY / JULY 18 / 2019  
6-9 PM

ROLLINS MANSION  
2801 FLEUR DR / DES MOINES / IA

\$65 PER PERSON  
[BIT.LY/2019SHRIMPBOIL](http://BIT.LY/2019SHRIMPBOIL)

## GOLF TOURNAMENT

FRIDAY / JULY 19 / 2019  
12 PM CHECK-IN / 1 PM SHOTGUN START

TOURNAMENT CLUB OF IOWA  
1000 TRADITION DR / POLK CITY / IA

INDIVIDUAL - \$150 / FOURSOME - \$600  
[BIT.LY/2019CHARITYGOLFCLASSIC](http://BIT.LY/2019CHARITYGOLFCLASSIC)