

ARISE

HELPING HOMELESS PEOPLE SURVIVE, FIND HOUSING AND REBUILD THEIR LIVES



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



DES MOINES CITY COUNCIL APPROVES JOPPA VILLAGE

EXCITING NEWS

Joppa Village Unanimously Approved!

We are pleased to announce that Joppa has received unanimous approvals from the City of Des Moines for the Joppa Village project at 2501 Maury Street, as well as our rezoning application. The Joppa Village will be a community of unconditional love and support for chronically homeless individuals and help them rediscover hope, so they can once again become productive citizens and live a life of personal fulfillment.

"We are grateful for the Des Moines City Council and city staff's unanimous support of the Joppa Village project to help address homelessness in our community," said Joppa CEO & Co-founder Joe Stevens. "This approval allows us to provide permanent supportive housing to individuals who would otherwise be chronically homeless. Addressing such a complex issue requires collaboration, and we are excited to work alongside the city and community partners to deliver one of many needed solutions."

Our journey to establish the Joppa Village in Des Moines began twelve years ago. While project details have evolved over time, the goal has remained the same – to create a safe place for individuals to live, work and rediscover their value and purpose. After purchasing the previously proposed location on County Line Road in 2024, and seemingly reaching

CONTINUED...

OUR MISSION

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



CALENDAR OF EVENTS

MONTHLY VOLUNTOUR

6:00 PM – 7:30 PM

Each second Tuesday at Joppa

SECOND SATURDAY WORKDAY

9:00 AM – 1:00 PM

Each month at Joppa

JOPPA ANNUAL GALA

November 7, 2026

IOWA HOMELESS MEMORIAL

December 21, 2026

JOPPA CHRISTMAS CELEBRATION

December 21, 2026

Joppa Village Unanimously Approved! CONTINUED

an impasse, city leaders asked Joppa to consider this alternative location on Maury Street.

“Improving lives for people experiencing homelessness in our community is an effort that requires collaboration from partners who are invested in finding solutions,” said Des Moines City Council Member Joe Gatto. “People living in our community deserve safety and shelter, and the Joppa Village will help our residents experiencing homelessness start on the path to a better future.”

“PEOPLE LIVING IN OUR COMMUNITY DESERVE SAFETY AND SHELTER, AND THE JOPPA VILLAGE WILL HELP OUR RESIDENTS EXPERIENCING HOMELESSNESS START ON THE PATH TO A BETTER FUTURE.”

— JOE GATTO

DES MOINES CITY COUNCIL MEMBER

Des Moines Mayor, Connie Boesen said, “The Joppa Village project will provide a valuable resource for our community – permanent, supportive housing. As our homeless population is growing, it’s critical to provide more shelter and affordable housing options so that people experiencing homelessness have a safe place to go.”

“Every dollar raised to purchase the previously proposed County Line Road

property will be fully reinvested into this new site,” said Jim Hagberg, Joppa board member and village project director.

Joppa is an official replicator of Community First! Village in Austin, Texas. Privately funded through Joppa’s generous donors, partners and grant makers, the Village will cost taxpayers nothing and is projected to save the city nearly \$3 million each year with its first 50 residents.

The Joppa Village will provide permanent homes to men and women who would otherwise be chronically homeless, while providing supportive services, job opportunities and access to public transportation for off-site employment. All Joppa Cottage Homes will feature a bedroom, full bathroom and kitchenette, with sizes ranging from 192 to 384 square feet. Residents will pay \$300 – \$700/month, depending on the home they choose.



I Serve at Joppa

VOLUNTEER: Phillip Morgan

INVOLVEMENT: I list higher-value donated items on Thriftmart’s eBay store to maximize the value of each donor’s gift.

BACKGROUND: My sister and wife attended a VolunTOUR and learned about an opportunity to list items on eBay, an area where I have extensive experience.

DRIVING PASSION: Working on eBay listings is enjoyable for me because it benefits others and combines several of my personal skills and interests: photography, marketing and researching unfamiliar subjects.

ON MY OWN: I’ve been a landscape and travel photographer for nearly 40 years and retired in 2022. My wife and I also love to travel and look forward to many years of exploring the world.



BECOME A JOPPA EVERYDAY ANGEL

Everyday Angels contribute monthly to:

- Lift individuals and families off the streets each week
- Help hundreds of homeless people survive this winter
- Build the Joppa Village in Des Moines

Sign up: [Joppa.org/Angels](https://joppa.org/Angels)

Matthew 25:35-40

PLAN A LEGACY GIFT

Invest in the Joppa Endowment Fund:

- Leave a legacy of hope
- Create lasting impact for generations
- Secure the future of Joppa’s mission

Learn more: [Joppa.org/Legacy](https://joppa.org/Legacy)

BECAUSE OF YOU

- JOPPA LIFTS INDIVIDUALS AND FAMILIES INTO HOMES EACH WEEK
- WITH YOUR SUPPORT, OVER 800 PEOPLE HAVE BEEN HELPED OFF THE STREETS
- MORE THAN 80% OF THESE MEN, WOMEN AND CHILDREN REMAIN IN HOUSING TODAY
- JOPPA HELPED NEARLY 600 PEOPLE SURVIVE AND STAY WARM LAST WINTER



Bill Mech: Our First Legacy Club Member

The Joppa Legacy Club is a community of individuals, families, trusts, foundations and businesses who invest in our Endowment Fund to ensure our mission continues today, tomorrow and forever. This is more than a donation—it's a legacy of compassion and lasting impact.

Bill Mech, our first Joppa Legacy Club member, began volunteering with Joppa in 2021, not long after his retirement as Chief Risk Officer for GuideOne Insurance in West Des Moines. He started by sorting canned goods and then began updating outreach route sheets. This led him to join our board of directors and advise Joppa on risk management.

As Bill became more involved, he named Joppa a beneficiary of his donor advised fund, which will receive a bequest from his estate. He explained, "I find that there's a good overlap between your faith, what God puts on your heart to do, and your finances... your finances reflect your priorities and your faith."

The Legacy Club enables Bill to give beyond his earthly income streams, ensuring that his finances will leave a legacy of his faith, generosity and commitment to the Joppa mission.

"Our lives have eternal weight, and we have limited opportunity on Earth to bless others... But we can actually extend our blessings beyond this earthly life by leaving a legacy. We can do good works now that will have a lasting impact on future generations. That, to me, is what the Joppa Legacy Club represents," Bill said.



FOR MORE INFORMATION about joining the Joppa Legacy Club, please contact Board Chair Vernon Delpesce at vernon.delpesce@joppa.org or (515) 288-5699 x711.

Snyder & Associates

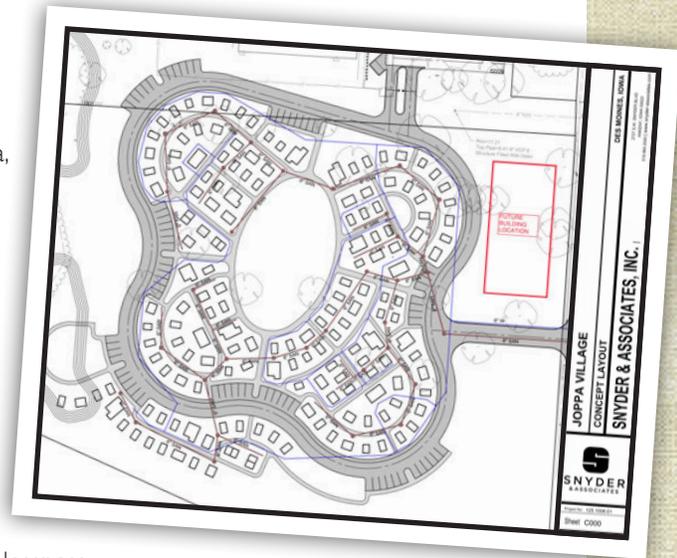
Snyder & Associates is the largest civil engineering firm in Central Iowa, which prioritizes collaboration to serve its clients and communities. Their wide range of services allows the firm to manage projects from start to finish, delivering critical insights and right-sized solutions.

The firm began partnering with Joppa in 2018, providing site planning for the Joppa Cottage Home prototype in Des Moines. That partnership expanded as the team began working alongside Joppa to identify, evaluate and refine potential locations for the Joppa Village these past several years.

Senior Project Manager Tim West said, "Snyder & Associates has been really excited to be involved with a project that is going to impact individual people directly... This really allows us to target homelessness in our community and help Joppa make a difference."

Today, the firm is donating significant design services to the Joppa Village project, including site development planning, stormwater management, grading plans and support with construction administration.

"We have really enjoyed working with the staff at Joppa and their leadership... They've never lost their focus on their mission of helping others and lifting people into housing," Tim said.



HOW YOU CAN HELP

Scan to become a JOPPA PRAYER PARTNER:



GIVE:

Your generous contributions provide critical funds to lift families and individuals off our streets each week:

- Helped 117 people off streets in 2025
- Awarded Candid GuideStar Platinum Transparency Seal 6 consecutive years
- No federal or state funding
- Joppa is a 501(c)3 nonprofit
- All gifts are tax-deductible to the fullest extent of the law

GIVE ONLINE OR MAIL TO:

Joppa
2326 Euclid Avenue
Des Moines, IA 50310



[Joppa.org/giving](https://joppa.org/giving)

VOLUNTEER:

Volunteer opportunities are available for groups, families and individuals, including:

- Deliver life-saving heat
- Join the Thriftmart team
- List premium items on eBay
- Sort donations
- Help keep our facilities clean
- Serve in the resource center
- Cook meals for outreach
- Provide outreach or aftercare

BECOME A VOLUNTEER:

We depend on volunteers like you! Email to learn more or sign up at joppa.org to attend a VolunTOUR.

Email: volunteer@joppa.org

DONATE:

Provide survival items & Thriftmart goods:

- Men's jeans, gloves & foot warmers
- Blankets, sleeping bags & pillows
- Ibuprofen & acetaminophen
- Backpacks and cases of bottled water
- Headlamps, AA & AAA batteries
- Pop-top canned goods & meats
- TP, paper towels & laundry soap
- Home goods & home décor
- Premium goods to be sold online

BRING SUPPLIES TO JOPPA:

Monday – Friday, 10:00 AM – 4:00 PM
2326 Euclid Avenue, Des Moines
Or call (515) 288-5699, Ext. 3

Thank you for your generosity!



2025 Joppa Annual Gala

More than 900 guests attended the 17th Joppa Annual Gala, held at the Iowa Events Center in November. This event was our largest yet, which helped raise critical awareness and financial support for our homeless neighbors. Joppa's ability to continue helping so many people survive and get off the streets each year is made possible through the support and generosity of our valued donors and volunteers.

Alan Graham, visionary and CEO of Community First! Village in Austin, was our special speaker. He highlighted the importance of their replication partnership and solidarity with Joppa to build the Joppa Village in Des Moines.

Alan said, "The Joppa Village is about to be the most talked-about neighborhood in Des Moines and the most talked-about neighborhood in Iowa, period. And it's going to rise to become one of the most talked-about neighborhoods in the entire United States, alongside Community First! Village."

Thank you to everyone who attended, gave and continues to believe in our mission. Together, we're working to end homelessness in Central Iowa.



2326 Euclid Avenue
Des Moines, IA 50310

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INSIDE

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JOPPA.ORG

(515) 288-5699

HELP PEOPLE SURVIVE THIS WINTER!

Volunteer to deliver heat to our homeless neighbors (Dec - Mar)

Saturday Mornings | 7:30 AM to 12 PM

For more information, please email Carrie Spain at carrie.spain@joppa.org

WHO PAID FOR THIS NEWSLETTER?

THIS ISSUE WAS PROVIDED PRO BONO BY MAIL SERVICES, LLC.