



MercyOne Clinton Medical
Center
1410 N. 4th St
Clinton, IA 52732

T 563-244-5555

MercyOne.org

City of Clinton Planning Commission
611 S 3rd Street
P.O. Box 2958
Clinton, IA 52733-2958

July 26, 2023

To Whom It May Concern,

On behalf of MercyOne Clinton Medical Center and Medical Groups, we are pleased to offer enthusiastic support of the YWCA Clinton Empowerment Center Supportive Housing Initiative. This project aligns with and aids the City of Clinton in achieving our objective to create new affordable housing that is accessible to all members of the community and address chronic homelessness. The demand for public and community housing currently exceeds existing resources. Without an investment in YWCA Clinton's Empowerment Center Supportive Housing Project, we will be unable to resolve the issue of homelessness in our community.

At MercyOne Clinton Medical Center, we frequently care for patients who are homeless and cannot be discharged safely due to their current situation and the limited resources in the community. In the winter, when the temperature drops, homeless individuals with nowhere else to go, sleep in the hospital lobby almost every night. Although our social workers and case managers work very hard to help, we know that they deserve more.

The proposed location will greatly enhance our ability to care for those who come to us in need. Having the facility only a few blocks away will allow our discharged patients to access services for homelessness with ease, especially since transportation is a major barrier for this population.

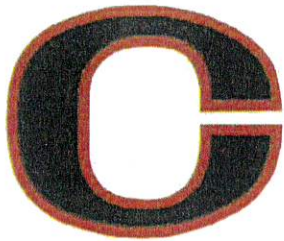
As we look to the future, investing in affordable housing infrastructure helps ensure the successful economic growth, vitality, and global competitiveness of the City of Clinton. On behalf of MercyOne Clinton Medical Center and Medical Group, I encourage you to give your full support of this project's application for supportive housing in Clinton, Iowa.

Sincerely,

A handwritten signature in black ink that reads "Mellissa Wood". The signature is written in a cursive, flowing style.

Mellissa Wood

COO/CNO
MercyOne Clinton Medical Center



CLINTON SCHOOLS

RIVER KINGS AND QUEENS

est. 1835

June 15, 2023

To Whom It Concerns:

Clinton Community School District (CCSD) is writing a Letter of Support for Clinton YWCA homeless-related initiatives and the Permanent Supportive Housing Project. CCSD has worked closely with YWCA over the last two years to support homeless students and their families. This work was prompted by CCSD receiving the Iowa Department of Education's McKinney-Vento Education for Homeless Children and Youth Grant.

When the district was notified of receiving the grant June 2021, we reported 61 homeless students in the state's required Spring 2020 data report. According to our district's low SES population (Free & Reduced Lunch), we should have between 150-200 students identified as homeless.

We have worked hard the last two school years in building awareness of what homelessness means, identifying students, connecting families to resources for their children (and the families), and following up with case management through our new district social workers.

Connections with YWCA have been invaluable, for their intake and Empowerment Center provide what CCSD cannot. CCSD's grant can provide things like tutoring, bussing or money for gas, glasses, waiver of fees, clothing or supplies for school or extracurricular activities, counseling, college FAFSA completion and preparation, etc... However, we are very limited in what we can provide for housing. The grant will only allow CCSD to pay for 1-3 nights of housing, "in order for the children to attend school." For housing, we have to depend on agencies such as YWCA's intake.

In the 2021-22 school year, we identified 94 students PK-12 who experienced homelessness. 29 students and families identified as homeless left the school district at some point that school year, at a rate of 31%. This typically meant they moved a significant distance from Clinton, as we make every effort to continue to provide means to support transportation to and from the students' school of origin. For the 2022-23 school year, we identified 135 homeless students. 29 students and families moved this school year, putting our rate at 17% attrition.

Changing schools during a school year, even within the same district, impacts a child significantly. John Hattie's research shows that changing schools impacts a child by almost a full year of regression (-.34 effect size). It is my understanding that there is limited housing available in Clinton for homeless families, thus the demonstrated high rate of mobility. This impacts our students, families, and community both short and long term. In the short term, we're not able to



Public Health

Prevent. Promote. Protect.

June 17, 2023

To whom it may concern / City Plan Commission,

On behalf of Clinton County Public Health, we are pleased to offer support of the YWCA Clinton Empowerment Center Supportive Housing Initiative. The objective is creating new affordable supportive housing that is accessible to all members of the community and will help address chronic homelessness in our community.

Homelessness has been identified as the #4 health issue on the Clinton County Health Needs Assessment. As we look to the future, investing in our affordable housing infrastructure helps ensure successful economic growth and global competitiveness in our community. Public health offers long term home visiting services as part of our services.. During COVID and after, we continue to see homelessness as a trend. Unfortunately, couch surfing has become a common type of housing for our clients.

As we look to the future, investing in affordable housing infrastructure helps ensure the successful economic growth, vitality, and global competitiveness of the City of Clinton. We are a proponent of the development of a Supportive Housing program here in Clinton, Iowa. At present, the needs far outweigh the resources to provide safe and stable housing, which is a foundational pillar of success for our community going forward. YWCA Clinton's Empowerment Center Supportive Housing Project will have significant positive impact on our community and will ensure the continued success of Clinton, Iowa and all who live here.

Safe and stable housing is instrumental to support those in our community who are at risk of instability, and to make a lasting difference. The creation of a supportive housing development will provide individuals at risk with not only a helping hand, but a steppingstone for their own success through on-site case management and a more accessible space to connect with individualized resources. .

On behalf of Clinton County Public Health, we would like to express our full support of the YWCA Clinton Empowerment Center Supportive Housing Project.

Sincerely,

Michele Cullen, Community Health Manager

Genesis VNA/Clinton Co Public Health

cullenm@genesishealth.com



Information, Referral & Assistance Services

August 16th, 2023

Dear Mr. Mayor and Councilmembers,

We are pleased to offer enthusiastic support of the YWCA Clinton Empowerment Center Supportive Housing Initiative. The objective is creating new affordable supportive housing that is accessible to all members of the community and will help address chronic homelessness in our community.

I am in full support of the YWCA Clinton Empowerment Center Supportive Housing Initiative. The objective is creating new affordable supportive housing that is accessible to all members of the community and will help address chronic homelessness in our community.

I support re-zoning the 600 block of North 3rd Street for this project. The selection of this location was done in a very meaningful matter, with input from community members. Access to transportation, employment opportunities, medical facilities, public housing, grocery stores, are all within walking distance. The proximity to the law center and County Resource Center also factored into the decision.

We at Information, Referral & Assistance Services see about 2500-3000 people each month for a variety of requests for services. Our services include rental and utility assistance, medications, transportation, Iowa IDs, birth certificate retrieval, food pantries, a free store and more. During the pandemic we, along with the YWCA, applied for funds to support non-congregate housing from FEMA. The purpose of this reimbursement grant was to shelter homeless during the pandemic in hotels while traditional shelters were not safe because of crowding.

From October 2020 through May 15th, 2023, Information, Referral & Assistance provided 5177 nights of shelter to 950 people of which 178 were under the age of 18. The cost for this shelter was \$263575.63. Working with the YWCA I am certain they were sheltering the same number of families and individuals as we were.

We have been unable to shelter since May 15th and we are still receiving up to 10 requests daily. I have been working at IRAS for 20 years and have first-hand the homeless population has grown over the years. Since shelter services we regionalized years ago Clinton has been left with little to no options for people that are experiencing homelessness.

On behalf of Information, Referral & Assistance I am happy to write this letter of support for the YWCA Clinton's Empowerment Center Supportive Housing Project for supportive housing for the homeless and at-risk community in Clinton, Iowa as I see just how large the need has grown first-hand.

Please vote yes for this project. The number of people that this will benefit over the years cannot be overlooked.

Sincerely,

Regan Michaelsen
Executive Director



Eastern Iowa Mental Health and Disability Services Region Lori Elam, Regional CEO

Regional County Members
Coordinator of Disability Services: July 21, 2023

Julie Tischuk, Cedar County
Cedar County Courthouse
400 Cedar Street
Tipton IA 52772
563-886-1726
jtischuk@cedarcounty.org

Becky Eskildsen, Clinton County
Clinton County Admin Bldg
PO Box 2957
Clinton IA 52733-2957
563-244-0563
BEskildsen@clintoncounty-ia.gov

Lynn Bopes, Jackson County
Penrose Annex
311 W Platt St
Maquoketa IA 52060
563-652-1743
lbopes@co.jackson.ia.us

Felicia Toppert, Muscatine County
Community Services
315 Iowa Ave Suite 1
Muscatine IA 52761
563-263-7512
Felicia.toppert@co.muscatine.ia.us

Lori Elam, Scott County
CEO
Scott County Administrative Center
600 W 4th St
Davenport IA 52801
563-326-8723
Lori.Elam@scottcountyiowa.com

To whom it may concern / City Plan Commission,

On behalf of the Eastern Iowa MHDS Region, we are pleased to offer support of the YWCA Clinton Empowerment Center Supportive Housing Initiative.

The initiative will create new and affordable supportive housing that is accessible to all members of the community and will help address chronic homelessness in our community.

As we look to the future, investing in affordable housing infrastructure helps ensure the successful economic growth, vitality, and global competitiveness in the City of Clinton. At present, the needs far outweigh the resources to provide safe and stable housing, which is a foundational pillar of success for our community going forward.

Safe and stable housing is instrumental to support those in our community who are at risk of homelessness. The creation of a supportive housing development will provide individuals at risk with not only a helping hand, but a steppingstone for their own success through on-site case management and a more accessible space to connect with individualized resources.

Please give your full support of YWCA Clinton Empowerment Center Supportive Housing Project.

Sincerely,

Lori A. Elam
CEO Eastern Iowa MHDS Region
Scott County Community Services Director

BRIDGEVIEW

COMMUNITY

1320 19th Ave NW
Clinton, IA 52732

MENTAL HEALTH CENTER

PHONE: 563-243-5633

FAX: 563-243-9567

July 17, 2023

To whom it may concern / City Plan Commission,


On behalf of Bridgeview Community Mental Health Center we are pleased to offer enthusiastic support of the YWCA Clinton Empowerment Center Supportive Housing Initiative. The objective is creating new affordable supportive housing that is accessible to all members of the community and will help address chronic homelessness in our community.

We interact with their empowerment staff monthly with us in Aftercare to provide comprehensive care to clients we have in common. Staff make referrals as needed to their services and in turn their empowerment staff make referrals to our support services and therapy when appropriate

As we look to the future, investing in affordable housing infrastructure helps ensure the successful economic growth, vitality, and global competitiveness of the City of Clinton. On behalf of Bridgeview Community Mental Health Center, I urge you to give your full support of this project's application for supportive housing in Clinton, Iowa.

Homelessness has been identified as the #4 health issue on the Clinton County Health Needs Assessment. As we look to the future, investing in our affordable housing infrastructure helps ensure successful economic growth and global competitiveness in our community. I urge you to give your full support of YWCA Clinton Empowerment Center Supportive Housing Project.

Sincerely,



Paul Blair, LISW
Executive Director
Bridgeview Community Mental Health Center
1320 19th Ave NW
Clinton IA 52732



August 15, 2023

Shannon Sander-Welzien
YWCA Executive Director
Clinton, IA 52732

Re: Support for the YWCA Supportive Housing Initiative

Dear Shannon,

On behalf of the L'Arche Clinton (The Arch) community, I wanted to add our support to the YWCA's Supportive Housing Initiative. We understand well the need to provide services for a population that would be far underserved if not for local agencies like ours, and we take pride in the network of social services that exists locally to serve individuals with disabilities or mental health needs. We see the YWCA's Supportive Housing Initiative as a proactive step to serve the needs of a population that has been underserved for far too long. Homelessness is a problem everywhere, and it's not going away by ignoring it or complaining about it. This initiative would clearly result in a broadening and strengthening of Clinton's social services network, providing realistic hope and opportunities for people experiencing homelessness. The YWCA should be applauded for these efforts.

We wish you all the best with this proposal and with your progress in completing this project.

Sincerely,

Devin Land
L'Arche Clinton Executive Director

**Prince of Peace Catholic Church
1105 LaMetta Wynn Drive
Clinton, IA 52732**

August 15, 2023

Dear Mayor Maddasion and City of Clinton Councilmembers,

My name is Father Paul Appel, the Pastor of Prince of Peace Catholic Church and I live at 1044 16th Ave NW. Since I moved to Clinton last year it has been mentioned to me by more than one parishioner that our city should continue to find new ways to support our homeless and poor through innovative means such as job training, safe housing, and addiction recovery.

I am writing in strong support of the YWCA's Supportive Housing Initiative. It warms my heart to see so many people behind this initiative, putting words into action and working hard to make a difference for those in need. With the support of city officials and the community at large I know we can make a difference in many people's lives through this initiative. The YWCA has served our community for over 108 years, and we know we can count on them to operate this facility in a way that benefits our community. This project is needed for our community!

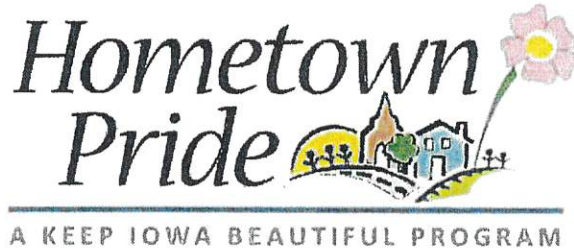
Thank you for your consideration.

Fr. Paul Appel

Pastor, Prince of Peace Catholic Church

August 16, 2023

Dear Mayor
and Council



Scott Maddasion
Members:

On behalf of

Clinton Hometown

Pride, I am pleased to write this letter of support for the YWCA Clinton's Empowerment Center Supportive Housing Project for supportive housing for the homeless and at-risk community in Clinton, Iowa.

As the Community Coach for Clinton Hometown Pride, I am enthusiastically supportive of the development of a Supportive Housing program here in Clinton, Iowa. At present, the needs far outweigh the resources to provide safe and stable housing, which is a foundational pillar of success for our community going forward. YWCA Clinton's Empowerment Center Supportive Housing Project will have significant positive impact on our community and will ensure the continued success of Clinton, Iowa and all who live here.

The goal of Clinton Hometown Pride is to improve the economic, social, and cultural vitality of this community. This supportive housing project is a step in the right direction for enhancement of one component of essential needs for Clinton, which is housing. A community needs to meet its services for all members of the community to make Clinton a better place to live, work and play. This project under the stewardship of the YWCA is creating a foundation to address a major need for the community, better housing for the less fortunate.

In my own professional experience, I am serving my 8th year as a member of the Des Moines Planning & Zoning Commission. In that capacity I have reviewed several of these supportive housing projects in Des Moines. I supported all these projects and there have not been any problems or failures with any issues related to their development. Some neighbors have expressed concerns about safety and the possibility of declining property values. None of those concerns expressed by the opponents have been proven to occur.

On behalf of Clinton Hometown Pride, we would like to express our full support of the YWCA Clinton Empowerment Center Supportive Housing Project.

Safe and stable housing is instrumental to support those in our community who are at risk of instability, and to make a lasting difference. The creation of a supportive housing development

July 21, 2023

City of Clinton Planning Commission,

This is a letter of support for the YWCA Clinton Empowerment Center Supportive Housing Initiative. I am currently the City Administrator for the City of Camanche and I am a resident of the City of Clinton. My experience with my position has afforded me the opportunity to work with the YWCA on some of their programs. The City of Camanche provides some funding for the YWCA to aid in their programs. The City recognizes the importance of the services they provide for the region, including assistance to citizens from Camanche.

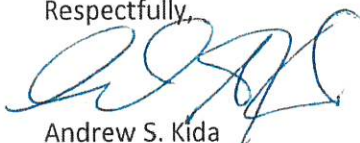
My experience with people in need from a personal standpoint includes serving on the Clinton Salvation Army Board of Directors, including two years as the board's president. I have also served on the Rotary Club of Clinton's Board of Directors and just completed a year as the club's president. In those functions, I have had the opportunity to learn about and understand the needs of the community for when it concerns homelessness. In Camanche, we have experienced homeless individuals residing in storage units in dire conditions. Unfortunately, we discovered this situation too late. Frigid temperatures led to a death in the storage unit.

We also experience transient issues with individuals in and out of mobile homes and apartments. We have pedestrians walking on roads where there are no sidewalks who are simply trying to purchase groceries or obtain nearby services. These are people who would be better suited to housing of this nature where they have an easier access to public services.

In my functions as the City Administrator for Camanche, I deal with zoning issues on a regular basis. There is always resistance for rezoning to multi-family residential. The stigma that is associated with this rezoning has always perplexed me. There is a need for housing. There is a need for workforce housing. There is a need for supportive housing for the homeless. Where is the best location for this housing? In my experience, the best location is where you have land available and where the location provides access to necessary services for those residents. The homeless are residents of our community. If we have an opportunity to provide them the safety, dignity, and opportunity to assimilate into an organized and managed life environment, then we should find the way to extend that outreach and opportunity to our fellow citizens.

I am in strong support of this proposal and the requested rezoning of the land. This is a necessary feature for our region and I can think of no better operation than the YWCA to make it happen.

Respectfully,



Andrew S. Kida

1927 Circle Drive N.

July 18, 2023

To: City of Clinton Plan Commission

The Sisters of St. Francis urge you to approve the YWCA's application for re-zoning for their proposed supportive housing development.

For the first time, homelessness ranked fourth in the Health Needs Assessment for Clinton County. The updated 2023 Housing Needs Assessment for Clinton conducted by the University of Iowa School of Planning and Public Affairs identified three main housing challenges: shortage, affordability, and quality. For example, for renter households making less than \$20,000 annually, Clinton only has 525 affordable units for all 1,160 cost burdened renters in that income bracket. An additional 635 units are needed to provide affordable housing to these renters.

The YWCA Empowerment Center Supportive Housing Project would help address these housing challenges by providing quality units which are affordable for those most in need. Investing in affordable housing infrastructure helps ensure the successful economic growth and vitality of Clinton.

The Sisters of St. Francis have been gathering representatives from agencies and organizations in Clinton monthly for the past several years to find ways to address the needs of homeless individuals and families. The YWCA has been participating in this collaboration since its beginning. We are excited that some of the efforts of the collaboration are coming to fruition in the YWCA's Empowerment Center Supportive Housing development. The YWCA has extensive experience in providing housing, including operating a domestic violence shelter and transitional housing for women in the past. Currently they serve as the contact point for Continuum of Care in Clinton County and administer rapid rehousing funds. They provide a holistic approach to addressing the needs of those without shelter.

The Sisters of St. Francis offer our full and enthusiastic support of this project.



Sister Janice Cebula, OSF
President

LincolnWay Community Foundation
615 10th Street
DeWitt, IA 52742

July 17, 2023

To: City Plan Commission,

On behalf of the Lincolnway Community Foundation, we are pleased to offer enthusiastic support of the YWCA Clinton Empowerment Center Supportive Housing Initiative. The objective is creating new affordable supportive housing that is accessible to all members of the community and will help address chronic homelessness in our community.

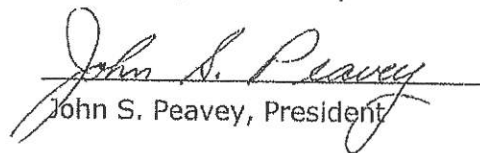
As we look to the future, investing in affordable housing infrastructure helps ensure the successful economic growth, vitality, and global competitiveness of the City of Clinton. On behalf of the Lincolnway Community Foundation, I urge you to give your full support of this project's application for supportive housing in Clinton, Iowa.

Safe and stable housing is instrumental to support those in our community who are at risk of instability, and to make a lasting difference. The creation of a supportive housing development will provide individuals at risk with not only a helping hand, but a steppingstone for their own success through on-site case management and a more accessible space to connect with individualized resources.

Homelessness has been identified as the #4 health issue on the Clinton County Health Needs Assessment. As we look to the future, investing in our affordable housing infrastructure helps ensure successful economic growth and global competitiveness in our community. I urge you to give your full support of YWCA Clinton Empowerment Center Supportive Housing Project.

Respectfully

Lincolnway Community Foundation


John S. Peavey, President



United Way
of Clinton County, Iowa

Iowa Finance Authority
1963 Belle Avenue, Suite 200
Des Moines, Iowa 50315

June 6, 2022

To Whom It May Concern,

My name is Andy Green I am the Executive Director of the United Way of Clinton County. The United Way of Clinton County fully supports the proposed YWCA Clinton Empowerment Center Supportive Housing Project. The United Way is about serving the community through charitable giving to agencies. Through our review process we see the need had by each agency we serve. Not only would the Supportive Housing Project help the Empowerment Center and the YWCA, it would help a host of different agencies that provide support to homeless and less fortunate families. Affordable housing should be accessible to everyone in our community and the failure to do so effects everyone.

Every day at the United Way office we take calls from people and families needing housing or on the verge of losing their home. Our agencies that help with housing or rental assistance all have wait-lists that are full. The resources that we have are stretched thin. The impact of the pandemic and current inflation has only worsened matters. On a personal note, I live in the heart of downtown Clinton and see the impact that homelessness has every day. Everyone deserves the comfort and dignity of housing, and the Supporting Housing Project will be a giant step forward in solving this issue. On behalf of the United Way of Clinton County, I urge you to give your full support of this project's application for supportive housing in Clinton, Iowa.

Sincerely,

A handwritten signature in black ink, appearing to read "A. Green", written over a white background.

Andrew Green



Seventh Judicial District Department of Correctional Services

Serving-Scott, Clinton, Muscatine, Jackson & Cedar Counties

August 17, 2023

To Whom It May Concern:

On behalf of the Seventh Judicial District Department of Correctional Services, I am pleased to write this letter of support for the YWCA Empowerment Center and their proposal for a local Supportive Housing Project in Clinton, Iowa.

Safe and stable housing is instrumental in the success of those on probation and parole. It is increasingly difficult for individuals with criminal records to secure safe and affordable housing. Often times, these individuals do not have the same social support of those not involved in the judicial system.

With the FEMA funding for emergency shelter ending on July 1, 2022, individuals under supervision will struggle with little to no available emergency shelter options.

We have collaborated with the YWCA Empowerment Center in a variety of ways and we are supportive of this project and believe it will have a significant impact on the homeless population of this community and their ability to find safe and stable housing.

Sincerely,

Greg Reckman
Community Treatment Coordinator
Clinton County Field Services
121 6th Avenue South Suite 101
Clinton, IA 52733-1180
563-243-7943 x5112



**LAW OFFICE OF
SARAH OLDSEN PLC**

916 7th Avenue – DeWitt, Iowa 52742

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oldsenlaw@gmtel.net

Sarah Oldsen
sarah.oldsen@gmtel.net

John S. Peavey (of counsel)
john_peavey@hotmail.com

July 17, 2023

City Plan Commission

Re: Supportive Housing Initiative

To whom it concerns:

On behalf of the Law Office of Sarah Oldsen, I am offering my enthusiastic support of the YWCA Clinton's Empowerment Center Supportive Housing Initiative. The objective is creating new, affordable supportive housing that will be accessible to all and will help address the chronic homelessness that plagues our community.

As an attorney, I often work with indigent individuals in a variety of cases, including divorcing parents with children, those who suffer from illnesses, individuals accused of crimes, and domestic abuse survivors. It is all too common that the individuals I work with do not have a permanent address or safe place to stay. I am confident that the YWCA Clinton's supportive housing plan will go a long way in addressing the dire needs of these individuals.

As we look to the future, investing in affordable housing infrastructure helps ensure the successful economic growth, strength, and global competitiveness of the City of Clinton. On behalf of my Law Office, I urge you to give your full support to this project's application for supportive housing in Clinton, Iowa. I know the YWCA Clinton's Empowerment Center Supportive Housing Program will have a significant positive impact on our community and will ensure the continued success of Clinton, Iowa, and those who live here. This project will provide at risk individuals a hand up by providing on-site case management and a common space to access resources needed by many.

Again, I urge you to give your full support to the YWCA Clinton's Empowerment Center Supportive Housing Program

Sincerely yours,

Sarah Oldsen