

EDDY HOUSE

2019
Annual Report

www.eddyhouse.org



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Founder, Eddy House

Our Board must meet an annual \$5k Give/Get Commitment. Our Board’s goal is to grow by at least 40%.

STAFF AS OF MARCH 2020

DIAZ DIXON
Chief Executive Officer

YVETTE MYERS
Chief Officer of Programs & Services

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Bookkeeper

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Transition Coordinator

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Coordinator of Workforce Development

GEN MADISON
Engagement Coordinator

BELLA WOOD
Housing Coordinator

JAY WILSON
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MAUREEN MCKISSICK
Grant Writer

BRANDON GAETA
Lead Advocate

Youth Advocates:
Thomas Hassen, Wendy Easter,
Kennedy Vaughn, Erich Snider,
Alice Prastka, Leslie Llamas-Hernandez,
Brian Donalson, McKenzie Day,
Alexandra McReynolds,
Skylar Atencio

Eddy House is a registered
501 (c)(3) organization.

We provide our services free
of charge. All donations are
tax-deductible to the fullest
extent permissible by law.

Tax ID: 45-3023511

OUR MISSION

Eddy House works with homeless and
at-risk youth to develop life and job skills
for sustainable independence.

OUR VISION

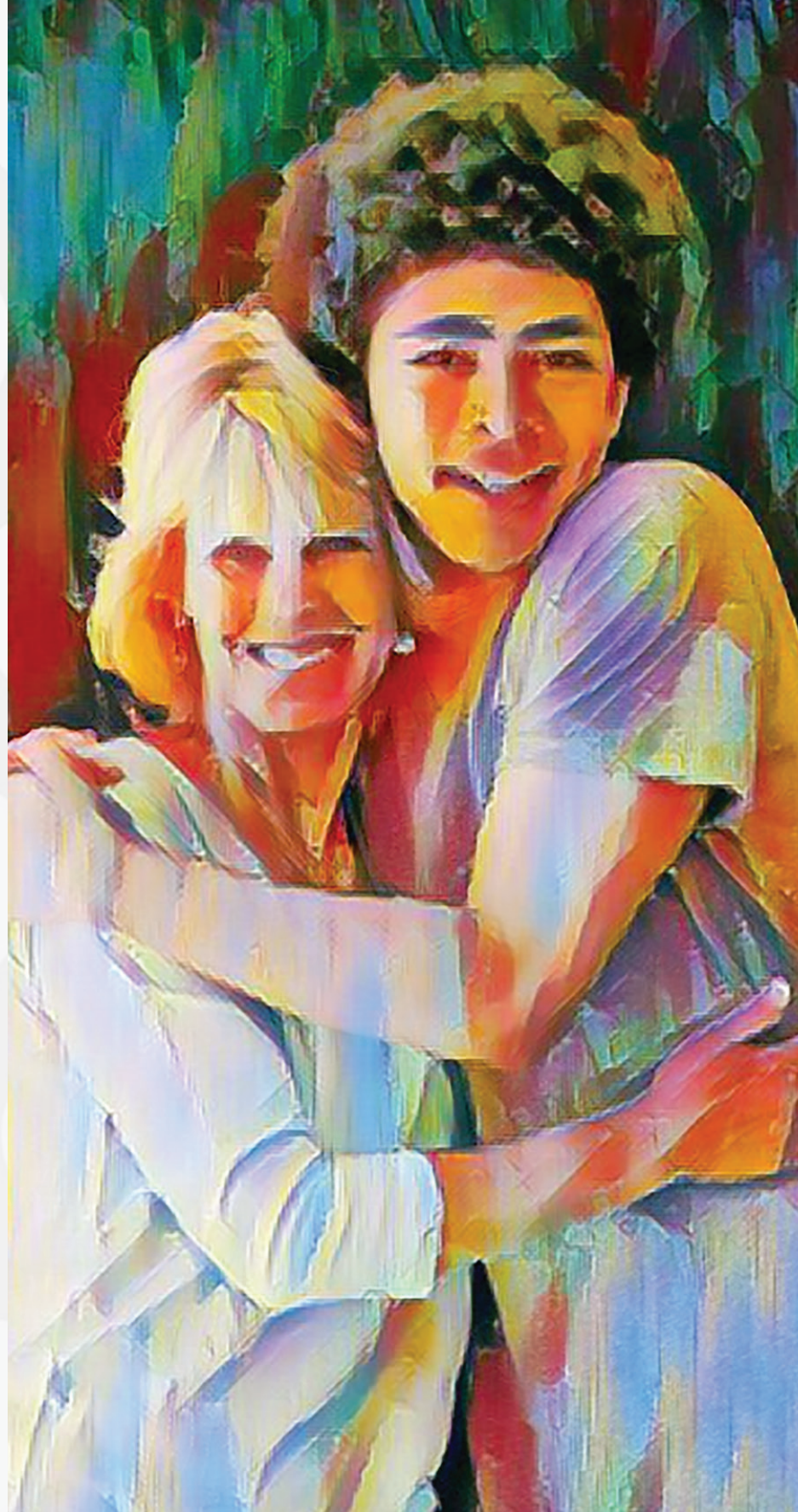
End youth homelessness in Northern Nevada

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HISTORICAL CONTEXT

Since 2011, Eddy House has provided resources towards stabilizing youth who have experienced homelessness and/or are considered high risk. Our population includes those who have been in the foster care system, are runaways, or have been forced out of their home situation. We continue to strive with our provided services to end youth homelessness in Northern Nevada.

Building on the vision of our Founder Lynette Eddy, the dedicated work of our previous Executive Director Michele Gehr, and now the under the dynamic leadership of our Chief Executive Officer Diaz Dixon, Eddy House has begun to create what is poised to be a national model on solving youth homelessness. He has a vision of creating a continuum of programs and services that provides a “hand up” rather than a “hand out” for the at-risk and homeless youth we serve. Through community partnerships, a visionary board of directors, dedicated staff, progressive and innovated programming, along with workforce and life skills development in our new expanded facility, we have set the path towards providing stability and independence for our clients.



Dear Community Partners and Friends:

Just recently, Nevada has gained national attention for its growth of those who are experiencing homelessness. We have many dedicated service providers who work tirelessly with public and private organizations to provide a safe place to eat, sleep, and gain access to what they need to achieve stability in their lives. Despite these successes, more needs to be done. We have an ever growing demand that needs to be met with a vigilant plan. The difficulty and strain this places on neighborhoods, law enforcement, public facilities, and service providers is unsustainable and must be addressed, both in the immediate and long term.

As Northern Nevada's largest and most comprehensive youth homeless provider, Eddy House is committed alongside our partners to end youth homelessness in our community and surrounding areas. The goal is for our service system to help any young person experiencing a crisis to find permanent housing and sustainable employment with the help of our service continuum. But we need your help and support!

As the CEO of Eddy House, I have been engaged in efforts to strengthen our community for a couple of decades. Never have we seen this level of demand for housing and wrap around services. At the same time, never have we seen such good faith efforts to find solutions on behalf of government officials, community advocates, business leaders, faith-based organizations, and philanthropists. Our collective goal is to end homelessness in Northern Nevada. I believe we now have a plan in place to do that. The Board of Directors of Eddy House is committed to working with stakeholders toward measurably improving the lives of those in need while minimizing any negative impact on our community. I invite you to join us in these worthy efforts.

Sincerely,

Diaz Dixon, MA
Eddy House
CEO

“The Eddy House is a youth center for troubled and homeless youth. I don't have a family so coming here is the family I never had.”

- Makayla (21)

SERVICES AND PROGRAMS

Eddy House is truly a collaborative agency. We are currently working with over 70 partners in our community and around the country to meet the needs of our growth. These partnerships allow us to provide a wide range of services to our youth. Groups including mindfulness, interpersonal relationships, nutrition education, computer classes, art and music therapy, financial literacy, trauma informed yoga, AA/NA meetings, and onsite dental/medical care are all offered and available to our youth. It is through these programs, we build relationships with our youth and promote life skills necessary for sustainable independence. Beyond our partnerships providing life skills education, they also offer a multitude of workforce development opportunities. One example is our collaboration with the local building trades. They are offering apprentice programs and internship programs with local companies.

We have also furthered our relationship with the School of Social Work and School of Education (Counseling and Educational Psychology Program) at the University of Nevada. Through graduate and undergraduate interns, we offer an individual care plan for our youth. It is through these care plans, we can identify the needs and opportunities needed for our youth to succeed in independence.

Beyond the partnerships with agencies outside the walls of Eddy House, our care for our youth starts with our staff. We train our staff on trauma – informed care, social and emotional learning, and positive reinforcement behavior. Our goal is to engage and empower each of our youth where they feel safe, both emotionally and physically, as they work toward becoming stable and resilient. Staff engage with youth through physical activities, movie nights, staff led programs, and relationship building. With our new, beautiful building complete with a gym, reading room, computer lab, kitchen, and spiritual/wellness room, we have plenty of room to involve youth in our programs and services.

- Yvette Myers - Chief Officer of Programs and Services

Data Collection

“Eddy House has come a long way in our data collection process. Through a grant from The Kelsey Foundation, we were able to purchase a program to house all of our data and expand what we are capable of tracking. Through this program, we can better access what Eddy House does and determine the effectiveness of what we are doing. Everything from Program Outcomes, visit trends, to essential document progress. Through the use of this system, all staff have access to see how Eddy House is performing and saves precious time to report our numbers. This means more time spent building relationships with our kids and doing all we can to help them succeed!”

- Gen Madison,
Engagement Coordinator

“Eddy House saved me from the men’s shelter. It’s a place you can come to if you have don’t have a place to go and you don’t have to watch your back. I feel safe here.”

-Denzel (22)

BY THE NUMBERS 2019

519

Unduplicated youth served in 2019

254

New clients in 2019

8364

Youth visits

16.4

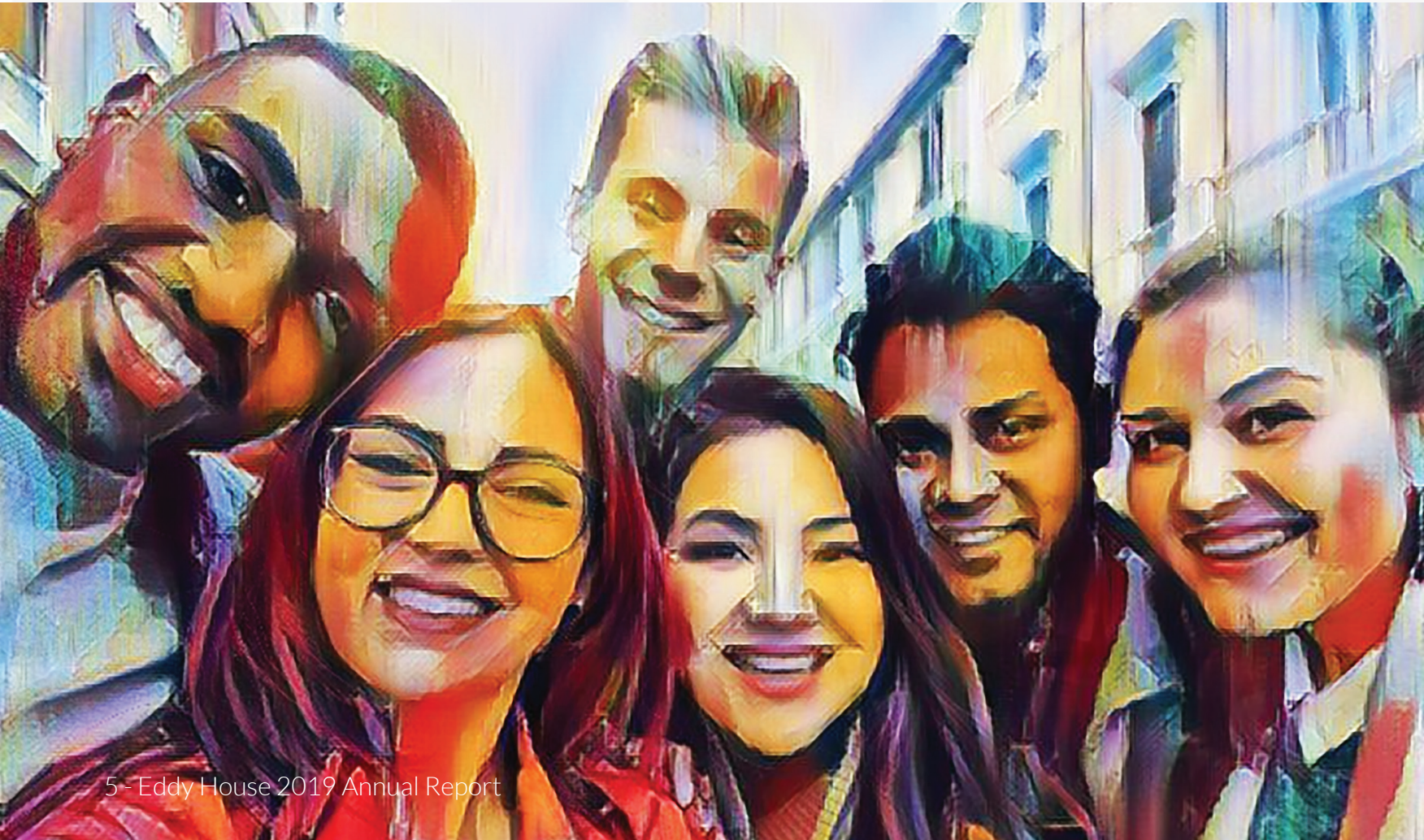
Average number of visits

89%

Have been in Washoe County for longer than a year

Annual Cost Per Client

\$798.96 at original location with previous hours of operation



GENERAL CLIENT ASSESSMENT

Data reported based on 2019 Client Assessment - Intake Data

Safety

- 85%** report that they are safer living on the streets than they were in their homes
- 72%** have been trafficked for sex or labor

Relationships

- 61%** lost a loved one in the past 12 months
- 61%** became homeless before the age of 18
- 41%** of clients were raised by a single parent; **18%** by extended family; **11%** by systems
- 51%** have been in foster care at some point
- 69%** moved frequently; **55%** moved more than 10 times
- 34%** have had a child/fathered a child

Health

- 64%** report receiving treatment for mental health disorders
- 18%** are receiving mental health treatment
- 36%** have been previously hospitalized for mental health issues
- 39%** report a physical health disability

Labor & Education

- 31%** are working
- 58%** need a GED or high school diploma
- 48%** had an IEP/504 Plan while in school

CRISIS MANAGEMENT REPORTING

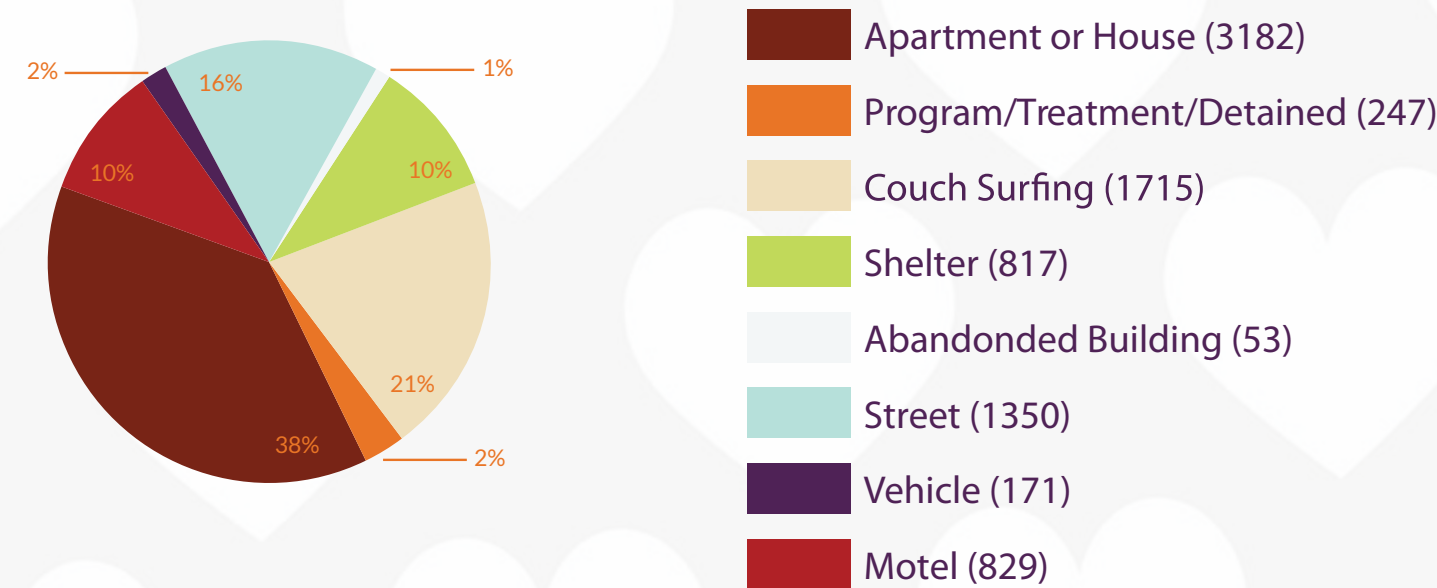
Data reported based on Crisis Management Annual Report 2019

Top 3 Areas of Concern



1417 Therapy sessions provided for crisis management and stabilization
35% of clients seen for crisis management were referred to outside community partners

Where Clients Slept Based on Daily Log Collected Data



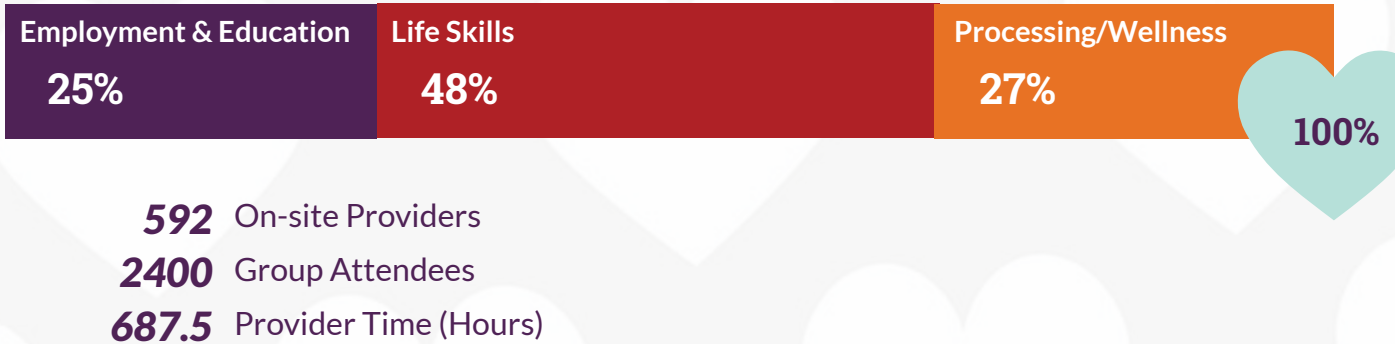
Care & Comfort Based on 2018 Daily Log Data



Community Engagement Based on 2019 Daily Log Data

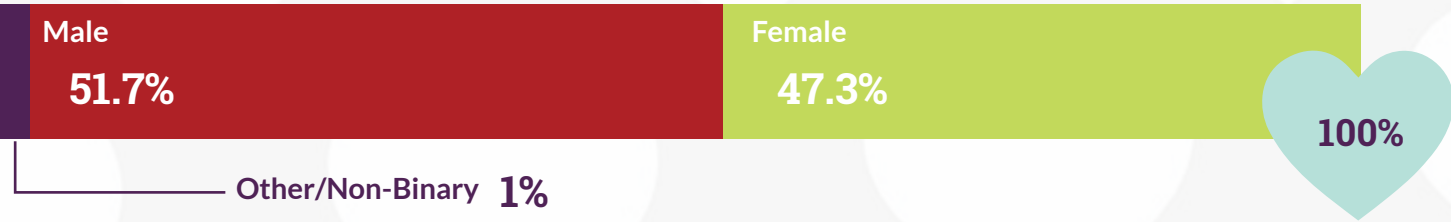
17561.75 Intern Hours (9 interns)
423.5 Volunteer/Community Service Hours
1395 In-kind donations received
332 Tour attendees

Programming Based off 2019 Programs Annual Report



GENERAL DEMOGRAPHICS

Gender



Age

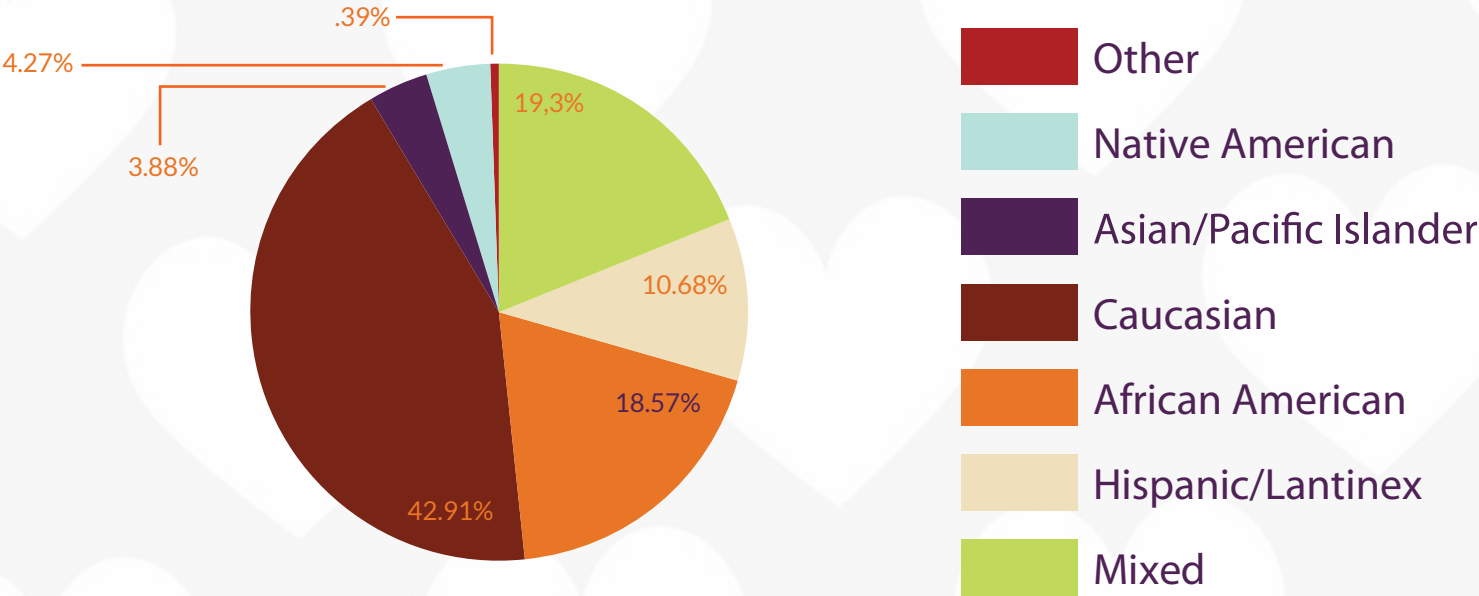
< 18 had 68 Interactions
13.2% of the population

> 18 had 447 Interactions
86.8% of the population

Sexuality

75% Straight
25% LGBTQ+

Race/Ethnicity



“Bringing the role of a Workforce Coordinator to Eddy House has given our clients access to resources and opportunities. Our clients have voiced time and time again that one of the many goals they have is to not just have a job, but ability to develop skills which will enable them to pursue meaningful careers. With the creation of this position we are now able to carefully create individualized plans for each client. Our goal is to provide training, job support, and introduce our clients to careers and opportunities they may have never considered for themselves because of the limitations that homelessness creates. So far, we have been able to bring in members from our community from multiple career paths to talk about their respected field and what it took to get there; giving our clients opportunities to ask questions and gather contact information from potential employers. We have also put an emphasis on creating programming for our clients to cultivate life skills such as budgeting, marketing, self sustainability, management, and communication, so that they will be successful across multiple fields and in their personal lives. Eddy House has also partnered with multitude of agencies such as Join, CSA, Good Grid, and several other services for nonprofits to create the wrap around care and culture to ensure our clients success. We are looking towards a bright and beautiful future to take our youth off the streets and have them invest in their future.”

- Austin Solheim, Workforce Coordinator

PARTNERS

Agency	Collaborative Role	Level of Participation
Awaken	Assistance with female victims of human trafficking	Offsite services provider, referrals
Food Bank of Northern Nevada	SNAP sign-ups; provide weekly food for to-go bags	Ongoing onsite service provider
Nevada Youth Empowerment Project	Community Living Program for females aged 15-21	Ongoing referrals for female clients
Community Health Alliance	Provision of medical services	Ongoing onsite provider
Northern Nevada HOPES	Provision of medical services, LGBT services	Ongoing onsite provider, referrals
Our Center	Provision of LGBT services	Referrals/resources for LGBT clients
The Children’s Cabinet	Assistance for foster youth <18 years	Referrals for underage clients
Communities in Schools	Resources for homeless students	Referrals for clients
Children in Transition	Resources for homeless students	Referrals for clients, re-engagement with Washoe County School District
Safe Embrace	Provision of domestic violence and healthy relationships counseling services	Ongoing onsite provider, referrals
Note – Able Music Therapy Services	Provision of music therapy services	Onsite provider of music therapy groups
Urban Lotus Project	Provision of yoga therapy for clients	Onsite provider of weekly trauma-informed therapy
Planned Parenthood	Provision of sexual health, family planning services	Offsite provider, referrals
Scarleteen	Provision of sexual education	Onsite sexual education discussion and lessons
Ridge House	Provision of counseling services	Onsite substance use recovery classes
Compassionate Connections Matter	Provision of mediation	Onsite weekly mindfulness and meditation sessions
TMCC	Workforce development	Offsite workforce training and programs
Health Plan of Nevada	Sign-ups for health insurance, housing program	Onsite service provider, linkages to housing
Association of General Contractors	Fundraiser, CPR training for onsite staff, in-kind construction services	Ongoing support, training, facility assistance
Building and Construction Trades Council of Northern NV	Workforce development	Onsite engagement, offsite apprenticeship programs
Northern Nevada Apprenticeship Coordination Association	Workforce development	Onsite engagement, offsite apprenticeship programs
Reno Housing Authority	Access to housing, support for homeless youth “beds”	Financial support for shelter operations, linkages to housing
ACTIONN	Community engagement	Community organizing to bring attention to key issues
Renaissance Hotel	Employer	Jobs for clients

Aflac Insurance	Employer	Jobs for clients
Renown Medical Center	Employer	Jobs for clients
Pathways to Aviation	Employer	Jobs for clients + mentoring
2 Guys with a Truck	Employer	Jobs for clients
UNR Orvis School of Nursing	Provision of life skills training	Monthly onsite client trainings in nutrition
UNR College of Education	Provision of behavioral health services for clients	Onsite MFTis and LCSWi’s
Washoe County Health District	Data collection	Integration of accurate client data into regional health planning
Washoe County, Social Services	Access to supportive services	Offsite provider, referrals
Washoe County, Human Services Agency	Access to supportive services	Financial support for counseling services
City of Reno	Facility improvements	Financial support for water- and sewer-related costs to renovate new facility
Desert Farming Institute	Workforce development	Volunteer program and employment/internships
Liberty Dental	Provision of dental services for clients	Monthly onsite provider
Immunize Nevada	Provision of flu shots for clients	Seasonal onsite provider
Nevada Behavioral Health Systems	Provision of behavioral health services for clients	Ongoing onsite provider and offsite referrals
Dr. Highley Concierge Medical Group	Provision of medical services for clients	Monthly onsite provider
Orangetheory	Provision of exercise equipment	Onsite client access to exercise equipment
Freestyle Marital Arts	Provision of MMA/mindfulness techniques	Onsite & offsite weekly MMA classes
JOIN, Inc.	Provision of workforce development education	Onsite & offsite workforce assessments
Washoe County Health District	Provision of HIV/STD testing	Onsite provider of free monthly testing
His Heart	Provision of dental clinic	Onsite provider of free dental cleanings and screenings
Champion Laundry	Provision of youth laundry services	Offsite weekly youth laundry mat services
The Sorting Hat Salon	Provision of haircuts	Offsite free monthly haircuts for youth
Washoe County Law Library and Self-Help Center	Provision of attorney Q & A	Onsite monthly attorney Q & A
Community Services Agency	Provision of workforce assistance and referral to resources	Onsite program education and workforce assessment
State of Nevada, Division of Welfare	Provision of SNAP and Medicaid signups	Onsite assistance to youth acquiring SNAP and Medicaid benefits

SUCSESSES



When a 24-year-old male came to Eddy House, he was sleeping on the streets and suffering from social anxiety. During his visits to our drop-in center, we were able to get him signed up with Medicaid. By getting Medicaid, we were able to work with Well Care for him to receive resources – including a place to sleep to get him off the streets and access to mental health services. Last week, he obtained employment; and we were able to provide him with non-slip shoes, black pants, and shirts for him to start a job at a local restaurant.



A 23-year-old female grew up traveling and living in a van most of her life. She was adopted in her teens. At the age of 18, she was struggling to stay off the streets and couch surfed from one friend’s house to another. She came to Eddy House in early 2018 when a friend told her we could help her with resources such as an ID and birth certificate. She knew she needed these to begin looking for a job. Over the next few years, we have watched her thrive and flourish as a young woman and gain her independence. However, with the cost of living verses wages, this young woman could not maintain stable housing. With the assistance of Eddy House, she was able to be placed in a transitional living home. Now, she is employed and working towards her long-term goals.



After experiencing the grief of a personal tragedy, a 23-year-old male came to Eddy House. He lost his fiancée in an auto mobile accident and coped with his grief through substance abuse. Knowing this was not working and wanting a new start, he bought a one – way ticket to Reno. Upon his arrival, he found getting a job is tough and finding a stable place to live even tougher. After his savings were gone and his wallet stolen, he heard about Eddy House from being out and about on the streets. He passed by the house three times and asked around about our services before he decided to come in. He was told we were a “safe haven” and a place where homeless young people could receive help. Through our services and counseling, he feels we have helped him journey through his grief and the guilt he has been carrying. He was one of the first youth accepted into our Community Living Program, where every day he expresses his gratitude. As soon as we he receives his new ID, he plans to start a job in construction. He says after he has been independent for at least two years, his goal is to come back as staff so he can give back – he knows he can relate to the youth because of his experiences.



Eddy House was the recipient of a \$1.5 million-dollar matching grant to pay-off our building debt from the William N. Pennington Foundation.



Washoe County awarded Eddy House a \$99,000 contract for data collection through Good Grid.



In 2019, Eddy House continued to receive funding from a Rapid Rehousing grant from the Department of Housing and Urban Development (HUD). This money has been used to help some of our young clients with rental assistance while they stabilize in their jobs and work towards independence.

BENEFITS OF REDUCING YOUTH HOMELESSNESS

Homeless youth need a safe, centralized intake and overnight facility where they can access showers, meals, a place to sleep and a comprehensive program of wrap around services from positive adults to guide and support them until they can stabilize and thrive.

- Compared to other states in 2018, Nevada had the highest rate, with 98 out of every 10,000 unaccompanied youth experiencing homelessness on their own according to United States Department of Housing and Urban Development, 2018.
- Eddy House’s services are implemented in Reno and its service area is primarily Washoe County. 89% have been in Washoe County for longer than a year. As a facility that uniquely focuses on young people, homeless youth also come to Eddy House from several Northern Nevada Rural Counties, currently including Caron City, Douglas, Humboldt and as far away as White Pine.

In the state of Nevada 20.3% of people 18 and younger are living in poverty.

- According to the National Alliance to End Homelessness, homeless youth report five major factors that contribute to homelessness: lack of safe and affordable housing, low income, lack of health care access, escaping violence or abuse, and the impact of racial disparities.
- According to the National Center for Education Statistics, Nevada ranked 40 out of 50 for lowest public high school graduation rates.
- 61% of our young people became homeless before the age of 18.
- Only 10% of Eddy House youth use existing shelters.
- Eddy House serves as the only intake and assessment organization in Northern Nevada with progressive programming that will have a greater impact on stabilizing our clients which research has shown results in 85% never returning to the cycle of homelessness.

Affordable housing is a critical problem.

- When comparing rates of affordable housing, Nevada Ranks 49th out of 50 as having one of the lowest rates of affordable housing when compared to other states (Poverty, Talk, 2018).
- In Nevada, there were 37 available and affordable units for every 100 renters classified as very low income (VLI) renters.
- Over the past six years, market rate rents in Reno/Sparks rose 50% from \$860 a month to \$1,292 a month.
- In 2019, vacant Nevada low income housing units were filled by new tenants within one week on average.

A chronically homeless person costs the taxpayer an average of \$35,578 per year. On average are reduced by 49.5% when they are placed in supportive housing. (National Alliance to End Homelessness)



Eddy House represents safety and growth. We provide support and stability for those who need it. Having a job that openly benefits the community gives everyday a purpose.

- Kennedy Vaughn, Youth Advocate

2019 EDDY HOUSE BUDGET

INCOME

Events	\$	163,408.64
Government Grants	\$	105,170.40
Foundation Grants	\$	116,387.63
Private Donations	\$	2,557,945.50
Total Revenue	\$	2,942,912.17

EXPENSES

Business Expense	\$	2,453.76
Business Insurance	\$	12,049.75
Donor Cultivation	\$	16,266.79
Contract Services (fundraising)	\$	7,555.00
Promotion/Marketing	\$	3,911.37
Programming Wages	\$	554,074.47
Employee Benefits	\$	53,289.78
Payroll Taxes/Processing	\$	56,168.02
Administrative Expenses	\$	14,523.03
Client Program Expenses	\$	14,146.89
Facility Expenses	\$	54,663.39
Utilities	\$	7,784.56
Transportation	\$	1,338.28
Total Expenses	\$	798,225.09



Eddy House is somewhere where you get a second chance. Not only that but the environment and staff are wonderful. They provide so many resources ranging from some where to sleep, to getting you back in school, and even just helping you get your identification. Honestly, the Eddy House has not only helped me, but dozens of others. I would recommend it to any young adult struggling. I would just like to thank the Eddy House and their donors so much!

- Britney (19), Community Living Participant



I left a lifelong career as a casino bartender to come work full-time at Eddy House. I expressed to a friend I was “over bartending”. They told me to send my resume, and the rest was history! I want to make a difference in this world and do something that is fulfilling as well. I see myself as someone who can listen and/or inspire others. My role at Eddy House has allowed me to do just that – through my relationships with our kids and staff, my passion for helping others has grown. Thank you for a wonderful opportunity.

- Brian Donalson,
Youth Advocate (Overnight Staff)

LIST OF DONORS

- Jeffrey Adair
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- Morgan Stanley
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- Wallace Murray
- Cheryl Myers
- Stephen Myerson

- Emily Nelson
- Josh Nelson
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- Nevada Medical Management Association
- Nevada Mining Association INC.
- Nevada State Apartment Association
- Nevada State Bank
- Nevada Welfare
- Nichols Consulting Engineers
- Northern Nevada Association of Health Underwriters
- NV Energy
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- Obscure Destinies Charitable Fund
- Obsolete Iron Street Rod Club
- Sandra Oglesby
- Old World Coffee Catering
- Karl & Caryn Olson
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- Onstrategy
- Orangetheory Fitness
- Snows Women's Auxilary of Our Lady of Snows Catholic Parish Corp
- Patagonia
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- Joann Perry
- Marguerite Wattis Petersen Foundation
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- David & Catherine Redfern
- Reno Aces
- Remax Professionals LLC
- Reno Bead Shop
- Reno Cycles & Gear
- Reno Emblem Club 372
- Reno First United Methodist Church
- Reno Running Company
- Reno-Tahoe Airport Authority
- Reno-Tahoe Chrome Divas
- Dan Richardson
- Road to Success
- Robert S. & Dorothy J. Keyser Foundation
- Robert Z Hawkins Foundation
- Pamela Robinson
- Mr and Mrs. William S Rodgers
- Margarite Roma
- Russell Rowe
- Roxie and Azad Joseph Family Trust
- Saint Mary's
- Saundra Saling
- Michael & G.M. Scalzi
- Scheels
- Leonard Schiller
- Mindi Schnase
- Linda Schooler
- Taryn Schulman
- Schwab Charitable
- Second Baptist Church
- Steven Secora
- Joyce Seelen
- Megan Sells
- Debbie Severin
- Dylan Shaver
- Mary Sherman
- Charles Sherven
- Scott Shoemaker
- Danny Sierra
- Sierra Air

- Silegacy
- Sisters of Our Lady of Mount Carmel
- Site Consulting Specialist
- Sliver Wing Development
- Linda Smith
- Melissa Smith
- Andrea Sorensen
- Soroptimist International of Washoe County
- Spanish Springs Presbyterian Church
- Sparks Christian Fellowship
- Sparks United Methodist Women
- Squires Family Trust
- St Catherine of Siena Episcopal Church
- St John's Presbyterian Church
- B.L. Starr
- Kristen Stemmer
- Eileen Stousbourgh
- Elizabeth Sturm
- Rodney Sumpter
- Michael Tedesco
- The Giving Group Thank You Ma'am-Reno Chapter
- The Duda Family Foundation
- The Lessinger Team
- The Nash Family Trust
- The Northern Nevada CCIM Chapter
- The Sullivan and Taylor Family Foundation Fund
- Frontera Thomas P Winn Foundation
- Molly Thompson
- Tommy Thompson
- Timothy Thurber
- The Tjx Foundation
- Truckee Meadows Quilters
- Truist
- Tuesdays Together Reno
- Lash Turville
- U.S. Charitable Gift Trust
- Vesper Society
- Jamey Vickers
- Paul E Vitkus

- William Wager
- Daniel Wallis
- Janel Walsh
- Walter S. Johnson Foundation
- G Wardle
- Sarah Warmbrodt
- Waste Management
- Scott Waters
- Reid Weber
- Donna Weidner
- Wells Fargo Foundation
- Western Nevada Supply Co
- Western Title Company
- Tina Wheeler
- Nichole Whisman
- Whole Foods
- Terri Willoughby
- Sharon Wilmouth
- William Wilson
- Rebbeca Wishlist
- Lori Wright
- Michelle Wuest
- Lawrence & Debra Wurzel
- Yardi Systems Inc.
- Tom Yeckl
- Stacy Yeckl
- Brock Young
- Yourcause Corporate Employee Giving Programs
- Youth in Philanthropy HS Giving Circle - Community Foundation of Western Nevada



WAYS YOU CAN HELP EDDY HOUSE YOUTH

Many have reached out to us and want to know, “How can we help?”. They have seen the growth, progress, work, and vision of Eddy House and are aware of the needs of the growing homeless population. They understand our approach of help and hope, through life and job skills, will help create the stability and the necessary “hand up” needed to become a productive member of society. We appreciate the support and partnership we have with the many individuals and organizations who are committed to the mission of Eddy House.

- **One-Time Donations**
- **Volunteer**
- **Sustaining Donations: be a part of the solution through monthly on-going donations**
- **Current List of Needs: both in goods and skills groups**
- **Personal or Corporate Match Donations or Fundraisers**
- **Legacy Giving**
- **Donations from our Amazon Wish List or designating Eddy House through Amazon Smile and other outlets.**

Please visit our website www.eddyhouse.org for details and updates or send your donation directly to us:

P.O. Box 6207
Reno, NV 89513

Or In Person:
888 Willow St.
Reno, NV 89502

“2019 was a year for growth and excitement getting the new building ready for expanded services and overnight services. One aspect of our growth includes the addition of more staff (Youth Advocates) to be able to meet the needs of our youth. Our youth advocates are responsible for offering a warm greeting to our youth when they first walk through the door and accessing what resources they are in need of. They aid our clients with building job resumes, preparing for interviews, accessing basic necessities such as food, clothing, and hygiene products, and learning essential life and job skills. We have worked hard to develop more aspects of Eddy House to meet more needs than we could do at our old location.

- Brandon Gaeta, Lead Youth Advocate:

EDDY ♥ HOUSE

888 Willow St.
Reno, NV 89502

775-686-6244 (administration)
775-384-1129

Donate today at
www.eddyhouse.org

