REBUILDING THE LIVES OF HOMELESS WOMEN WITH DEBORAH'S PLACE

REBECCA JOHNSON APARTMENTS
CHICAGO, IL

The Rebecca Johnson Apartments is a newly renovated building located in the East Garfield Park neighborhood of Chicago, owned and operated by Deborah's Place. The building offers 90 single room occupancy units to formerly homeless women, with on-site management and support services. Each unit has a private bath, a kitchen, and central air conditioning. Other amenities include lounges, laundry facilities, a private exterior courtyard, and a gymnasium. A front desk staffed 24 hours a day ensures the security and comfort of the tenants.

Case managers link tenants to services including group and individual meetings, goal setting, and referrals to outside agencies for medical care and mental health and addiction services.

CSH and the Project

CSH provided a $200,000 predevelopment loan, a $50,000 predevelopment recoverable grant, a $120,000 grant to fund social services at the Rebecca Johnson Apartments, and a $23,500 grant for technical assistance on property asset management at Rebecca Johnson and one other Deborah's Place development.

Initial plans for Rebecca Johnson Apartments—to co-locate permanent and transitional housing at the site—were revised in collaboration with CSH in part as a result of CSH's earlier evaluation of the co-location model. CSH also assisted with underwriting and helped Deborah's place build community support for the project.

Financing

CAPITAL	
Illinois Housing Development Authority (0% 30-year loan)	$3,300,000
Federal Home Loan Bank (30-year grant)	$300,000
HUD McKinney Supportive Housing Program	$400,000
DCCA Energy Grant	$89,656
Low Income Housing Tax Credit Equity	$5,082,254
Deborah's Place Equity	$585,030
TOTAL	**$9,756,940**
OPERATING	
Project Based Section 8 Subsidies for all 90 units	$514,080
Capitalized Operating Reserve	$600,000
SERVICES	
HUD McKinney Supportive Housing Program	$564,191 (3 years)
IDHS Services in Supportive Housing	$120,000 (annually)
Private Fundraising	$161,937 (annually)

THE SPONSOR

Deborah's Place

In December 1985, Deborah's Place opened the first year-round emergency shelter in Chicago exclusively for women who were homeless. Since that time, it has grown and expanded in response to the needs of its clients and the increasing problem of homelessness. Today, Deborah's Place offers a complete continuum of shelter and housing options, all linked to vital supportive services, to women who are homeless. Provided at four sites, programs are designed to support participants in their life decisions while offering them access to as many resources as possible.

CSH AND THE SPONSOR

CSH's support of Deborah's Place has been a critical factor in the organization's growth and development over the past 8 years. In 1993, when Deborah's Place began the development process on their first supportive housing project, CSH's financial and technical assistance supported the organization's ability to successfully complete this project. CSH staff also provided guidance and strategic assistance in navigating the many political and bureaucratic issues that arose in the development process. This assistance had a tremendous impact on both the project and the larger organization in transforming the way Deborah's Place saw its role in the city and its ability to impact and influence change.

Since 1993, CSH has provided nearly $900,000 in grants and $275,000 in loans to support various Deborah's Place projects, including the Rebecca Johnson Apartments. These grants funded predevelopment expenses, employment programs, and service programs.

In 1998, Deborah's Place collaborated with CSH in creating a case study of the organization's Deborah's Place II, a new model of supportive housing that mixes shelter, transitional and permanent housing in one location. The report on the model is entitled *Under One Roof: Lessons Learned from Co-locating Overnight, Transitional and Permanent Housing at Deborah's Place II* .

CSH supported the development of WomanCraft, Inc., Deborah's Place social purpose business venture that sells handmade jewelry and paper products through catalogues, direct sales and local shops.

Deborah's Place is also participating in CSH's five-year, six-city initiative Closer to Home, funded by the Conrad N. Hilton Foundation. The initiative seeks to pioneer and expand models of housing and services for mentally ill homeless people characterized as the hardest-to-reach — long-term shelter stayers and street homeless.

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