

St. Andrew's Court

St. Andrew's Court: Chicago, IL

In partnership with Lakefront SRO, St. Leonard's Ministries developed St. Andrew's Court at 50 North Hoyne on Chicago's west side. The residence which opened in 1999 is a 42-unit brick building that provides permanent supportive housing for men exiting prison. Thirty of the units are reserved for homeless ex-offenders with disabilities, including mental illness, chemical dependency, or HIV/AIDS. The additional twelve units are set aside for Illinois Department of Corrections parolees. Each studio apartment features a kitchenette and private bath, and residents have access to shared community space and on-site laundry facilities.

St. Leonard's Ministries provides comprehensive, individualized case management and counseling services to help each resident successfully adjust to life after incarceration. Residents receive a full range of case management services, including substance abuse and mental health services. The Adler School of Psychology provides counseling and therapy in individual and group settings. A complement of volunteer services are also available. One of the key staff positions at St. Andrew's Court is that of the Director of



Supportive Services. This full-time position functions as the focal point for an array of services provided to SAC residents, including: individual case management, individual and group counseling, medical and mental health referrals, substance abuse relapse prevention, life skills classes, financial management assistance, recreational opportunities, and employment and educational programs at the Michael Barlow Center.

In its second year of operation, St. Andrew's Court was the recipient of the Fannie Mae Foundation Maxwell Award of Excellence for housing services provided to a particularly marginalized population.

CSH and the Project

CSH disbursed an additional \$45,000 to support pre-development costs associated with St. Andrew's Court. CSH provided \$100,000 loan to St. Leonard's House to cover a temporary gap in permanent financing. CSH also provided a \$3,466 grant for the cornerstone dedication service for St. Andrew's Court.

CSH and the Sponsor

In addition to grant and loan funds provided for the development of St. Andrew's Court, CSH provided a \$10,000 grant for the development of the Michael Barlow Employment Center.

Funding Sources

Total Development Cost:	\$3,612,371
Cost per unit:	\$86,009
Cost per square foot:	\$195
Total permanent financing:	\$1,544,638

Capital

National Equity Fund	\$1,576,733
Federal Home Loan Bank (grant)	\$210,000
Project Sponsor Equity	\$246,000
General Partner Capital	\$656,925
Illinois Housing Development Authority HOME funds (0% 30-year loan)	\$1,544,638
Corporation for Supportive Housing (4% one-year loan, repaid at closing)	\$75,000
Other grants	\$35,000

Operating

Illinois Department of Corrections subsidy
(12 units)
HUD McKinney Shelter Plus Care rental subsidy (30
units)

Services

IL Department of Human Services
United Way of Metropolitan Chicago
Greater Chicago Food Depository
Chicago Anti-Hunger Federation
Episcopal Charities & Community Services

About the Sponsor

St. Leonard's Ministries, a member agency of Episcopal Charities and Communities Services, has provided residential and comprehensive case management services to men and women released from prison for over fifty years. Through St. Leonard's House and Grace House, St. Leonard's Ministries accommodates forty men and eighteen women in interim housing settings. St. Andrew's Court offers permanent housing and support services for some of the men who complete the program provided by St. Leonard's House. The three residences form a cohesive community, and residents of St. Andrew's can take advantage of meals, an exercise room, and mental health resources offered through St. Leonard's House. The recidivism rate for persons leaving prison in Illinois is 54.7 percent. However, the recidivism rate for former St. Leonard's Ministries program participants is dramatically lower at approximately 20 percent.

St. Leonard's partnered with Lakefront SRO which served as a co-sponsor for St. Andrew's Court and provided technical assistance and management of the construction process. Lakefront was founded in 1986 to stem the loss of single-room-occupancy housing in Chicago. Over the years, single-room-occupancy hotels (affordable shelter for individuals on the brink of homelessness) were rapidly disappearing from Chicago's housing scene. In response to the growing numbers of homeless people and the subsequent loss of affordable housing, Lakefront sought to provide safe, permanent housing for men and women who would otherwise find themselves on the street. Lakefront provides all the services people need to remain permanently housed and to reach their full potential.

In 2005, St. Leonard's Ministries opened the Michael Barlow Center which provides a full complement of services and training programs designed to assist formerly incarcerated men and women as they prepare for the world of work. Its programs include a high school diploma completion program, skills training programs, computer education opportunities, pre-employment programs and actual job search assistance.



Corporation for Supportive Housing
203 North Wabash
Chicago, IL 60601
T 312.332.6690
F 312.332.7040
www.csh.org