



### St. Andrew's Court

Opened in 1999, St Andrew's Court is a 42 unit brick building that provides permanent supportive housing for men exiting prison. Each studio apartment features a kitchenette and private bath, and residents have access to shared community space and on-site laundry facilities.

**Owner/ Sponsor:** St Leonard's Ministries/ Lakefront SRO

#### Tenant Profile:

Of the 42 units, 30 are reserved for homeless ex-offenders with disabilities. The additional 12 units are set aside for Illinois Department of Corrections parolees.

#### Service Approach:

St Leonard's Ministries provides comprehensive, individualized case management, including substance abuse and mental health services, to help each resident successfully adjust to life after incarceration.

#### Key Features and Innovations:

- 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.
- A key staff position is the Director of Supportive Services. This full time position functions as the focal point for an array of services offered at St Andrew's Court
- Services include life skills classes, financial management assistance, recreational opportunities, substance abuse relapse prevention, and employment and educational programs at the Michael Barlow center.
- The Adler School of Psychology provides counseling and therapy in individual and group settings.

### Financing

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

#### Capital

National Equity Fund	\$1,576,733
Federal Home Loan Bank	\$210,000
Project Sponsor Equity	\$246,000
General Partner Capital	\$656,925
IL 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

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

## About St Leonard's Ministries

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.

## CSH and the Sponsor

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.

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.

## About CSH

The Corporation for Supportive Housing (CSH) is a national, nonprofit organization that helps communities create permanent housing with services to prevent and end homelessness. CSH advances its mission by providing high-quality advice and development expertise, by making loans and grants to supportive housing sponsors, by strengthening the supportive housing industry, and by reforming public policy to make it easier to create and operate supportive housing. CSH delivers its core services primarily through eight geographic hubs: California, Illinois, Michigan, Ohio, Minnesota, New Jersey, New York, and Southern New England (Connecticut, Rhode Island). CSH also operates targeted initiatives in Kentucky, Maine, Oregon, and Washington, and provides limited assistance to many other communities.



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