

St. Leo's Residence – Chicago, IL

141 Studio Apartments for Veterans



St. Leo's Residence

The residence includes 141 furnished studio apartments, common recreational space, a fitness room, multipurpose rooms, and an on-site library and computer lab. The building has an elevator and laundry facilities, and the front desk is monitored 24 hours a day.

Owner/Sponsor: Catholic Charities of the Archdiocese of Chicago

Property Management: Catholic Charities Housing Development Corporation

Service Provider: Catholic Charities and the VA

Tenant Profile: Veterans experiencing homelessness

Service Approach: Case managers help to coordinate the array of services that are located within the residence, nearby at the Clinic and Resource Center, and throughout the community.

Key Features and Innovations:

- This residence is located within the St. Leo's campus, also housing the Auburn Gresham Community Based Outpatient Clinic, St. Leo Veterans Garden and the Pope John II Residence, which provides apartment housing for persons with physical disabilities.
- A housing resource specialist develops relationships with private market property managers, provides follow-up, and eases community integration for veterans who wish to transition into independent living.
- With wrap-around services, veterans who face challenges in addition to needing housing are able to have support in meeting their needs.
- An on-site VA clinic provides health services, counseling and employment training to veterans at the residence and in the community.

Financing Information

Capital

Department of Veterans Affairs	\$ 4,900,000
Low Income Housing Tax Credits	\$ 9,800,000
State and Federal Loans	\$ 1,500,000
Various Grants	\$ 700,000
Illinois Affordable Housing Tax Credits	\$ 1,800,000
Catholic Charities Equity	\$ 2,100,000
Total	\$20,800,000

Operating (Annual)

Rent Collection	\$ 670,000
Department of Veterans Affairs Clinic Lease	\$ 400,000

About Catholic Charities of the Archdiocese of Chicago

Through emergency assistance programs and senior residences, Catholic Charities has a long history of serving veterans in need. From its inception in 1917, Catholic Charities has helped veterans through its social services. Over the past 10 years, there has been an increasing need for veteran services through emergency assistance centers, clothing rooms, food pantries, evening suppers and transitional shelters in Chicago, as well as in suburban Des Plaines and Summit. Veterans also reside in 18 residential buildings for low-income seniors.

To specifically house veterans, Catholic Charities began working with the U.S. Department of Veterans Affairs in the summer of 2004 to create a residence for veterans battling addictions at the VA's Hines Campus, located in Chicago's western suburbs. The building, Cooke's Manor, which was officially dedicated as a new facility on Nov. 9, 2005, now houses 40 Chicago-area veterans who would otherwise be homeless. On May 8, 2006, Catholic Charities dedicated a second residence, Bishop Goedert Residence, a senior veterans' facility, on the Hines campus to house veterans and veterans' widows, as well as some non-veteran senior citizens.

About St. Leo's Campus for Veterans

The St. Leo Campus, located in Chicago's Auburn Gresham neighborhood, is another monumental step in Catholic Charities' dream to keep veterans safe, off the streets and treated with dignity. The St. Leo campus is comprised of Catholic Charities' St. Leo Residence, the Auburn Gresham Community Based Outpatient Clinic, the St. Leo Veterans Garden, and the Pope John II Residence, which provides apartment housing for persons who have physical disabilities. With a continuum of health care, supportive social services and employment resources, residents receive comprehensive services that enable them to maintain their dignity and improve their quality of life. Agency case managers act as the bridge between services and housing to ensure a continuity of care. The innovative integration of services helps to stabilize and improve the lives of formerly homeless veterans. They leave the long-term transitional housing facility with restored self-sufficiency and a renewed sense of pride.

About CSH

CSH transforms how communities use housing solutions to improve the lives of the most vulnerable people. We offer capital, expertise, information and innovation that allow our partners to use supportive housing to achieve stability, strength and success for the people in most need. CSH blends over 20 years of experience and dedication with a practical and entrepreneurial spirit, making us the source for housing solutions. CSH is an industry leader with national influence and deep connections in a growing number local communities. We are headquartered in New York City with staff stationed in more than 20 locations around the country. Visit csh.org to learn how CSH has and can make a difference where you live.



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