



Deborah's Place

Fiscal Year 2020
Annual Report



Dear Friends,

Financials

In July 2019, we welcomed FY20 and looked forward to celebrating 35 years of service to women who are homeless in Chicago. We eagerly anticipated our annual Opening Doors Benefit, a chance to be with many of the volunteers, donors, staff, residents, board members and founding mothers, who have claimed pages and chapters in our history and our story.

Then March came and the COVID-19 pandemic changed our reality. Immediately we began to pivot many of our resources to meet the critical needs of more than 400 women served by Deborah's Place. Our focus was on ensuring that residents in our project-based and community-based housing had masks, cleaning supplies, food, continued connection to case managers, assistance with accessing healthcare providers and other resources.

Most importantly, staff worked tirelessly to ensure that the women we serve felt safe, loved and cared for, and encouraged them to draw on their own strengths and resiliency. Our staff has been amazing.

As the pandemic continued into summer, we kept working hard as part of Chicago's Continuum of Care to move women from the street and shelter into our housing. We are grateful for the funding and resources that the City of Chicago, the State of Illinois, foundation partners and individual donors gave us to meet the emergency needs we faced.

As we look ahead to FY21, and we must keep looking ahead, our story continues amidst the backdrop of a continuing worldwide pandemic, racial injustice and political turmoil. Rising unemployment, housing needs and food insecurity will mean that more women will seek the support of the human services safety net. We have to be ready.

In FY21, we will increase the number of women we serve through housing and service partnerships, assist residents in gaining stable income and expand our health services to the growing number of community-based housing residents across the city. In addition, we have committed ourselves to making diversity, equity and inclusion top priorities at Deborah's Place. Our story may have taken a twist we didn't expect, but we're using this opportunity to learn and grow as an organization as we have for the past 35 years.

We hope that you find our FY20 Annual Report informative and inspiring. We have the ability to serve and do our work because of the generous support of people like you.

With Gratitude,



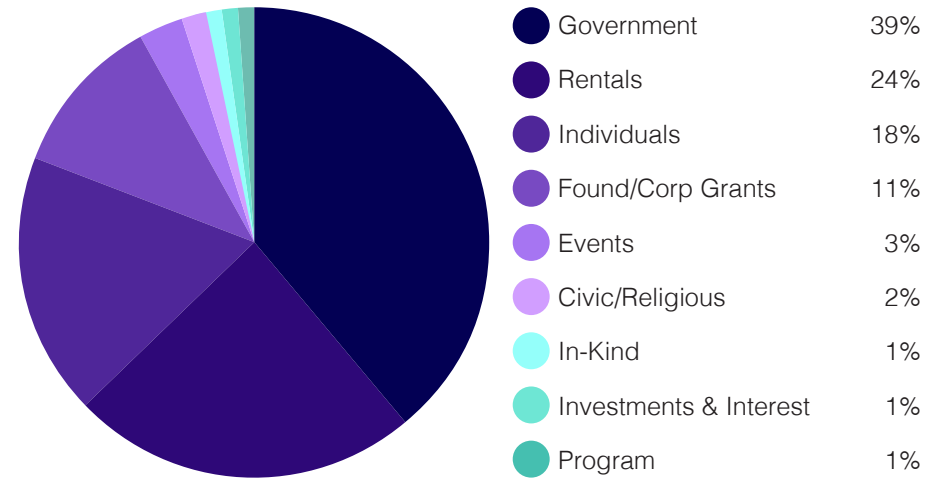
Janel Saar
Board President



Audrey Thomas
CEO

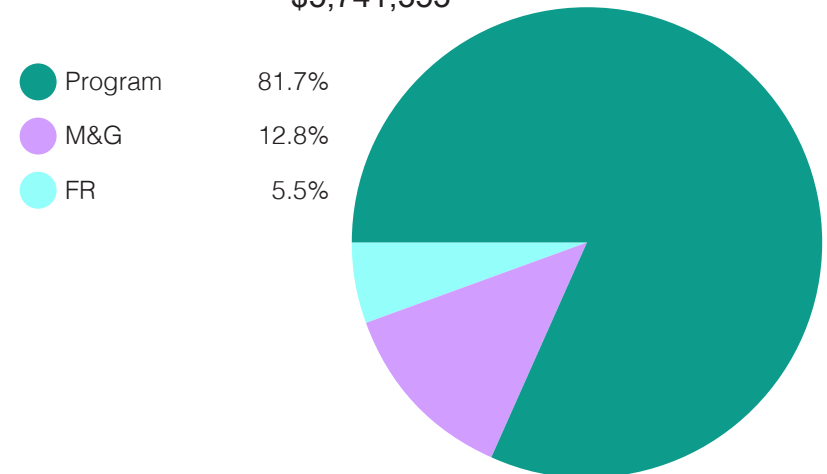
Revenue

\$5,552,842



Expenses

\$5,741,353



Percentages are for consolidated revenue and expenses.
See complete audited financials on our website at
www.deborahsplace.org/financials

FY 2020 Highlights



65,139

Services Provided
(Case Management,
Life Skills and more)



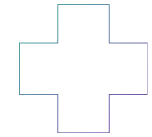
97%

of Permanent Supportive
Housing residents
maintained housing



47

Women moved from
street/shelter to housing



92%

Residents with
Health Insurance



167

Individuals received
Health Services



24

Women moved on from
Deborah's Place to their own
apartments



87%

of residents used
the learning center



3,859

Volunteer Hours



412

Women Served



Platinum Rating on
Guidestar



Four Star Charity on
Charity Navigator



Pro-Bono Services for FY20

Rebecca Johnson Apartments – 2822 W. Jackson Blvd.

In 2019, Deborah's Place was the recipient of an Affordable Housing Program grant, through the Federal Home Loan Bank of Chicago. In FY20, we completed major work on our 2822 W. Jackson Boulevard building which included installation of a new HVAC system, terrace replacement, roof work, painting and much more. While we are thrilled to receive the funds from the Affordable Housing Program grant, we could not have done all of the accompanying work without the pro-bono services of the following:



Applegate Thorne-Thomson – Legal Services
Debbie Kleban, Attorney

Applegate &
Thorne-Thomson
ATTORNEYS AT LAW

Fox Swibel – Legal Services

Fox Swibel Levin & Carroll LLP
Stephanie B. Shellenback, Attorney
Daniel Dorfman, Attorney

FOX SWIBEL
FOX SWIBEL LEVIN & CARROLL LLP

Wiss, Janney Elstner Associates, Inc. – Engineering Services

Jean Wu, Associate Principal

WJE | ENGINEERS
ARCHITECTS
MATERIALS SCIENTISTS
Wiss, Janney, Elstner Associates, Inc.

Human Resources – 2822 W. Jackson Blvd.

Deborah's Place is grateful to the Law Firm of Scalabrino & Arnoff, LLP for their pro-bono legal counsel around all things related to Human Resources. In addition, they have been a tremendous support during the COVID-19 crisis by providing almost daily updates and information related to the virus and employees.

Scalabrino & Arnoff, LLP

Alisa B. Arnoff, Attorney
Gregg J. Simon, Attorney

THE LAW FIRM OF
**SCALABRINO
& ARNOFF, LLP**

Patty Crowley Apartments – 1530 N. Sedgwick Ave.

Perkins & Will

Perkins & Will provided pro-bono architectural services on two projects in FY20. Working with staff and residents, the Perkins & Will team reimagined the program area at our 1530 N. Sedgwick Avenue building and new office space for our Community-Based Services staff at 2501 W. Washington Boulevard. Both projects reflect the respect and understanding that the Perkins & Will team have for the mission of Deborah's Place.



Kristin Rosebrough, AIA, LEED BD+C
Senior Project Architect, Associate Principal

Melissa Dicaire LEED AP ID+C
Sr. Int. Project Designer, Associate Principal

Perkins & Will

In addition to design and architectural services, Perkins & Will brought in other vendors to join the project. Power Construction provided pro-bono advice on the scope of work, the materials we would need, and provided an all women team of workers who completed the massive task of mounting cork and painting the walls of the programming space at the Patty Crowley Apartments.

Power Construction

Bob Gallo
Executive Vice President of Power
Construction



POWER
CONSTRUCTION

Moving On

Deborah's Place is where women can rewrite their story and start the next chapter of their lives. Angela, a former resident of our Rebecca Johnson Apartments, got her second chance and has now moved on to continue her journey. Throughout her time at Deborah's Place, she grew, learned, gained new opportunities, expressed herself through spoken word art and graduated at the top of her class as an EMT. As she grew at Deborah's Place, she knew it was time to move on. Angela received a "Moving On" Voucher, and since then, moved out of the Rebecca Johnson Apartments and into her very own apartment north of the city.

Getting a 'moving on' voucher means so much to me. My children have started their own families and now I will have the space to have all my grandchildren over together. Also, it will allow me the freedom to move around wherever I please since I hold a national EMT license.

Like Angela, women in our permanent supportive housing have a chance to grow and move on. Through permanent supportive housing, residents have private placement, leases, rent based on income and case managers to help them achieve their self-determined goals. We provide the women at Deborah's Place a stable and supportive environment that gives them the chance to "move on" and open new doors of opportunity in

their lives.

After our residents have lived in our housing for at least a year, they have the opportunity to apply for one of the Chicago Housing Authority's Housing Choice Vouchers, also known as "Moving On" vouchers. Before "Moving On" vouchers became available, Deborah's Place had many residents who were ready to move on, but couldn't afford to pay market rates for an apartment. The average stay of a woman at the Rebecca Johnson Apartments is four to five years, depending on her situation and needs. But for some women, their stay was much longer even though they had the desire to move out and the capability to successfully live on their own. "Moving On" vouchers created an opportunity for these women.

These "Moving On" vouchers give women who continue to need the financial boost of a rental subsidy, but no longer need intensive on-site services from permanent supportive housing, the opportunity to live more independently in their own apartments. There are a lot of steps for our residents to take in order to make sure they have a smooth transition to a new apartment, and our case managers and programs are there to provide them the support they need to successfully move on. Some of this support includes one-on-one coaching, counseling, advocacy, credit assistance, eviction expungement or help with moving fees.



In FY20, Deborah's Place saw a dramatic rise in the use of "Moving On" vouchers at our Rebecca Johnson Apartments, our permanent supportive housing location in East Garfield Park. Over the course of the last year, 23 women at the Rebecca Johnson Apartments "moved on" to their own apartments in the community – that's 26% of the residents! As a result, 23 units of permanent supportive housing became available for women still struggling with homelessness and in need of a safe, stable place to call home.

One of our goals at Deborah's Place is to ensure that once a woman comes through our doors, she never experiences homelessness again. That's why we continue to be a resource to women who have moved on through our Alumnae Services program. Former residents are encouraged to come use our learning centers or engage in social and community events to stay connected to Deborah's Place and one another. On average, 79% of women who move on from Deborah's Place remain stably housed one year later.

At Deborah's Place, we believe in second chances, and for Angela and the other 22 women who moved on in FY20, they are getting their second chance, creating an opportunity for 23 more women to take the next step in their journeys.

Angela left us with this beautiful poem that perfectly sums up her experience at Deborah's Place and the next chapter in her life:

*It's time to say goodbye for now,
but this is not the end.
You've fed my soul with knowledge and
tools to restart my life again.
I'm on to a new journey, because
you started me on my way.
Allowing me to relive again,
And the courage to keep pushing
and never give up from day to day.
I've developed friendships, had
life lessons, laughs and cries.
I've shed my own tears, and
also wiped others' eyes.
There're not enough words to show
my appreciation, so I'm writing
this poem as a dedication.
Because I'm moving on to allow
procreation.
Once you come to Deborah's Place,
there's always family ties,
So I will say see you later, because
I'm bad with goodbyes.*

Corporate and Foundation Partners

Abt Electronics
Alloya CARES
AmazonSmile Foundation
Applegate & Thorne-Thomsen, P.C.
Ashley Stewart, Inc
Bank of America Matching Gifts Program
Angela Becker
Benevity Community Impact Fund
Best Friends Diamonds & Gems
Blowitz-Ridgeway Foundation
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Chicago Coalition for the Homeless
Chicago Foundation for Women
The Chicago Temple Fund
Church of the Three Crosses
Circle of Service Foundation
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IMC Chicago Charitable Foundation
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Nash Disability Law
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Opus Foundation
Patrick and Anna M. Cudahy Fund
Pierce Family Charitable Foundation
Polk Bros Foundation
RF Investment Management Company
Salesforce.com Foundation
Seesaw Society
Alefiyah Shikari
Showpad
Sisters Network Chicago Chapter
Sisters of the Resurrection
St. Chrysostom's Church
St. Mark United Methodist Women
Studio Three
Sulzer Family Foundation
Susan Crown Exchange, Inc.
Teamsters Joint Council 25

The Chicago Community Trust
The Davee Foundation
The Owens Foundation
Unitarian Church of Evanston
United Way of Metropolitan Chicago
VNA Foundation
W.P. & H.B. White Foundation
Wellington Ave UCC
Wells Fargo
Winnetka Congregational Church
Benevolence Committee
Wm. Wrigley Jr. Company Foundation
Women Investment Professionals
YourCause.com
Zeta Phi Beta Sorority



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Gail Russell

Young Professional Board

At Deborah's Place, we have a group of dedicated young professionals who engage new supporters with fundraising and external relations. This heavily motivated board is driven to build awareness for Deborah's Place and is focused on helping us with our mission to open doors of opportunity for women experiencing homelessness in Chicago. On this board of leaders, members develop leadership, communication, and new fundraising skills, while networking with other young professionals in the Chicago area. This group of Young Professionals is a perfect way to get involved and advocate for what you believe in. We are incredibly grateful to have a great group of young professionals as advocates.

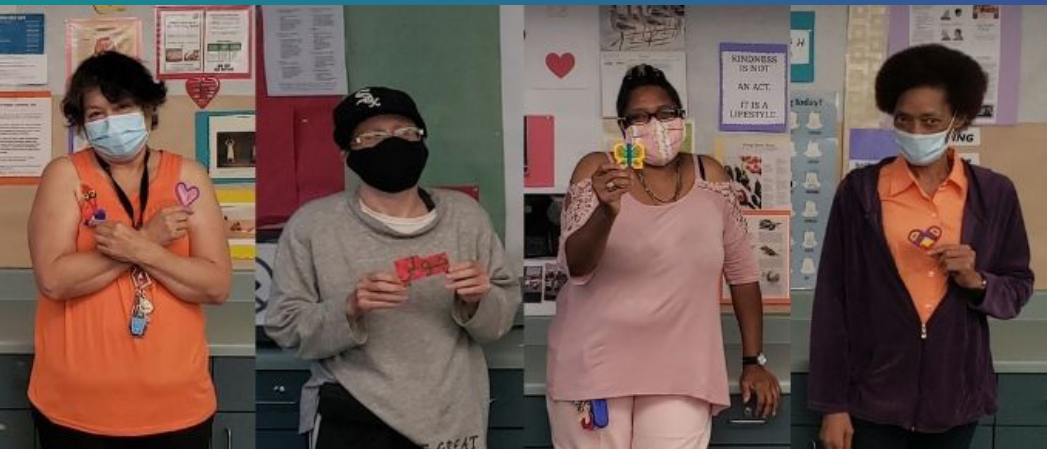
"It's rewarding and inspiring to be part of a group of people who dedicate their time and resources to give back to others. It's always been important for me to volunteer in my community and the YPB has been a great opportunity for me to do this alongside other like-minded individuals. I'm honored to have had the opportunity to chair multiple fundraising events for the YPB since getting involved. I have worked professionally in fundraising and events for non-profit organizations in the past, and while I always enjoyed the work, it is just better when I get to do it for an organization and cause that I really believe in. I want to do what I can to help because I know every dollar we raise and helping hand we lend will truly make a difference in the lives of others."
- Kaleigh

To learn more about the Young Professional Board and how to join, go to our website:
www.DeborahsPlace.org/Young-Professional-Board

"I joined the board three and a half years ago to be of service to women experiencing homelessness, who are among the most vulnerable in our society. I was impressed by the comprehensive and individualized approach Deborah's Place takes to help women heal and move on from the experience of homelessness. I am inspired by the commitment of all of our board members to contribute to the necessary and effective work of Deborah's Place through fundraising, outreach, and direct service." – Irene



Our Mission



Thank you Deborah's Place Staff for your dedication and incredible work that is keeping the women at Deborah's Place safe, loved, and cared for. Your flexibility, innovation and commitment to the mission creates a powerful impact at Deborah's Place. Together we are ending homelessness for women in Chicago.



Deborah's Place opens doors of opportunity for women who are homeless in Chicago. Supportive housing and services offer women their key to healing, achieving their goals and moving on from the experience of homelessness.





Deborah's Place

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