

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

2822 West Jackson Boulevard
Chicago, IL 60612

www.deborahsplace.org

Fiscal Year 2018 Annual Report




Deborah's
Place

Dear Friends,

We are excited to share with you some of our highlights and accomplishments from FY18.

As a result of the work of our dynamic and skilled staff, 52 women moved from the streets and shelter to housing. And through a generous grant from a foundation, we were able to participate in a fundraising capacity building program. The result is an increase in individual gifts and renewed excitement among board and staff for the task of fundraising. Additionally, we received a \$2 million endowment from The Davee Foundation, a long time supporter of Deborah's Place.

There were also challenges in FY18. After 20 years of providing supportive housing at our Lakeview site, we decided not to renew our lease. We relocated 30 residents to their own apartments as part of our community based housing program. While it was sad to leave this building that we loved and that lovingly housed more than 600 women over the years, the move is helping us position ourselves to grow our housing portfolio.

As we move forward in FY19 and beyond, we are proud of what Deborah's Place has accomplished and excited about the future. This year, we will, through a partnership, be able to help another 20 women move from street to stability. We are energized by our accomplishments, and driven by the knowledge that there are over 2,000 women a month who are homeless in Chicago and in need of supportive housing and services.

We hope that you will support us and join our efforts so that that soon, every woman will have affordable housing, and the support she needs to lead a safe, healthy and empowered life.

With Gratitude,



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Audrey Thomas

Audrey Thomas
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Scapulli

Sara Capulli
FY18 Board President



THANK YOU

We'd like to thank the following corporations and foundations for their generous support in FY18:

A. Montgomery Ward Foundation
Anonymous Angel Fund
Carl R. Hendrickson Family Foundation
The Chicago Community Trust
Chicago Department of Family Support Services
Chicago Foundation for Women
Crown Family Philanthropies
The Davee Foundation
Department of Housing and Urban Development
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Windy City Heating & Cooling, Inc.

This list represents a small portion of our top supporters. The full list of donors for 2018 will be released in 2019.



It means the world to me that you support Deborah's Place - your donations are saving lives.

~Gloria, resident

FY18 IMPACT



373

women made progress toward their goals of stable income, stable housing and greater self-determination

96%

of participants had health insurance coverage



154

Women achieved greater financial security by increasing or maintaining their income



95%

of supportive housing residents maintained their housing at Deborah's Place or relocated to stable housing



Consolidated Statement of Financial Position

ASSETS

Cash and cash equivalents	\$ 1,962,527
Accounts receivable	\$ 19,746
Grants receivable	\$ 148,338
Contributions receivable	\$ 198,761
Prepaid expenses, deposits and other	\$ 129,140
Operating, replacement and insurance reserves	\$ 987,989
Investments	\$ 3,350,802
Land, buildings and equipment, net	\$ 5,291,768
Intangible assets	\$ 12,635
TOTAL ASSETS	\$ 12,101,706

LIABILITIES

Mortgage notes payable, net of debt issuance costs	\$ 6,332,271
Accounts payable and other accrued expenses	\$ 158,558
TOTAL LIABILITIES	\$ 6,490,829

NET ASSETS

Unrestricted	
Operations	\$ 1,355,831
Board designated for operating reserves	\$ 921,935
Board designated for Mission 600 Fund	\$ 1,033,004
Temporarily restricted	\$ 300,107
Permanently restricted	\$ 2,000,000
TOTAL NET ASSETS	\$ 5,610,877
TOTAL LIABILITIES AND NET ASSETS	\$ 12,101,706

More detailed financials can be found on our website www.deborahsplace.org.

MOVING OUT AND MOVING ON



In FY18, we began the long process of moving 30 women out of our Marah's Permanent Supportive Housing Program in Lakeview and into their own apartments in the community. With hard work from

staff, support from community partners and the determination of the residents, most were moved out by the end of June, with the rest scheduled to move out in July and August. We are so proud of all our residents who accomplished huge goals with their moves!

DAVEE FOUNDATION AWARDS ENDOWMENT

The Davee General Support Fund has been established in memory of Ruth D. and Ken M. Davee, long-time supporters of Deborah's Place. Income from the fund will be used to support the general operations of the organization.

The Davee Foundation's President of the Board of Directors, James W. Dugdale, Jr., remembers when Ken M. Davee took him to a meeting at Deborah's Place, and what a long time belief Ken had in the mission of Deborah's Place. He says, "I recall gathering a real internal feeling of how sincere Ken was about the organization." In addition, Kirk A. Hoopingarner, a Director of The Davee Foundation, commented that, "it will be a wonderful legacy for Ken and Ruth to help Deborah's Place fulfill its compassionate mission for many years to come."

The establishment of the Davee General Support Fund ensures a sustainable future and opportunities for growth to achieve the Deborah's Place vision of a community where every woman has affordable housing and leads a safe, healthy and empowered life.