



The Night Ministry

Open Door Youth Shelter West Town

1110 N. Noble Street
Chicago, Illinois

Total Project Cost
\$4,509,455

Development Team
IFF
Project Manager and Lender

The Night Ministry
Owner

Harley Ellis Devereaux
Architect

Staalsen Construction
General Contractor

Date Completed
June 2005

Description of Project

The Night Ministry (TNM) serves homeless and runaway youth, working poor adults, individuals seeking medical assistance, children who need a place to gather in safety, and others who have “fallen through the cracks” of social service systems.

In 2003, TNM embarked on establishing a youth interim shelter and its first transitional living program in Chicago with 24 beds and case management services to better serve homeless youth.

Appropriately locating interim and transitional housing within a community is challenging. IFF staff identified an ideally-located property, negotiated a purchase agreement, and assisted TNM through a complicated acquisition process. IFF staff oversaw the architecture and general contractor bidding

processes as well as championed the agency’s interests in resolving numerous unanticipated situations with third parties connected to the project.

Through proactive project management, the IFF project team brought the project in on time and under budget. IFF also provided a \$500,000 bridge loan for acquisition which helped catalyze a successful capital campaign for the project’s total cost. The 15,872-square-foot facility serves youth, ages 14 to 21, including those pregnant or parenting.

Open Door Youth Shelter West Town was a project of the IFF’s Community Asset Builder (CAB) program. The CAB program targeted nonprofits that would most benefit from integrated financing and real estate project management to develop new facilities for vital community programs.