A CAMPAIGN FOR REFUGEEONE
CHICAGO, IL | 2020

CREATING OPPORTUNITY FOR REFUGEES FLEEING WAR, TERROR, AND PERSECUTION TO BUILD NEW LIVES OF SAFETY, DIGNITY, AND SELF-RELIANCE.
WELCOME HOME

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**RefugeeOne Staff**

- 43 employees
- 53% are refugees or immigrants
- Speak 37 languages

“There are so many awful things in the world and you might feel like you can’t make a difference. But if you impact one person, one family—that makes a world of a difference to them.”

- Susan Varick, volunteer
Dear friends,

Over nearly 40 years, RefugeeOne has welcomed more than 18,000 refugees from across the globe. After being driven from their homes, these resilient individuals work hard to establish themselves in Chicagoland. **Starting over requires courage, diligence, and strong support** to navigate a new culture, language, and unfamiliar education, employment, and health systems. Alongside nearly 1,000 volunteers, our staff helps ease the transition of refugees into this new environment. With help, they rebuild their sense of home, become independent, and contribute to the community they now call home.

I’m excited to share with you a new opportunity for RefugeeOne. When our lease in Chicago’s Uptown neighborhood – our home for more than 35 years – wasn’t renewed under new ownership, we committed to finding space to continue helping refugees thrive in Illinois.

**A new home will enable us to improve our welcome** in spaces specifically designed to serve refugees. Our clients have a broad spectrum of needs as they progress from arrival to self-sufficiency. Our new home will provide room for English and computer training, job placement, mental health care, extensive youth programs, mentoring, citizenship services and more. We’ll add new services including dental care and assistance for asylum seekers and, above all, respond to new and changing needs of refugees.

By buying property near those we serve, we not only strengthen our financial stability, we convey a strong message about our commitment to support and advocate for refugees long after their initial resettlement. While refugee arrivals fluctuate with every new administration’s foreign policy, the current restrictions will not always be in place. We aim to be prepared to serve refugees whatever the ebb and flow of numbers.

In the pages that follow, you’ll learn about our new space: why it’s needed, how it will impact refugees who are already here and those yet to come, and how your financial support will make a huge impact in the lives of refugees. **Thank you for joining us to welcome refugees home.**

Melineh Kano
Executive Director
Resettled by RefugeeOne in 1984

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4753 North Broadway, Suite 401, Chicago IL  60640-4907
After decades serving refugees in the same office in Chicago’s Uptown neighborhood, new building owners announced their plans to convert the historic building into upscale rentals after our lease ends in September 2020. Like always, we’re seizing this challenge as an opportunity.

After considering a number of sites across Chicago, we identified two spaces for our future home. Our new headquarters will be located in Chicago’s West Ridge neighborhood (2800 W. Peterson) with additional services from a nearby smaller building we were fortunate to be gifted (5705 N. Lincoln). These two spaces meet our needs of easy accessibility, increased space, and long-term financial stability:

- **Close proximity to the neighborhoods where refugees live and easy access to public transportation on which our clients rely.** Moving closer to those we serve allows our clients to remain closely connected with RefugeeOne as they work to make Chicago their home. This will be especially beneficial to the young people in our Youth Program, and will likely increase the number we serve, as many will be able to walk from their homes.

- **Increased space for improved programs and new services.** Our current footprint, scattered over 4 sites, limits the kinds of programs we can provide. Our new facilities will allow us to provide all our services in two properties only a half-mile apart, while leaving room for new and expanded programs. With our total square footage growing from 13,000 to 17,000 we’ve been cautious not to over-extend the agency with our purchase, while allowing for flexibility to adapt to the future needs of those we serve.

- **Long-term financial stability.** While upfront purchase costs, renovations, and maintenance come at a significant cost, we anticipate maintaining mortgage payments on par with the rate of our current lease. This will increase our own stability by providing RefugeeOne with a long-term asset. We’ll also save on property taxes thanks to our non-profit status.

### New & Improved Services We’ll Be Able to Offer

- **Youth Center designed by and for young refugees.** Every day for many years, we’ve converted a church parish hall into our youth center (and then back again at day’s end). In our new home, we’ll have space designed exclusively by and for young refugees. With a quiet, lofted reading area, modular desks with wobble chairs, a climbing wall, calm corner, and an area “cool” enough for teens, this space will be a home away from home for our youngest clients.

- **Expanded clinical assessments for asylum seekers and refugees.** Individuals seeking asylum in the U.S. possess an international right to have their claim of persecution evaluated. Asylum seekers who undergo forensic exams as part of this evaluation are more than twice as likely to be granted asylum as those who don’t. Our newly outfitted clinical observation room will equip us to do psychological assessments for asylum-seekers, as well as treatment and observations for children and youth.

- **Pro bono dental clinic for refugees and immigrants.** Most refugees have gone without dental care for their entire lives and their insurance here in the U.S. provides extremely limited options. RefugeeOne’s future dental clinic will meet a previously unmet need in the community. We will partner with pro bono dentists and dental schools to provide this new and important service.

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"I want to study—study hard—so one day I can do something big. Not only for my family, but for this place we now call home, as well."

- Robert, Congolese refugee
Our New Home
RefugeeOne has purchased a 12,500-square foot building (2800 W. Peterson) in Chicago’s West Ridge neighborhood and been gifted a nearby 5,000-square foot building (5705 N. Lincoln).

Expenses & Funding
To purchase the main property, renovate both buildings to properly outfit the spaces, and add a lift elevator to bring the larger building into ADA compliance, the total project is valued at $3.7 million. Funding is anticipated from the following sources:

$ 1,500,000 WELCOME HOME CAMPAIGN
$ 1,200,000 Secured Financing
$ 500,000 Value of Donated Facility at 5705 N. Lincoln
$ 500,000 Organizational Resources (already in place)
$ 3,700,000 TOTAL

Gifts received in excess of the Welcome Home Campaign will reduce the level of organizational financial resources required, allowing for further programming for RefugeeOne’s mission.

Timeline
December 2019
● Take ownership of donated building (5705 N. Lincoln)

January 2020
● Close on larger building (2800 W. Peterson) with pro bono assistance from Reed Smith

February 2020
● Complete floorplans and drawings with pro bono services from bKL Architecture
● Pull construction permits & hire contractor

March 2020
● Begin 6-month renovations

September 2020
● Lease ends at our Uptown offices
● Complete construction & move in

“I wouldn’t have been able to get through this situation on my own. I’m so thankful for the generosity I received from RefugeeOne and the volunteers they introduced me to.”

– Esperance, Congolese refugee
Welcome Home: How You Can Help

To fund the purchase and renovation of the new sites, RefugeeOne is launching the Welcome Home Campaign, with a goal of raising $1.5 million.

To achieve our goal, the following gifts will be needed from individuals, families, congregations, and foundations.

We are respectfully soliciting contributions in the form of cash, appreciated marketable securities, and land or other assets that can be readily converted to cash. If you would like to make a non-cash gift, please contact us.

We invite our supporters to respond, as able, with a 3-year commitment to this effort (2020 – 2022). However, one-time contributions and gifts made over a shorter timeframe are very much appreciated.

Because our current lease expires in September 2020, we hope to secure as much of the funding goal as possible by August 2020 to make renovations and minimize the need for long-term financing.

In addition to unrestricted gifts, many naming and memorial/honor gift opportunities are available. A partial listing appears on the next page.

Recognizing Our Donors

We will recognize all donors to the campaign through print and web materials. We will also provide project updates to ensure you know of your gift’s impact in the years ahead. All gifts of $5,000 or more will be recognized on a donor wall at RefugeeOne.

“I would like to say thank you to RefugeeOne for the work you do for refugees, for helping my family from the moment you picked us up from the airport, and for connecting us with all the people who made such a difference in our lives.”
- David, Liberian refugee

“Coming to Chicago has been like a dream come true for my family. We are a family that has experienced many hardships. Sometimes it seemed like we wouldn’t be able to overcome them. But we set our minds to it, and with the help of a lot of people, we were able to do it.”
- Wafaa, Syrian refugee

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<td><strong>TOTAL</strong></td>
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NAMING AND MEMORIAL OPPORTUNITIES

Please contact RefugeeOne for an up-to-date naming list. It is possible that as architectural drawings are finalized, new opportunities may become available.

Building Name  
(2800 W. Peterson)  
$750,000

Building Name  
(5705 N. Lincoln)  
$300,000

Youth Center  
$150,000

Dental Clinic  
$100,000

Sewing Studio  
$75,000

English Classrooms (2)  
$50,000

Computer Lab  
$50,000

Wellness Suite / Resettlement Suite (2)  
$50,000

Large Conference Room  
$25,000

Wellness Rooms / Small Conference Rooms  
$10,000 – $20,000

Youth Lounge / Youth Homework Room / Children’s Activity Room

Although my journey has been difficult, I think about the people whose circumstances are even worse, and I am grateful for the life I’ve been given. This would not be possible without my RefugeeOne and the great people who welcomed and helped me along the way.

Mohammed, Rohingya refugee

Lincoln: Drawings Coming Soon!

Our new Lincoln Avenue building will include these new and expanded features: