

PROJECT BRIEF



Project Name: St. Johns Place

Grant Program: ABODE

Project Date: Apr 2023 – Jun 2025

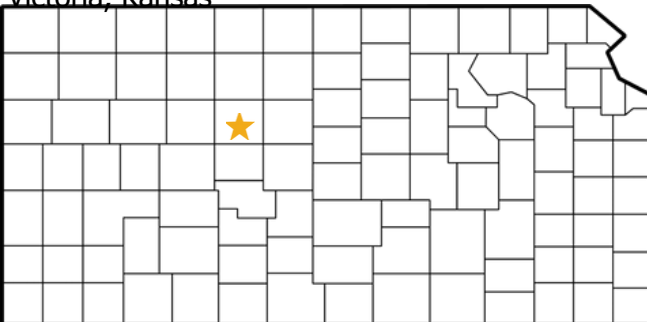
Project Summary

This project includes phase I of the St. John's Place Housing Community. Phase I apartments will include one studio unit (+/- 600 SF), seven 1-bedroom units (+/- 700 SF) and four 2- bedroom units (+/-900 SF). All units will be single-level wheelchair accessible. Complete renovation of the interior spaces will occur. Existing hallways and interior walls will be modified to accommodate the proposed apartment layouts. Each unit will include a refrigerator, dishwasher, stove/oven, washer, and dryer.

ABODE funds were used solely for the Phase 1 construction of 13,000 sq ft 12 unit St. John's Place Apartments.

Location

Victoria, Kansas



Grantee Information

- The 41,000 SF former St. John's Rest Home was built in 1963 for the Ellis County elderly. When it closed in 2012 the community lost 90 citizens, roughly 50 jobs and a community treasure. For 10 years the property was owned by out-of-state organizations and sat empty and unmaintained.
- The Victoria Community Coalition, Inc. is a 501(c)(3) nonprofit organization that is dedicated to fostering sustainability and growth within the community.

Goals and Objectives

Goal: The St. John's Rest Home Redevelopment will convert a 41,000 sq ft mixed space into senior housing, childcare rooms for lease and a community gathering space.

Objective: Phase I will include a new vehicle drive constructed from the intersection of Sunset Street and Washington Street to a new covered parking area located north the existing building. An existing building entrance centered on the north side will be improved to serve as the main entrance to the apartments. Two additional existing entrances will also serve the Phase I residents. All entries will include card reader or pad key access and security cameras.

Budget Overview

- Grant: \$850,000
- Match: \$850,000

Total Budget: \$1,700,000

Expense categories:

- Labor and Materials

Target Population

The target population for this project include, seniors seeking an independent living community, that is affordable, and easy to maintain.

Sustainability

The Victoria Community Coalition (VCC) is building sustainability through a multi-layered approach that ensures an impactful project. VCC is able to utilize diversified funding sources and community partnerships to assist with successfully meeting its long-term goals.

Outcomes

The project is complete, and apartments are designed for those seeking a peaceful, connected and maintenance free lifestyle. As of July 2025, St. John's Place has two new tenants.

Activities and Timeline

Q3 2024

- Interior, electrical work

Q4 2024

- Interior/Exterior, metal stud framing complete

Q1 2025

- Sheet rock, painting complete/AC units installed

Q2 2025: Project complete

Contact Information

For any queries or additional information, please contact

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