

Grace Terrace
Full Circle Communities, Inc.
Project Description

Introduction

Permanent Supportive Housing is an important housing option in communities enabling low-income persons with disabilities to live independently. Yet in most communities, demand for this type of housing outpaces supply. After several years searching for a site and formalizing a plan, Full Circle Communities, with support from the North/Northwest Suburban Housing Task Force, plans to create 25 new units of high-quality service rich supportive housing at 1519-1625 South Arlington Heights Road.

Organization Background and Development Track Record

Full Circle Communities (FCC) was born from the belief that housing provides the foundation for core aspects of our lives – health, education, family and social relationships, and employment. Our mission is to expand access to quality housing through preservation and development, thoughtful design, and the provision of significant and targeted supportive services to our residents and the surrounding communities.

Since our founding in 1999 as a 501c3 non-profit, our buildings have been thoughtfully designed to meet the goals of our residents and the local community. We are equally committed to funding and coordinating on-site supportive services and connections to relevant community resources so that residents can thrive.

FCC currently owns and/or manages over 1500 units of housing in Illinois, Michigan, and Iowa. Each of our developments is unique and the services provided by our local partners are tailored to meet the individual needs of our residents and communities.

Context

According to the 2019 American Community Survey (ACS), 36% of renters in Arlington Heights are housing cost burdened and 7,500 individuals have a disability. Additionally, approximately 3,000 veterans live in Arlington Heights. IHDA's Affordable Rental Unit Survey demonstrates a need for more affordable rental units in Arlington Heights: the percentage of affordable rental units at 60% AMI falls below 54% for most census tracts in the Village. Full Circle's market study, performed by a third-party analyst, confirms the large demand for supportive housing as other operators of this type of housing nearby report long waitlists.

The property is located in a vibrant, amenity-rich area of Arlington Heights near local retail, services, and jobs. It also benefits from proximity to public transportation (Pace and Metra) and I-90, providing accessibility to jobs and amenities in the region.

Design Details

Grace Terrace will create 25 units of universally designed supportive housing. There will be 20 one-bedroom and 5 two-bedroom units in a building that is approximately 28,000 sq. ft. The elevator-served, three-story building will be Enterprise Green Communities and Energy Star certified and include energy efficiency features. Units will have a stove, refrigerator, range hood, microwave, and air conditioning. Doors and hallways will accommodate a wider turning radius for wheelchairs and motorized transport. Accessible counters, shallow shelves, roll-under sinks and prep spaces, and rocker switches and outlets will be provided in accessible units. Some bathrooms will have roll-in showers. Building and on-site

amenities will include: a community room, computer lab, laundry, tenant storage space, community garden, on-site property management, and on-site service provision.

Grace Terrace will utilize typical multifamily wood framing with a masonry veneer, trimmed in metal cladding and fiber cement. There will be 41 parking spots provided on-site, including 8 accessible spaces. All units will be accessed through interior hallways serviced by an elevator to all floors allowing for a fully accessible building. The design will maintain the mature trees on site and will be supplemented with native landscaping.

Funding

The development received an allocation of competitively awarded Permanent Supportive Housing grant funds from the Illinois Housing Development Authority last year. Other financing sources include a ComEd energy efficiency grant, a loan from IFF, a State of Illinois Capital Bill allocation from Sen. Ann Gillespie's office, and a grant from the Federal Home Loan Bank of Chicago. All 25 of the project's units are designated as PSH and supported by rental assistance. Services are funded by Full Circle Communities.

Supportive Services

By providing the target population with unit and property features enabling them to maintain or increase their independence, and through the provision of case management and advocacy services, Full Circle will create a housing solution that directly and significantly increases tenants' stability, independence, and quality of life. Full Circle will work with Anixter Center as a lead service provider, an expert in providing services for people with disabilities. Their comprehensive service provision will be an asset in connecting tenants to additional opportunities and services off-site as well.

The property includes a 180 SF office for a Case Manager who will provide direct case management services, advocacy, service linkages and support for the residents. Where households are already receiving community-based services or assistance, the Case Manager may work in conjunction with the existing service partner to provide additional support or linkages.

Property Management and Tenant Selection

Full Circle Management will be the property manager. An on-site property manager and maintenance technician will staff the development during business hours. The building will have secured entries, a fire suppression system, security camera system, as well as staff on-call 24 hours a day.

The property will be governed by a land use restriction agreement from IHDA and subject to yearly file audits and physical inspections. Tenants are selected through an application process to verify their eligibility for supportive housing and through an interview and background screening process. Every tenant will have a standard lease that is renewed annually.

Full Circle takes a blended management approach where management and services work closely together to ensure tenant success.

Project Timeline

Full Circle Communities expects to close on financing by the end of 2023 and begin construction of Grace Terrace in March of 2024. We anticipate construction will take approximately one year. The date of completion is expected to be March of 2025.