Sarah’s Circle Development Projects

Proposed

Sarah’s Circle plans to develop a mixed-use residential and commercial property with 38 units of affordable housing, as well as shared supportive services space and a model facility for the organization’s 50-bed Interim Housing program. The site, 4654 N. Sheridan Rd, is located two blocks south of Sarah’s Circle’s main facility at 4836-4838 N. Sheridan Road and currently consists of a two story building.

The lot size is 7,290 square feet, and the building will have up to 35,700 square feet of space. The first floor will be supportive services space accessible to both Interim Housing and Permanent Housing residents with reception, staff offices, private consultation rooms, a group room, a computer lab, dining, and kitchen space. The second floor will be the main space for the 50-bed Interim Housing program and the top four floors will have 38 ADA accessible studio apartments with full, private bathrooms and kitchenettes. Additionally, there will be some shared community spaces on the residential floors. This new facility will be staffed 24/7 and will have security cameras.

Previous

Sarah’s Circle gained institutional knowledge in the area of affordable housing development as the developer of a mixed-use facility project completed in 2013. The 16,000 sq. foot project, located at 4836-38 N. Sheridan, includes 10 units of permanent housing, programmatic space for the agency’s daytime program and behavioral health services, and administrative offices. Nine units are accessible and/or adaptable for person with physical disabilities. The development is a total gut rehab, i.e. has all new mechanical, roofing, flooring, windows, and walls. The building meets LEED Silver certification standards. Kathy Ragnar (Executive Director) and James Grutsch (Associate Director of Finance) were the lead staff with the development of 4838 N. Sheridan and worked directly with the general contractor, Summit Design & Build.

Initially, agency staff worked through the process of obtaining required permits and variances. The project utilized eight levels of financing: HUD grants (2), HOME dollars via the City of Chicago, CDBG via IHDA, FHLB, SBIF, Illinois Affordable Housing Tax Credits, and private donations. Sarah’s Circle managed the work of the architects (Perkins + Will), contractors, and legal services (Mayer Brown). The project had a total development budget of $4,020,544, including an acquisition cost of $930,000, construction hard costs of approximately $2,593,876 and soft costs of $496,668. The project was completed within the budgeted amount.

The development provides permanent and subsidized supportive housing units to 10 chronically homeless women and incomes below 30% of AMI. The site provides easy access to a flexible and comprehensive array of supportive services through Sarah’s Circle Daytime Support Center. Sarah’s Circle offers supportive services such as case management, job readiness, housing, and life skills groups, in addition to services to meet basic needs such as meals, showers, laundry facilities, and phone/computers. Any needs which can’t be met within Sarah’s Circle are provided for through a solid network of collaborating agencies providing physical and mental health services, substance abuse services, employment and benefits assistance.