

CASE STUDY

**1212 LARKIN
APARTMENTS**

by Full Circle
Communities

*HISTORIC PRESERVATION |
FAMILIES | INDIVIDUALS WITH
DISABILITIES | SUPPORTIVE
SERVICES*

LOCATION

1212 Larkin Avenue • Elgin, Illinois

FUNDING

- Low Income Housing Tax
- Credit Equity
- Illinois Affordable Housing
- Tax Credit Equity
- HOME Loan (IHDA and Kane County)
- Construction Loan
- ComEd Energy Efficiency Grant
- Federal Home Loan Bank of Chicago Affordable Housing Program (AHP) Grant

DEVELOPMENT TEAM

- Full Circle Communities
- J.J. Duffy Co.
- Cordogan Clark & Associates
- Manhard Consulting
- Applegate & Thorne-Thomsen
- MacRostie Historic Advisors



Full Circle Communities' 1212 Larkin is a historic renovation and revitalization project, providing high-quality affordable homes and apartments in Elgin for working families and populations with special needs.

Built in 1912, the Larkin Center was previously an orphanage that had been added to the National Register of Historic Places in 2014. The closed Center had been sitting vacant since 2013 until Full Circle purchased the site to address the growing demand for affordable housing in Elgin. In addition to preserving and converting the historic three-story building into 11 apartments, Full Circle acquired land adjacent to the Center to develop affordable new construction homes ranging from townhome buildings to 4-flats. These homes were designed to be compatible with the surrounding historic architecture. The total development includes 48 affordable homes for working families and individuals and persons with disabilities.

Amenities in the development include a large community lounge, a library, a communal laundry room, a fitness room, laundry in individual units, and outdoor space. Each unit is either accessible or adaptable. The Association for Individual Development (AID) has a full-time staff on-site to provide wrap-around supportive services, as well as connections to youth programming, job training and financial counseling. Residents living in the affordable homes have nearby access to public transit, a YMCA, and a local grocery store.

Full Circle Communities is a non-profit organization whose mission is to expand access to quality affordable housing through preservation and development, thoughtful design, and the provision of significant and targeted supportive services to its residents and the surrounding communities. Full Circle's model seeks to create and preserve affordable housing while dedicating at least 75% of the organization's economics to the provision of services for its residents. Full Circle now owns more than 1,000 units in three states, with another 250 approved or under construction. These properties have an average service budget of over \$800,000 per year, none of which is reliant upon grants or fundraisers. Every cent is put towards Full Circle's goal of making housing a firm foundation for life and transforming the company's properties into communities that both house and support their residents.