



**ILLINOIS HOUSING
DEVELOPMENT AUTHORITY**

Pat Quinn, Governor

News

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National Award Winning Affordable Senior Housing Opens in St. Clair County

State-funded Wingate Manor creates 48 affordable homes

SHILOH, IL – Illinois’ chief affordable housing official, Gloria L. Materre, today joined the Gundaker Commercial Group and local dignitaries to mark the opening of a state-funded affordable housing development for low-income seniors. This comes as Wingate Manor was named Green Affordable Multifamily Project of the Year by the National Association of Home Builders (NAHB).

Built by Gundaker Commercial Group, Wingate Manor is a 48-unit development that creates affordable, safe and decent housing options for the St. Clair County area’s growing elderly population that allows them to remain living in the area.

On behalf of Governor Pat Quinn, the Illinois Housing Development Authority (IHDA) invested \$1.8 million in HOME Investment Partnership funds and more than \$586,000 in federal Low Income Housing Tax Credits to build Wingate Manor. The tax credits helped leverage an additional \$4.9 million in private equity and additional funding came from the Bank of America and St. Clair County.

“Governor Quinn and IHDA are proud to have played a significant financial role in creating new affordable housing options for seniors in the St. Clair County area,” said IHDA Executive Director Materre. “Wingate Manor will benefit its senior residents, the community and the environment.”

IHDA and Gundaker Commercial were also recognized for upholding green construction practices and incorporating environmentally friendly initiatives into the building’s design such as recycled or recyclable flooring and Energy Star qualified appliances.

“Today marks a double triumph for us,” said Gregory Lee, Gundaker Commercial Group Senior Vice President. “Gundaker Commercial is incredibly proud to have been recognized for our green efforts because it is something to which we are very dedicated to. We are extremely grateful to IHDA for their support.”

“This facility is a great example of green building done right while also done affordably,” said Eric Borsting, chair of the NAHB Green Building Subcommittee. “This should be an example for multifamily builders everywhere to look to when constructing energy-efficient and earth-friendly housing in their own communities.”

Wingate Manor is part of a two-phase, master-planned senior community spanning 172 acres that provides a cost-effective, mixed-use approach to assisted living for seniors. The initial phase, which officially opened today, consists of one- and two-bedroom apartments that include washer/dryer hook-ups, dishwashers, energy efficient appliances, neutral décor and spacious living areas, as well as internet accessibility. Building amenities include a fitness center, a card and games room, a library, a coffee lounge, a computer center, an outdoor patio and gazebo, a community room for larger social gatherings, and laundry facilities.

The development’s residents will also be able to share many local amenities with their neighbors living in the single family homes across the street such as the nearby elementary school’s gym facilities and targeted seniors’ programs offered by the local community college. In addition, St. Elizabeth’s Hospital will provide health screenings, education programs, and physician services.

Wingate Manor resident Carol Joyce says she would still be living alone in the mobile home that she’s lived in for 40 years had she not moved into one of the development’s accessible units. The retired Red Cross nurse suffers from arthritis and walks with two canes. She says her new home has helped her maintain her independence.

“[Wingate Manor] is better than living in an apartment. It’s safer here and I’m never alone if I need help,” said Joyce, 73. “It’s like sitting on a cloud in heaven.”

To qualify as a resident, senior applicants must have an income of less than 60 percent of the St. Clair County area median income (\$28,500). Rent ranges from \$255 to \$660 and includes most utilities. Interested applicants should contact Wingate Manor’s Property Manager at (618) 222-8030 or visit www.villagesatwingate.com.

About the Illinois Housing Development Authority

IHDA (www.ihda.org) is a self-supporting state agency that finances the creation and the preservation of affordable housing across Illinois. Since its creation in 1967, IHDA has allocated more than \$10 billion and financed approximately 210,000 affordable units across the state. IHDA accomplishes its mission through a number of federal and state funding sources including the Illinois Affordable Housing Trust Fund, the Illinois Affordable Housing Tax Credits Fund, the allocation of federal Low Income Housing Tax Credits, and HOME Investment Partnership funds. IHDA is also a bonding authority, and independently sells bonds, based on its own good credit, to finance affordable housing in Illinois.