



**GC HOUSING DEVELOPMENT LLC**

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**GC Housing Development LLC, an affiliate of Crane Construction Company LLC, and Fox River Affordable Housing Corporation Announce Start of Construction on Anthony Place at Prairie Centre, a 75-Unit, Four-Story Affordable Senior Housing Development in St. Charles, IL**

*When completed, the new **Anthony Place at Prairie Centre** apartments will bring much needed affordable housing options for seniors to St. Charles, IL.*



**Anthony Place at Prairie Centre Groundbreaking and Rendering**

**Photo by Kelly Peairs; Rendering by Myefski Architects, Inc.**

St. Charles, IL – GC Housing Development LLC (GCHD), an affiliate of Crane Construction Company LLC, and Fox River Affordable Housing Corp. (FRAHC), the real estate development division of the Housing Authority of Elgin announce that construction has begun on Anthony Place at Prairie Centre, a four-story development at 1905 Althea Lane, near the intersection of Prairie Street and Randall Road, in St. Charles, IL. A groundbreaking ceremony was held on Thursday, June 13th. Construction is expected to be completed in Spring 2020. When completed, the property will be named after Anthony Grande, the beloved father of Ralph Grande, co-developer of Anthony Place at Prairie Centre, who passed away in 2014.

Anthony Place at Prairie Centre is part of a larger 27-acre redevelopment (formerly St. Charles Mall site) by the Shodeen Group known as Prairie Centre that was rezoned to accommodate a mix of for-sale and luxury rental housing as well as neighborhood retail and restaurants in mixed-use buildings. When complete, Anthony Place will be comprised of 74 units of affordable senior housing plus one live-in manager's unit (57 one-bedroom and 18 two-bedroom units). These one and two-bedroom apartments will be age restricted to those 55 years and older and will include indoor parking, common gathering areas such as a community kitchen and patio for parties and gatherings as well as a gym, library and crafts room.

Fifteen (15) units will be for those making 30% or below AMI (area median income). Twelve (12) of those fifteen (15) units will serve seniors with disabilities, those experiencing homelessness, or at risk of homelessness who are referred to the development via the Statewide Referral Network (SRN). Five (5)

units will be for those making 50% or below AMI. The remaining 54 units will serve seniors with incomes 60% or below AMI.

**From Andrew Block, GC Housing Development LLC and Co-President of Crane Construction Company LLC:** “We are excited to begin construction on the next Anthony Place Senior Apartments development. Anthony Place at Prairie Centre in St. Charles, IL demonstrates the ability of private developers and public institutions to work together in finding solutions that best serve senior citizens. We are pleased to be partnering with the Housing Authority of Elgin, the City of St. Charles, and Shodeen, Inc., the developer behind Prairie Centre. The City of St. Charles and Shodeen, Inc. understood and quickly embraced the project.”

**From Audra Hamernik, Executive Director, Illinois Housing Development Authority (IHDA):** “This groundbreaking was made possible by a public-private partnership that has been working for years to add diversity and depth to the local housing stock,” IHDA Executive Director Audra Hamernik said. “As the demand for affordable housing continues to rise, Anthony Place will be a community asset that adds to the choices available to Kane County seniors.”

**From Raymond Rogina, Mayor, City of St. Charles:** “On behalf of the St. Charles City Council and City staff, I am pleased GC Housing Development, working with the Shodeen Group, chose St. Charles to construct affordable senior housing at Anthony Place at Prairie Centre,” said St. Charles Mayor Raymond Rogina. “Providing affordable senior housing options is vital for area seniors and important for our community.”

**From Martell Armstrong, Chief Executive Officer, The Housing Authority of Elgin:** “In the words of Coretta Scott King, ‘The greatness of a community is most accurately measured by the compassion of its members.’ The alignment of public and private interests, the willingness of local officials, and the trust of the community to make a difference in people’s lives: this is truly the sweat equity of the project, the mortar that binds every brick that is laid that, in turns, paves the way for the assistance for every family that is housed.”

**From St. Charles Alderman (Ward 2) and Eight year Housing Commission Council Liaison, Rita Payleitner:** “The St. Charles Housing Commission has spent years tweaking and finalizing our Inclusionary Housing Ordinance, the first of its kind in the Tri-Cities. It is nice to finally see something tangible to this scale that proves the City’s continued commitment to providing affordable housing.”

**GCHD and FRAHC’s financing, community, and development partners include:**

- Illinois Housing Development Authority (IHDA)
- Bank of America, N.A.
- Housing Authority of Elgin
- Myefski Architects
- Lightengale Group
- Association for Individual Development

## **ADDITIONAL BACKGROUND INFORMATION:**

### **About GC Housing Development LLC**

GC Housing Development LLC (GCHD) is a fourth generation, Chicago-based developer of affordable housing. With a focus on affordable housing financed through the Low Income Housing Tax Credit (LIHTC) program, GCHD develops high-quality, affordable, independent living residences for those over the age of 55. Our mission is to develop quality affordable housing that provides the largest units with the most unit and common amenities at the lowest rent. In this approach, our developments remain viable and marketable, and avoid competition throughout the compliance period.

GCHD's co-founders have developed over 700 units of affordable housing units across the state of Illinois. GCHD, through a partnership with, Crane Construction Company LLC, provides both development and construction services from start to finish for all of our projects. By retaining control over the entire construction process, including the construction and lease-up phase, GCHD is uniquely suited in the LIHTC community.

With over five decades of combined experience, GCHD's founders have worked with all types of stakeholders in the affordable housing marketplace. We have seen the good, the bad, and everything in between. Whether GCHD is collaborating with a non-profit whose mission is to bring more affordable housing to a particular region, or partnering with a large financial institution seeking to reinvest in the communities they do business in, GCHD understands the importance of working with the right partners to bring long-term change to communities across the state of Illinois and beyond.

For more information, please visit [www.GCHDev.com](http://www.GCHDev.com) and [www.CraneConstruction.com](http://www.CraneConstruction.com)

### **About Fox River Affordable Housing Corp.**

The Fox River Affordable Housing Corp. is the real estate development division of the Housing Authority of Elgin. It is responsible for advancing the real estate initiatives in Elgin and surrounding Kane County communities through the development of quality, affordable housing in mixed-use, mixed-income communities. With a community building vision and public-private partnerships, HAE and its partners impact the economic vitality of the community and support the economic viability of the Authority by securing public resources that leverage private investments in HAE's developments and surrounding Kane communities.

For more information, contact Andrew Block at [ablock@craneconstruction.com](mailto:ablock@craneconstruction.com) or (847) 291-3400.