This Development Guide showcases the programs and developments undertaken by Rock Island Economic Growth Corporation (GROWTH) - a nonprofit community development organization. The developments featured in this guide have been instrumental in creating a Rock Solid, Rock Island.

GROWTH is regarded as a local and national leader in developing innovative and attainable housing opportunities. GROWTH has secured a positive reputation for its ability to convene and facilitate work among diverse community partners.

With 150 years of combined staff experience, GROWTH primarily serves the Rock Island community through employer assisted homebuyer programs, homebuyer purchase and renovation programs, homebuyer counseling, new infill construction, adaptive reuse projects including downtown loft housing, and multifamily developments.

For three decades, GROWTH has been working to advance Rock Island. With strong partnerships and acquiring millions of dollars in resources, GROWTH has assisted with the purchase, rehabilitation and sale of more than 1,000 homes and created 189 multifamily residential units.

In addition to serving Rock Island, GROWTH leads the Northwestern Illinois Housing Coalition—a regional coalition that includes six municipalities and three nonprofit organizations.

The Rock Island community was gravely affected by the collapse of the farm implementation industry during the 1980’s, losing 20% of its population base.

GROWTH has served as a catalyst to spur the commitment and investment of public and private partners. By leveraging more than $100 million in local investment, GROWTH has earned a reputation as a trendsetter in implementing cutting edge housing programs.

This development guide showcases the programs and development efforts of GROWTH since 2000.

The developments and programs showcased have re-built buildings, re-established neighborhoods, and re-connected the Rock Island community.

Hundreds of jobs have been created due to these efforts, businesses have returned, and homebuyers have relocated to call Rock Island their home, sweet home.
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GROWTH’s Live Work Rock Island Program started as a pilot program in Illinois and now serves as a national model for Live-Work housing. The program provides a great incentive for homeownership in Rock Island for the local workforce community.

Since its inception, the program has helped more than 228 households with more than $1.5 million in direct homebuyer assistance (as of 2013).

Employees who earn up to 120% of the area median income and work for employers who contribute to the program may participate.

To date, approximately 60 employers participate in the program. Forty-nine percent of participating households relocate to Rock Island from another community.

Financing sources for Live Work Rock Island and GROWTH’s other single family homebuyer programs include IHDA State Donation Tax Credits, the Housing Trust Fund, contributions from participating local employers, and other private sources.
NEIGHBORHOOD STABILIZATION PROGRAM
Designated Rock Island Census Tracts
Investment: $33 Million

THE PROBLEM: The worst housing and economic downturn since the Great Depression had serious consequences for Rock Island neighborhoods and businesses. Foreclosures in some neighborhoods spiked 220%, businesses closed, and unemployment spiked.

THE INVESTMENT: A total of $33 million was invested in Rock Island and Northwestern Illinois to stimulate the economy and stall the foreclosure crisis. Funding was put to the streets in an effort to rebuild neighborhoods hurt by foreclosures, vacancies, and blight.

- GROWTH applied for and received $21.2 million in Neighborhood Stabilization Program funding (NSP1 and NSP2) - programs of the Housing and Economic Recovery Act and American Recovery and Reinvestment Act. Funds were administered by GROWTH to benefit Rock Island and communities in Whiteside County.
- $4.6 million private funding was secured solely from Rock Island local lending institutions to benefit Rock Island projects.
- $5 million in additional resources from private foundations, city, state, and federal funds was secured by GROWTH to support NSP projects.
- An additional $2.2 million in program income was earned from home sales and is being reinvested in Rock Island and Northwestern Illinois.

THE OUTCOMES:
This $33 million poured into the local economy over a period of four years. In this time, the economic impact (table to the left) and the outcomes achieved have been remarkable for Rock Island!

- Supported 212 jobs during a time when lay-offs and business closings were at an all time high.
- Impacted 193 housing units (as of year-ending 2013).
  - 81 multifamily units were created as affordable, rehabilitated and new rental
  - 112 single family units were rehabilitated, newly constructed or the demolition of blighted units.
- Saved historical landmarks, such as the previously named Illinois Oil Company, which is now known as Jackson Square, while also repurposing the building to create 30 new rental units and commercial space.
- Assisted over 113 qualifying households to secure safe and affordable housing, during the worst housing crisis our country has experienced.
- Made payments to vendors for the entire NSP 2 consortia totaling $13,633,278.97.

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*Denotes Rock Island services only for NSP 2.  **Includes legal, accounting, appraisal, and environmental services.
GROWTH applied for Neighborhood Stabilization Program funds on behalf of the Northwestern Illinois Housing Coalition (NWIHC). At the time of the application, this coalition included GROWTH (Lead), the City of Rock Island, City of Moline, and City of Sterling. The charts below illustrate the allocation of the original NSP2 Grant to each NWIHC member, and the Program Income earned through the sale of renovated and newly constructed units.

Due to the success of the NWIHC in carrying out neighborhood stabilization program efforts, and its resulting positive impact on the local economy - the NWIHC was expanded. The NWIHC now includes Rock Island Economic Growth, the City of Rock Island, the City of Sterling, and City of Moline - along with the City of East Moline, City of Fulton, City of Morrison, ARC of the Quad Cities, and Project NOW.

"The Neighborhood Stabilization Program has allowed us to address decline in our neighborhoods where there are high degrees of foreclosure and abandonment. "By investing in the homes in these areas, and attracting prepared and educated home-buyers we have made a strategic and lasting impact in our neighborhoods and community."

- Brian Hollenback
RENAISSANCE LOFTS
136 18th Street
Units: 24 Rental
Investment: $5.1 Million
(Combined with Goldman Lofts)

Renaissance Lofts marks one of the first projects in the region to create loft living downtown. The site houses a mix of first floor commercial spaces and 24 lofts on the upper floors.

Keeping with the unique attributes of other downtown lofts, Renaissance offers 14 different floor plans for its spacious one-to-three bedroom units. Downtown dwellers enjoy the large windows, high ceilings, and exposed building elements including brick columns and beams.

This redevelopment effort is just one of many Historic Renovations completed by GROWTH. The Renaissance Building is listed on the National Register of Historic Places.

Interesting Fact: Over 140 workers through various trades were employed throughout the development of the Renaissance and Goldman Lofts.

Pictures: Before and after photo captures the remarkable transformation of the façade and streetscape of Renaissance Lofts and neighboring buildings. Interior photo of one of the Renaissance Lofts and photo of commercial space housed on the first floor.

INVESTMENT
IHDA Section 42 Tax Credits
Historic Tax Credits
City of Rock Island
IL DECO Grant
Façade Grant
Renovated in 2001, the Goldman Lofts offer 28 rental units with eight different floor plans ranging from studio to 2-bedroom.

This mixed-use, mixed-income development has huge windows, high ceilings, and exposed building elements including brick columns and beams.

The Goldman building was donated from a local businessman who had a great love for the Rock Island community. The lofts are located in the heart of downtown where residents enjoy easy access to arts, restaurants, and festivals.

**Interesting Fact:** The Goldman Building was built in the 1880’s and went through many changes including a hotel, department store, and furniture store.

Above: Before and after picture of the Goldman building.
Left: Kitchen and living space of one of the Goldman Lofts units.
Below: 2nd Avenue transformed with over $11 million in public and private investment.

**INVESTMENT**
- IHDA Low Income Housing Tax Credits
- City of Rock Island
- State Energy Grants
- Deferred Development Fees
Clipper Condominiums is a first of its kind in downtown Rock Island, with views of the Mississippi River and Centennial Bridge.

These $2.2 million urban dwellings offer a unique lifestyle option in the Quad Cities. Located in the heart of The District, each of the nine units features quality construction and premium amenities. First floor space is reserved for commercial use.

Some details of the Clipper were designed by local artists including the copper crest, iron work, and architectural glass. The Clipper is close to the Great River Trail bike path, gym facilities, dining at downtown restaurants, art galleries, and a specialty food store.

**Interesting Fact:** At the time of its creation, Clipper Condominiums marked the first new owner-occupied construction downtown in over 50 years. The Clipper compliments over $11 million in reinvestment along 2nd Avenue.
Murphy Lofts is a rare local landmark that was redeveloped to create four unique and spacious condominiums.

This project is located in the historic Broadway neighborhood district and rests near a prime gateway to Rock Island’s downtown arts and entertainment district.

When a for-profit developer was unable to complete the construction, the building and property were acquired by GROWTH through a reduced purchase price.

GROWTH secured funding through Wells Fargo, completed the renovation, and subsequently sold all of the units.

Interesting Fact: The Murphy House was originally constructed circa 1876-1877. It was formerly owned by and named after Anastasia Murphy, a well-known artist, pianist, and vocalist.
A $1 million investment in the Bowlby Condominiums created first floor commercial space and one condo spanning each of the second and third floors. These unique condo spaces are described as luxurious living in a historic building with old world charm.

The condo units offer modern amenities including a whirlpool bath, fireplace, custom floor plan, garage parking, and balcony with a view of the Mississippi River. Bowlby is another great example of redeveloping a forgotten structure into practical space for downtown dwellers.

Financing sources include: City of Rock Island, Development Association of Rock Island, and MWABank.

**Interesting Fact:** Bowlby Condos is named in honor of Bowlby Music—a music store that operated for 20 years in downtown Rock Island. The second floor of the three-story Bowlby has a skylight!
Sala Flats marks an historic renovation of an original apartment building completed by GROWTH. The $5.1 million redevelopment of this downtown apartment building gave new life to a city block and created 33 affordable studio to 3-bedroom rental units. All apartments were rented within 45 days.

This development boasts unique floor plans, original woodwork, fireplaces, and bowed windows. Units range from remodeled Victorian styles to new construction.

Sala is located near the heart of Rock Island’s Downtown Arts and Entertainment District.

**Interesting Fact:** Sala Flats was one of nine projects to receive the 2006 Richard Driehaus Foundation Preservation Award for Outstanding Rehabilitation, from Landmarks Illinois.

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**Above:** Façade picture of the Sala building in 2005 and circa 1920. **Below:** Interior photos of Sala Flats apartments. Refinished balconies on the west side of the building.

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**INVESTMENT**

IHDA State Donation Tax Credits

Affordable Housing Grant Program

IL DCEO
Broadway Townhomes represents a signature in-fill housing development in Rock Island’s historic Broadway neighborhood.

Six units were created; these included two market rate units and four units that were affordably priced between $99,900 and $129,900. These luxurious townhomes added value to a once declining area that over the years has transitioned into a thriving neighborhood.

Other improvements to this neighborhood have included street resurfacing, landscaping, façade improvements, lighting, and new street signs.

The Broadway Neighborhood is a prime example of how a community can reinvent itself into something great with the assistance of local government, nonprofit housing organizations, active neighborhood leaders, and caring residents.

Photo Above: Photo of the structure formerly the site of Broadway Townhomes. Prior to the development, this 9-unit rental complex was the source of 169 calls for police service in the twelve months which proceeded its demolition.

INVESTMENT
IHDA Low Income Housing Tax Credits
City of Rock Island
State Energy Grants
Deferred Development Fees
VOSS BROTHERS LOFTS
2125 3rd Avenue
Units: 35 Rental

Voss Brothers Lofts represents a $5.5 million investment resulting in yet another spectacular downtown living experience. GROWTH took this formerly vacant warehouse and turned it into creative mixed-use space with mixed-income loft apartments. Located on the eastern edge of downtown, this project has served as a catalyst for other developments within the two-block area.

Voss houses 35 loft apartments with 20 different floor plans from studio to 3-bedroom. Residents have access to on-site amenities including a community room, fitness center, and computer room.

The first floor of the site houses the offices of the Rock Island Housing Authority.

Interesting Fact: Voss is named after the two Voss brothers who created the warehouse in 1924.


Pictured Below: Unique, enclosed patio space, interior photos of a spacious kitchen and bedroom, and view of the Mississippi River from one of the units.

INVESTMENT
IHDA Section 42 Tax Credits
City of Rock Island
IL DECO Grant
Façade Grant
Deferred Developer Fees
DOUGLAS PARK PLACE
720 9th Street

Units: 8 Supportive Housing

Douglas Park Place is a $2 million new construction initiative developed by GROWTH and owned by Community Housing Solutions. The development represents an anchor investment in the Douglas Park neighborhood.

Eight town homes provide a home to families where women are recovering from alcohol and substance abuse addictions.

The site features a playground, secured entrance, fountain, energy-efficient appliances, and 24-hour on-site case management support.

Interesting Fact: Douglas Park is named after a large baseball park located at the South end of the neighborhood, which hosted the International Softball Congress World Tournament.
MCKESSON LOFTS
100 19th Street

Units: 22 Owner Occupied
Investment: $6.4 Million

As a former warehouse, this 60,000 sq. ft. building sat vacant for eight years, prior to GROWTH taking possession of it. The building now features 22 Live-Work condominiums and first floor commercial space.

With its close proximity to the riverfront and situated in Rock Island’s downtown, the building presented many opportunities in its redevelopment.

After years of planning and $8 million in public and private sources, the vision for McKesson materialized in 2009. The redevelopment combines 21st Century living and work accommodation with advanced principles of “green” design, all in a historic downtown building.

This 20th Century industrial building features include a 10,000 sq. ft. walking green-roof with native plantings, skylights for common area lighting, underground parking, energy-efficient heating and cooling systems.

Above: The McKesson Building exterior and interior pre-construction.
Below: Interior shot of finished common area pre and post-construction.
Right: View from green roof, offering a 360 degree view of Mississippi River and downtown.

INVESTMENT
City of Rock Island
Quad City Bank & Trust
American Bank & Trust Co.
Blackhawk State Bank
Premier Bank
First Midwest Bank
IHDA State Housing Tax Credits
Illinois EPA
IHDA Accessibility Grant
Doris & Victor Day Foundation
JACKSON SQUARE
321 24th Street

Units: 30 Rental
Investment: $8.8 Million

Jackson Square opened its doors in December 2011. The $8.8 million redevelopment of the former Illinois Oil Company building represents one of the most visible and most complex redevelopment efforts undertaken by GROWTH to date.

Many unique and original features of this local Landmark were preserved. The building now provides 30 spacious residential units featuring one, two, and three bedroom apartments. Commercial space is provided on the first floor.

As one of GROWTH’s many Live-Work developments, the building offers close access to nearby employers and is close to many downtown amenities.

AWARDS RECEIVED: Rock Island Preservation Society Award, River Action’s Eddy Award, State of Illinois’ Affordable Housing Champion Award, and Federal Home Loan Bank Community First Partnership Award.

Photos Above: Three bedroom unit. Below: Illinois Oil Products Building and site before environmental remediation, demolition and construction. Building picture circa 1922 (below) and pre-construction (upper). Right: Finished first floor commercial space.

INVESTMENT
US Dept Housing & Urban Development, NSP 2
Modern Woodmen Bank
City of Rock Island
US EPA
IL DCEO
State of Illinois Tax Credits
**GOLDMAN FAMILY BLOCK LOFTS**

1612-1624 2nd Avenue  
Units: 5 Rental, 4 Commercial  
Investment: $1.1 Million

The Goldman Family Block Lofts project compliments over $11 million in investment to buildings along the 2nd Avenue Corridor. The development is named after the Goldman Family who has been extremely committed to the Rock Island community and the downtown for decades.

During the 1980’s when downtown Rock Island was going through difficult economic times and businesses were closing, the Goldman’s purchased and maintained many downtown buildings to house and showcase their furniture items.

Rehab of the units was completed in 2013. Work included demolition of one dilapidated structure and rehabilitation of the existing buildings. Four apartments were created on the upper floors and five on the ground level.

Above: Goldman Family today and Exterior of the buildings pre-renovation.  
Below: Demolition of a dilapidated adjacent building makes way for downtown parking.  
Interior photos of the apartments.  Right: New energy efficient windows for the façade.

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**INVESTMENT**

US Dept Housing & Urban Development, NSP 2  
City of Rock Island Façade TIF  
IL DCEO  
MWA Bank Loan
NEW OLD CHICAGO REDEVELOPMENT SUBDIVISION

Investment $2.3 Million (Single Family homes)

GROWTH's efforts in Rock Island's New Old Chicago Redevelopment area have included rehabilitation to existing units and new construction. Investment activity by GROWTH in this neighborhood exceeds $4.4 million when including the Douglas Park Place development.

The homes impacted were clustered together to fill long-time vacant lots, while other dilapidated structures were taken down to make way for the new homes. Six homes have been completed as of 2013 and additional new construction homes are anticipated.

Strategic partnerships with the City of Rock Island, Wells Fargo Foundation, the Illinois Housing Development Authority, and various private lenders have helped to rebuild this neighborhood.

Construction of the homes is complimented by other nearby investment including a new neighborhood park and community center renovations.

THE LOCKS

100 20th Street

Units: 34 Rental
Investment: $6.3 Million

GROWTH broke ground on one of its most recent projects, The Locks, in May of 2013.

The development is part of a Transit-Oriented Housing initiative with Rock Island County Metropolitan Mass Transit District (Metro). The effort includes a new signature transportation center and market-driven, live-work housing with a river-front view.

The Locks is a $6.3 million investment that features 34 rental units that range in size from 615 to 1,974 square feet. Parking will be enclosed.

This combination of housing, employment, and transit options advances recent federal and state efforts to create vibrant and sustainable communities through the Livable Communities Initiative.

The project is currently underway and will be completed in 2014.

INVESTMENT

US Dept Housing & Urban Development, NSP 2

City of Rock Island TIF

IL DCEO

Bank Orion

IHDA State Donation Tax Credit

IL Attorney General Settlement Funds

Above: Rendering of the Locks. Construction of the building envelope begins.
Below: Breaking ground on The Locks with multiple community partners and the bus transfer station.
GROWTH and the Development Association of Rock Island (DARI) acquired five buildings known as the Star Block in 2013. The adjacent buildings currently feature first floor commercial space. The upper floors of the buildings will be renovated for apartment space.

Star Block was constructed in 1874 and was designated as a local Rock Island Landmark in 1991.

This project will address Rock Island’s local housing market needs, respond to the community’s growing and dynamic downtown residential population, and is consistent with the community’s desire for unique urban living opportunities that are close to many amenities.

Construction and renovations are anticipated in 2014.

Above: Rendering of forthcoming exterior renovations; Star Block buildings in 2013.
Below: Post-card of the Star Block buildings along 2nd Avenue, early 1900’s.

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**INVESTMENT**

City of Rock Island TIF
Attorney General Settlement Funds
IHDA State Donation Tax Credits
MWA Loan
GROWTH and Augustana College are partnering together to create the Villas at College Hill. A groundbreaking is anticipated in Spring 2014.

The Villas at College Hill will be created as a subdivision on 30th Street in the College Circle Neighborhood. The neighborhood circles Augustana College, from 5th Avenue on the North to 14th Avenue on the South – then to 38th Street on the East and 25th Street on the West.

College Circle neighborhood is adjacent to the College Hill District, which is known for its eclectic range of sixty shops and restaurants.

Two of the homes will be sold at market rate, while the third home will be available to a homebuyer earning up to 120% of the Area Median Income. The homes will range in price from $199,000 to $214,900.

Existing housing located in the College Circle neighborhood includes single-family detached residences, some duplexes, apartments, and dormitories.
DREAM BIG ... BE BOLD... BE BRAVE