



Organizational and Program Milestones

- * 1992 The Doris & Victor Day Foundation donated \$500,000 (2-year commitment) to kick start GROWTH's home renovation program in Rock Island.
- * 1993 Rock Island Preservation Society recognized GROWTH for work at 833 17th Street, 1203-05 17th Street, 715 20th Street, and 845 22nd Street.
- * 1995 Rock Island Preservation Society recognized GROWTH for work at 1405 7th Avenue.
- * 1996 HOME Purchase Renovation program begins as a pilot initiative in Rock Island.
- * 1997 Rock Island Preservation Society recognized GROWTH for work at 1910 10th Avenue.
- * 1998 GROWTH and Breachmenders capitalized on the strengths of each entity and combined into one non-profit housing organization.
- * 1999 GROWTH was designated as a Community Housing Development Organization (CHDO) by HUD. CHDOs qualify for a special set aside for funding, technical assistance and pre-development dollars.

Initiated Quad Cities being designated as an Alliance community with Freddie Mac, the seventh area selected in the country. Freddie Mac committed \$60 million in special mortgage product to the area.
- * 2001 Rock Island Preservation Society recognized GROWTH with a Historic Preservation Awards for its new infill townhomes at 901-03 17th Street, located in the Broadway Historic District.
- * 2002 Rock Island Preservation Society recognized GROWTH with a Historic Preservation Awards for its new infill townhomes at 936-938 17th Street, located in the Broadway Historic District.
- * 2003 GROWTH became approved as a HUD-certified counseling organization.

Rock Island Preservation Society recognized GROWTH with Historic Preservation Awards for work 1629 2nd Avenue (Goldman Lofts), and 1723-31 2nd Avenue (Renaissance Lofts).
- * 2004 Celebration of 200th homebuyer closing.

Rock Island Preservation Society recognized GROWTH with a Historic Preservation Award for rehabilitation of 1301 17th Street and a Certificate of Recognition for Clipper Condominiums, 2nd Avenue and 16th Street.

Added single-family owner occupied rehabilitation to GROWTH programs.

★ 2005 Rock Island Preservation Society recognized GROWTH with a Historic Preservation Award for work at 716 15th Street.

★ 2006 Richard H. Driehaus Foundation Preservation Award received for Outstanding Rehabilitation for Sala Flats redevelopment.

Celebration of 300th homebuyer closing.

Rock Island Preservation Society recognized GROWTH with a Historic Preservation Award for work at 320-30 19th Street.

★ 2007 GROWTH awarded the largest amount of HOME funding ever granted to a program sponsor in the State of Illinois for the Homebuyer Purchase and Renovation program.

Rock Island Preservation Society recognized GROWTH with a Historic Preservation Award for work at 728 15th Street.

★ 2008 Celebration of 400th homebuyer closing.

GROWTH implements a grass-roots neighborhood façade improvement and beautification program in the Greenbush Neighborhood.

GROWTH launches successful Homeownership Sustainability Fund in response to economic crisis to provide bridge loans and help households sustain homeownership in difficult times.

GROWTH Board votes to expand service area and votes to become a Community Development Entity to in an effort to have a positive impact on the community and create jobs.

★ 2009 New Housing Counselor Position added, increasing capacity.

Celebrated completion of the McKesson Loft Condominiums – a \$6.6-million-dollar project.

Eddy Award for Design “McKesson Green Roof” received from River Action for going against the current in achieving excellence on the riverfront.

GROWTH formed Northwestern Illinois Housing Coalition with the cities of Moline, Rock Island and Sterling.

Awarded \$2.7 million Neighborhood Stabilization Program 1 to purchase vacant, abandoned and foreclosed homes.

Reached a milestone for “Live Work Rock Island” an Employer Assisted Housing Program providing over \$1,000,000 in down-payment and closing cost assistance.

GROWTH creates a Community Development Entity (CDE) known as Central States Development Partners, for purposes of New Market Tax Credits to facilitate and deploy into highly distressed, low income areas and create jobs.

* 2010 GROWTH awarded \$18.5 million in Federal Neighborhood Stabilization Program 2 funds and will administer the program for the City of Rock Island, City of Moline, and the City of Sterling.

Awarded \$1.4 million in HOME Program funds for Homebuyer and Owner Occupied Rehabilitation.

Awarded Employer Assisted Housing Phase VI to assist 70 homebuyers.

Wyvetter H. Younge Illinois Affordable Housing Award to Douglas Park Place in recognition of an excellent and innovative development in a metropolitan area outside Chicago.

Received Certification from the Department of the Treasury for Central States Development Partners, Inc as a National Community Development Entity.

Purchased 21 vacant, abandoned and foreclosed homes for reinvestment.

Purchased the former Illinois Oil Building for redevelopment into 30 loft apartments known as Jackson Square.

* 2011 GROWTH awarded HOME Purchase/Renovation program funds for \$980,000.

Received \$800,000 to participate in the Community Housing Development Organization (CHDO) Pilot Program- second highest awardee in the state of IL

Celebration of 500th homebuyer closing.

Memorandum of Understanding (MOU) with the Rock Island County Transit Authority, City of Rock Island, and GROWTH in the creation of a Transit Oriented Development.

GROWTH serves as an approved Housing Counseling provider for new “Hardest Hit Fund” program (HHF).

Named “Citizen of the Year” by City of Rock Island.

Invested more than \$15,000,000 in Rock Island neighborhoods.
Celebrated completion of the Jackson Square – the \$8.8 million dollar project is the largest and most visible development in GROWTH’s history.

One of 52 organizations to receive funding from Wells Fargo “Leading the Way Home Program Priority Markets Initiative” for implementation of the New Old Chicago Neighborhood Plan- Rock Island’s oldest neighborhood.

Completed Strategic Planning Session with Renaissance Rock Island Executive Board and staff in which three primary action items were identified for implementation.

★ 2012

Amended bylaws to become a national non-profit, community based organization focused on enhance the overall image and economic vitality of low-income communities.

Central States Development Partners, GROWTH’s CDE, closed on its first New Market Tax Credits Transaction with DOT Foods, Inc. This \$10 million transaction allowed Central States Development Partners to build capacity as a CDE and generated non-restricted income for Rock Island.

Celebration of Phase Seven of Live-Work Rock Island, Employer Assisted Housing Program.

Rock Island Preservation Society recognized GROWTH with a Historic Preservation Awards for work at 850 22nd Street, 1216 17th Street, 821 21st Street, and Jackson Square (2400 5th Avenue).

Homebuyer Education Workshops celebrated a 38% increase in registrations.

One of 52 organizations nationally to receive funding from Wells Fargo Foundation “Leading the Way Home Program Priority Markets Initiative.” The foundation only allows organizations to apply by invitation only. Less than 1% of Wells Fargo grant recipients receiving funding two years in a row, marking this second award by the Foundation a significant milestone totaling \$175,000 towards redevelopment efforts in New Old Chicago neighborhood.

Eddy Award for Revitalization received from River Action for Jackson Square.

Retail incubator, The Shoppes on 2nd completed, advancing opportunities for retail start-ups/entrepreneurs to have a storefront in Rock Island.

NSP 1 (\$3.1 million) was successfully closed out in partnership with the City of Rock Island. The grant was 100% expended by September 2012 and was successfully closed out with IHDA three months before deadline.

NSP 2 (\$18.5 million): As lead entity of the Northwestern Illinois Housing Coalition (NIHC), GROWTH ensured that 100% of NSP 2 funds were spent in the cities of Rock Island, Moline and Sterling, two months before deadline.

GROWTH led the expansion of the Northwestern Illinois Housing Coalition to include six municipalities and three nonprofit organizations, which covers a four-county area. GROWTH presented at 22 public meetings, 6 city councils and at a non-profit board of directors meeting to expand the Coalition, which was met with zero opposition.

GROWTH built five new infill homes on 10th Street in the New Old Chicago neighborhood as part of the Neighborhood Stabilization Program.

★ 2013

GROWTH completed the Goldman Family Block. This \$1.2 million development completes more than \$12 million of public and private resources invested along the 1600 block of 2nd Avenue.

Acknowledged in national publication “Affordable Housing News”; the Spring 2013 edition featured a two-page spread entitled “Rock On” about how the organization enhances business and community aspects of Rock Island.

Groundbreaking for a Transit-Oriented Development (TOD) in partnership with MetroLINK and the City of Rock Island. The \$8.7 million joint project supports the Federal Transit Administration's Livable Communities.

Awarded \$660,000 of HOME funding to serve both Rock Island County and Whiteside County to better reach underserved markets.

Awarded \$774,000 of Housing Trust Fund program funding to serve both Rock Island County and Whiteside County.

Awarded \$289,000 of Housing Trust Fund Emergency Loan Assistance Program to assist low-income and very low-income homeowners in Rock Island County and Whiteside County.

Wyvetter H. Younge Illinois Affordable Housing Award for Jackson Square; the award was in recognition of an excellent and innovative development in a metropolitan area outside Chicago.

Mark W. Schwiebert Sustainability Leadership Award for outstanding leadership in the area of green or sustainable initiatives.

Certificates of Appreciation from the Quad Cities Riverfront Council (QCRFC) received for Jackson Square and McKesson Lofts.

Rock Island Preservation Society recognized GROWTH with two Historic Preservation Awards for work done at GROWTH Neighborhood Stabilization Program (NSP) Homes 544 23rd Street and 1603 25th Street, and two Certificates of Recognition for work at 1209 21st Street, and 905 20th Street.

Celebration of 600th homebuyer closing.

GROWTH and Modern Woodmen Bank awarded the Community First Partnership Award from the Federal Home Loan Bank of Chicago for the Jackson Square project.

Record year for Homebuyer Education Workshops, with 306 educated compared to 233 in 2012 and 162 in 2011.

★ 2014

GROWTH board amended GROWTH's mission to enhance the overall image and economic vitality of Rock Island and distressed communities, furthering its commitment to improve housing market dynamics.

Rock Island Preservation Society recognized GROWTH with two Historic Preservation Awards for new infill construction in the New Old Chicago and Broadway Historic District neighborhoods (eight new infill construction units), and for rehabilitation of 917 19th Street.

GROWTH is awarded \$3,500,000 in Illinois Attorney General National Foreclosure Settlement Funds from the Illinois Attorney General Office. 54 grantees were awarded throughout the state with GROWTH receiving the second highest award.

Central States Development Partners facilitated a \$2.2 million New Market Tax Credit transaction for Hill & Valley, Inc. in Rock Island. The \$16 million dollar project added 45 new jobs to the company's existing 140-employee workforce.

Groundbreaking for Star Block, a \$4 million historic redevelopment over two phases that includes the creation of 22 residential rental units and 7,500 sf of commercial space.

Completion of Phase Two of New Old Chicago Redevelopment: 3 new infill construction homes completed and sold at higher sales prices than Phase One, furthering that neighborhood stabilization efforts are at work.

Launched the Downtown Fire Emergency Fund, raising more than \$5,000 for victims affected by the fire on September 27, 2014 that burned down the Mississippi Café and affected more than 10 downtown businesses and displaced more than 15 residents.

Celebrated the completion of The Locks, a \$6.1 million 34-unit new construction, transit-oriented housing development (TOD) in connection with Rock Island County Transit Authority (MetroLINK) and the City of Rock Island. The TOD includes MetroLINK's \$2.1 million transfer station and the City's infrastructure and bikeway improvements. The TOD transformed a blighted parking lot into \$8.2 million investments, advancing the Livable Communities Initiative.

Launched a new national 501c3 nonprofit known as Bridge Investment Community Development Corporation, with a mission to support job creation and economic growth. The Business Valued Advisory Fund, LLC. provided a financial commitment to this new effort by providing \$100,000 5-year loan for the CDC to use as seed capital to establish itself, along with a \$5,000 grant to assist in the CDC's marketing and outreach efforts.

Modern Woodmen Bank becomes first member of Bridge Investment CDC.

Celebration of 700th homebuyer

- * 2015 Completion and ribbon cutting ceremony for the Villas at College Hill, a new construction housing development in partnership with Augustana College, Northwest Bank & Trust, US Bank and the City of Rock Island. Three new construction homes were built in a bankrupt subdivision, with the Honorary Lisa Madigan, Illinois Attorney General, cutting the ribbon.

Two of the last remaining 48 NSP homes sold, 621 10th Street and 847 22nd Street.

Expansion of Homebuyer Education, through the installation of new equipment with technology that enables homebuyers to log in remotely to receive homebuyer education.

Launch of Employer Assisted Housing Program Phase VIII.

Launch of GROWTH's own general contracting company, Growth General Contracting LLC, expanding upon staff capacity for smaller GROWTH construction projects.

Awarded \$35,000 from John Deere Foundation, the highest amount received from the Foundation in its history.

Blight Reduction Program non-profit partner for the City of Sterling (awarded \$450,000) and City of Rock Island (awarded \$525,000). Funds target blighted, vacant residential properties for demolition, greening, and eventual reuse or redevelopment.

Bridge Investment CDC receives its 501c3 certification from the IRS less than 45 days of its submission. Typical turnaround time is 12 months.

Hollenback receives Community First Pioneer Award from the Federal Home Loan Bank of Chicago, in recognition of his work leading the organization's efforts to revitalize Rock Island. The \$10,000 award was paid forward to community based initiatives.

Groundbreaking for The Garden District, a single family new construction housing development just north of Jackson Square, the first ever downtown development of its kind in the Quad Cities.

100% expenditure of the original \$18.5 million NSP 2 grant was accomplished. The NSP 2 grant was leveraged with another \$22 million in local, state, private, and other grant sources for a total investment of \$43 million in neighborhood stabilization efforts in Northwestern Illinois. \$34.5 million of which was invested solely in Rock Island.

\$1,997,824 (54%) of the \$3,500,000 grant from the Illinois Attorney General has been spent on community revitalization efforts.

Acquisition of the Wilson Building in Clinton, Iowa, GROWTH's first property owned outside of Illinois.

Award notification for Low Income Housing Tax Credits for Lawrence Lofts in Sterling, IL, a \$5 million project created 20 units of housing in downtown Sterling, saving the Whiteside County Courthouse from closing.

Central States Development Partners, Inc., a for-profit Community Development Entity managed by GROWTH for purposes of New Market Tax Credits, submitted a \$46 million application for its own allocation of New Market Tax Credits to the Department of Treasury. If funded, Central States will have the potential to make a minimum \$250 million impact in low income communities in Illinois, Iowa, and Indiana.

★ 2016

GROWTH Board approves GROWTH to do business in Florida.

\$12 Million grant submitted to the US Department of Treasury- CDFI Fund for Capital Magnet Fund, \$10 million designated for affordable housing, \$1 million set aside for predevelopment activities, and \$1 million set aside for commercial financing of mixed-used developments through Bridge Investment Community Development Corporation.

Brian Hollenback receives Hometown Hero Award from Modern Woodmen of America.

Representative James Leach national award from the National Community Reinvestment Coalition (NCRC) recognizing ***“the most outstanding rural non-profit organization in the country that best promotes fair and equal access to credit and capital and/or contributes the most in its community toward promoting wealth building in traditionally underserved populations.”***

River Action Eddy Award for Transit Oriented Development, in partnership with MetroLINK for the creation of The Locks and The District Transit Station.

Awarded \$185,000 in HOME funds from Collier County, Florida to assist in homebuyer education and acquisition assistance for homebuyers to purchase homes in Collier County.

Launched Phase IX of the Employer Assisted Housing Program. Submitted the application within a two-week window to the Illinois Housing Development Authority in order to secure Illinois Affordable Housing Tax Credits. 48 employees anticipated to be assisted with downpayment and closing cost assistance.

Completion of the Garden District, a \$2 million single-family development located just north of Jackson Square. Homes incorporated new state of the art fire sprinkler systems, and was first to incorporate into new construction as part of City of Rock Island's new code mandate.

Completion of Star Block, a \$2.1 million project includes the creation of eight residential rental units and rehabilitation of approximately 1,200 square feet of commercial space in a historic, 140+ year old building in downtown Rock Island.

Groundbreaking of Lawrence Lofts, GROWTH's first multi-family development outside of Rock Island in downtown Sterling, IL, a \$5.6 million adaptive-reuse mixed-use development repurposing the vacant, upper stories into twenty (20) residential affordable rental units.

GROWTH's CDE, Central States Development Partners awarded its first-ever New Market Tax Credit allocation of \$45 Million from the U.S. Department of Treasury CDFI Fund.

★2017

Rock Island Preservation Award for Star Block.

Business Image Award from Rock Island County NAACP recognizing GROWTH for its efforts to advance equity and social justice in its community development efforts.

Launched HOME program in Collier County, FL: \$185,000 in HOME Downpayment & Acquisition Assistance and \$24,500 in SHIP fund to support homebuyer education for homebuyers in Collier County FL. First time ever GROWTH awarded single-family program funds in the state of FL.

Re-launch and enhancement of single-family programs in an attempt to address population shift, loss of wealth, stabilization of property values in IL: Home Accessibility Program and Single Family Programs administered by GROWTH available in Rock Island, Whiteside, Carroll, and Jo Daviess Counties.

\$192,600 awarded in Home Accessibility Program funds to help owner occupied homeowners that are seniors and disabled with accessibility improvement

\$330,750 awarded in Single Family Rehabilitation to help homeowners with health and safety improvements

\$265,660 awarded in various grants (grant names: Foreclosure Prevention Program, Foreclosure Prevention "Graduated", Project Reinvest: Financial Capability) total funds to assist in foreclosure prevention and financial capability counseling

Ribbon Cutting for Lawrence Lofts- GROWTH's first ever-residential development completed outside of Rock Island, and considered the first major housing development for rural downtown Sterling, IL.

Launch of GROWTH's property management company, Home Base Property Management, LLC to manage all residential and commercial spaces owned by GROWTH and affiliates. Eight jobs created within 90 days of launch.

Ribbon cutting for Housing & Financial Education Center, acquired and owned by GROWTH's CDE Central States Development Partners. GROWTH's Housing and Property Management staff relocate to the Center. Mission to provide fair and equal access to housing, homebuyer education, financial literacy, and foreclosure prevention resources.

GROWTH's CDE, Central States Development Partners awarded its second New Market Tax Credit allocation of \$20 million. Back-to-back award allocation for a total of \$65 Million awarded.

Central States Development Partners provides \$180,000 in Community Benefit Agreements, funding SEED Rock Island pilot programs to help start, build, and develop small business growth in Rock Island. Effort assisted 7 businesses; supported/created 37 jobs, and provided 5 start-up grants for Rock Island businesses in less than 90 days of launch.

*2018

GROWTH closes its first homebuyer transaction in Collier County, FL.

100% of New Market Tax Credits awards closed or committed from 2015/2016 allocation (\$45 million) and 2017 allocation (\$20 million)

Central States submits its 3rd application for \$60 million in New Market Tax Credits to support NMTC activity in IA, IL, IN, and FL. If awarded, 15% of award amount can go to support NMTC efforts in another state.

20th Anniversary celebration of single-family programs helping 736 homebuyers purchase homes (facilitating \$65.5 million in homes sales and providing \$14.85 million in grants and assistance), 119 homeowners (providing \$3.7 million in improvements on aged housing stock), and providing 1,697 with homebuyer education since 1998.

Impacted 1,257 housing units throughout northwestern Illinois since 1998

Launch of an Employer Assisted Pilot Program helping increase home sales above \$150,000 in Rock Island to homebuyers with no income restriction. Pilot targets City of Rock Island and Rock Island-Milan School District employees

Awarded \$53,284 in foreclosure prevention/ financial education funds from IHDA