

Downtown Housing



The view from lofts at 1706 2nd Avenue.

Interesting Spaces Unique Places



Staircase with skylight prior to rehab at 1816 3rd Avenue.

How to Qualify

For
City of Rock Island
Downtown TIF Upper Story
Housing Loan Program

Downtown Rock Island property owners may qualify for this program by possessing:

- Current property taxes
- Proof of insurance for structure
- Proof of property ownership
- Ability to repay the loan
- Downtown TIF location of existing building (no new construction)
- Vacant upper story residential units
- Viable commercial use on first floor



This program is funded by the Downtown Rock Island Tax Increment Financing District in conformance with Rock Island City Council goals.

City of Rock Island

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City of Rock Island Downtown TIF Upper Story Housing Loan Program



Rock Solid. Rock Island.

Rock Island's TIF Upper Story Housing Program helps add residential units to the downtown area.



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Eligible Loan Uses

The Downtown TIF Upper Story Housing Loan Program may be used for interior or exterior rehabilitation costs.



This includes "soft" costs related to architectural and design fees, appraisals,

plan review and permit fees.

Property owners frequently use this program to:

- Upgrade electrical systems
- Reconstruct bathrooms and kitchens
- Upgrade windows
- Move interior walls
- Carpet, paint and trim-finish units
- Install new doors
- Plaster and dry-wall
- And much, much more



Applications Available Year-Round on a First Come, First Served Basis.

Loan Structure

This loan program provides a forgivable loan, but requires private financing to complete the project.

The loan amount is a maximum of \$20,000 per newly reestablished unit and \$10,000 per unit that was occupied within the past five years. However, cost averaging is allowed for multi-unit projects. The loan is forgivable (0% interest rate—otherwise known as a grant) after five years if the loan recipient still owns the property.



TIF (Tax Increment Financing) funding cannot be more than 40% of the cost of the total project. Bank, credit union or personal financing must pay for the 60% balance of the project.



A 10% construction contingency is required.

The City of Rock Island has budgeted \$160,000 per year for this program, which began in 2002.

See back panel for additional program qualifications.

Development Agreement

This program requires an in-depth development agreement, which specifies the following:

- Recorded mortgage
- Minimum private investment
- Ownership for five years following rehabilitation or City's TIF share is immediately repaid upon sale
- First floor use must remain viable for five years following renovation
- Insurance, property taxes and City utilities must be paid and current
- No income or rental controls apply

