



OFFICE OF THE GOVERNOR

ROD R. BLAGOJEVICH – GOVERNOR

NEWS

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CONTACTS:

Jill Watson 312/814.3158

Rebecca Boykin (IHDA) 312/836.5343

Governor Blagojevich Announces New Affordable Housing Options for Madison County Residents

Funding to build Venice and Granite City developments coincides with opening of latest affordable housing development in Alton

VENICE, IL – Less than two months after a state-funded affordable housing development for low-income families and people with disabilities opened in Alton, Governor Rod R. Blagojevich today announced funding for another two new affordable housing developments that will increase housing options for approximately one hundred families in Madison County. More than \$17 million in low-interest loans and tax credit equity will help build two new housing developments in Venice and Granite City that will help Illinoisans through the tough economic times and create safe, decent and affordable rental homes for low-income families and people with disabilities.

Funding for the developments come in part from federal HOME funds and the sale of tax credits – both issued by the Illinois Housing Development Authority (IHDA) - and resources from the Illinois Affordable Housing Trust Fund, which is collected from a real estate transfer tax.

“Madison County is made up of many diverse communities, with residents that have equally diverse housing needs. It is important that we invest resources comprehensively to meet the development needs of communities in the state. Affordable housing is more than just bricks and mortar; it also helps a community create jobs, schools and develop economically,” said Governor Blagojevich.

“This funding announcement coincides with the recent opening of Alton Pointe in Alton, another affordable housing development in Madison County. Together, the three developments represent a total financing commitment of approximately \$30 million in affordable housing development for Madison County, demonstrating the Governor’s commitment to increase housing choices for low- and moderate-income residents living in all parts of the state,” said DeShana L. Forney, executive director of the Illinois Housing Development Authority.

Meachum Crossing Apartments in Venice, IL

The 78-apartment Meachum Crossing development, which broke ground today in the southwestern corner of Madison County, will consist of 21 newly constructed two-story buildings, located at Klein Avenue and Bissell Street. Four units are fully accessible for persons with physical disabilities and a further two units are suitable for people with hearing or visual impairments.

Monthly rent at the Meachum Crossing Apartments will range from \$248 to \$675, depending on the size of the unit and the tenant's income level. Applicants for the affordable housing units must earn at or below 60 percent of the area median income. In Madison County, the income limit is \$27,660 for a single household, or \$39,540 for a family of four. Eight apartments in Meachum Crossing will be offered to tenants at market rent levels.

It will cost the Madison County Housing Authority approximately \$15.6 million to complete the development. IHDA's financing will provide more than \$12.9 million towards the total project cost. The state agency's investment includes a \$500,000 interest free loan from the State Affordable Housing Trust Fund and \$1,366,000 in Low Income Housing Tax Credits, which will generate more than \$12.4 million in private equity for the project. In addition, local investment includes a \$600,000 loan from the Madison County HOME program, and \$929,000 loan from the Madison County Housing Authority Replacement Housing Factor Funds.

Phase one of the construction to build 51 apartments is expected to be completed by June 2009 while phase two to build the remaining 27 apartments should be completed by the end of 2009.

"The Meachum Crossing development is the shape of things to come in this area," said John Hamm, executive director of Madison County Housing Authority. "I am grateful and delighted to see Governor Blagojevich's continued commitment to bringing new development and opportunities to areas such as Venice and Madison County."

The Meachum Crossing Apartments is located in Venice, a designated TEAM Illinois community. Governor Blagojevich's TEAM Illinois Initiative is a partnership involving virtually every state agency, the private sector and community stakeholders dedicated to bringing infrastructure and opportunity such as better roads, jobs and housing to targeted communities across Illinois.

For more information or to apply for an apartment, interested parties should contact Lisa Lam at Madison County Housing Authority at (618) 345-5142 ext. 126.

Twenty First Homes in Granite City, IL

Located at scattered sites in Granite City, Twenty First Homes will consist of 20 new single family homes each with three bedrooms to serve large or growing families. Two of the homes will be fully accessible for persons with physical disabilities.

The total cost of building the Twenty First Homes project is \$4.8 million, of which IHDA's allocation of Low Income Housing Tax Credits will help secure \$4.3 million in equity and a low-interest loan from federal HOME funds. The developers, Justin Petersen Housing and Reinvestment Corporation, will also incorporate energy efficient components to help families

keep utility costs low. The locally-based non-profit group has 10 years of experience in providing homebuyer counseling to more than 14,000 potential homeowners.

Monthly rents at Twenty First Homes will range from \$350 to \$595, depending on the tenant's income level. A family's household income must be at or below 60 percent of the area median income. In Madison County, the income limit is \$27,660 for a single household, or \$39,540 for a family of four.

Twenty First Homes is also uniquely designed to create homeownership opportunities for its residents. Qualified tenants will have the chance to purchase their home at the end of the 15 year federal tax compliance period for this development at below fair market value.

The entire development is expected to be completed by September 2009, although leasing will begin as the homes are completed. For more information, contact Pat Connelly at (314) 210-9180.

Alton Pointe in Alton, IL

Alton Pointe in the north-western part of Madison County officially opened in September 2008, although residents have been moving in to the apartments as early as May when the first building was completed. The development provides decent and affordable homes for 84 local families and individuals, the majority of whom are low-income or who have disabilities.

Alton Pointe consists of 29 newly constructed three-unit buildings and town homes containing up to three bedrooms each. Residents also share a clubhouse with a computer and technology center. The development is located at 100 Sullivan Drive, the site of the former public housing development Sullivan Homes. Five units are fully accessible for people with physical disabilities.

The development's total construction cost was \$12.35 million, of which approximately \$12 million was secured as a result of financing from IHDA, including \$9.4 million in Low Income Housing Tax Credit equity, and a low-interest loan from the State Affordable Housing Trust Fund.

Tenants pay between \$285 and \$800 for monthly rent, depending on the size of the unit and their income level. Residents must earn at or below 60 percent of the area median income. As with the Meachum Crossing development and Twenty First Homes, the income limit for a single household in Madison County is \$27,660, or \$39,540 for a family of four. For more information, contact the Alton Pointe Apartments at (618) 462-2660.