



**DOORKNOCKER AWARDS
HONORABLE MENTION
MADISON COUNTY COMMUNITY DEVELOPMENT, IL**

AWARD CATEGORY: Neighborhood Revitalization

PARTICIPATING JURISDICTION: Madison County, IL

PROJECT/PROGRAM NAME: Washington Avenue Apartments

HUD REGION/FIELD OFFICE: Region V, Chicago Field Office

HOME UNITS/TOTAL UNITS: 11 HOME units / 84 total units

HOME FUNDS/TOTAL FUNDS: \$774,000 HOME funds / \$12,724,261 total funds

PARTNERS:

- Madison County Community Development (MCCD)
- Madison County Housing Authority
- City of Venice, IL
- City of Madison, IL

FUNDING SOURCES:

• HOME	\$ 774,000
• Illinois Housing Trust Fund Loan	\$ 750,000
• MCCD HOME Loan	\$ 500,000
• Madison County Housing Authority Loan	\$ 660,000
• MCCD HOME Grant	\$ 274,000
• Illinois Affordable Housing Tax Credit	\$ 100,000
• MCCD CDBG	\$ 12,000
• Sun America Equity	\$10,097,240
• Deferred Developer's Fee	\$ 331,021

BRIEF NARRATIVE DESCRIPTION:

This project demonstrates how obsolete housing that had a blighting effect on the neighborhood can be redeveloped into suitable housing for low-income residents and spur positive change in the surrounding neighborhood. The project site was occupied by 65 densely placed railroad boxcars that were serving as severely dilapidated housing

for very low-income families and an outdated public housing development known as Grenzer Place. Madison County Community Development, in cooperation with numerous funders and partners, overcame significant obstacles related to acquiring “box-car” parcels and relocating tenants. The partnership redeveloped the site as Washington Avenue Apartments, a 84-unit complex featuring energy efficient appliances, security systems, a community center, and a computer lab with high-speed internet access. Units rent for considerably less than the boxcars that previously occupied the site. Redevelopment of the boxcar site has spurred development of new housing on adjacent sites.

FOR MORE INFORMATION CONTACT:

*Dorothy Hummel
Madison County Community Development
130 Hillsboro Avenue, Ste. 100
Edwardsville, IL 62025
(618) 692-8940
dahummel@co.madison.il.us*