

WSA was built by Charles Deere in 1876 as a three story, five unit Italianate row house in order to provide upscale housing for John Deere and Company executives. Over time, ownership changed hands and the five row houses were turned into 15 apartments. The building remained vacant for nearly a decade prior to the acquisition in lieu of foreclosure by the City of Moline.

The City of Moline through the Northwestern Illinois Neighborhood Stabilization Program Consortium, received American Recovery Reinvestment Act (ARRA) Neighborhood Stabilization Program 2 dollars to acquire, demolish, rehab and construct foreclosed, abandoned and dilapidated properties. The City of Moline utilized a portion of these ARRA dollars to rehab the building into ten apartments. Beginning in February 2012, these units will be leased to applicants meeting the income restriction guidelines. Seven units will be leased at market rate while three units will be leased to applicants not exceeding the 50% Area Median Income (AMI).



WSA is centrally located downtown. It is across the street from Bass Street Landing, the Ben Butterworth Parkway, the Mississippi River, the Historic Block, the Rock Island Arsenal, and the Kone Tower. It is two blocks from the John Deere Commons, the i-wireless Center, a new 69 unit live/work project: Enterprise Lofts, and the future site of the Quad Cities to Chicago Amtrak stop.



# WASHINGTON SQUARE APARTMENTS

Owned and Operated by the  
City of Moline  
619 16th Street  
Attention: K.J. Whitley  
Moline, Illinois 61265  
Office: (309) 524-2044  
Cell: (309) 781-5551  
[www.moline.il.us](http://www.moline.il.us)



316 17th Street  
Moline, Illinois 61265  
Established: 1876  
Renovated: 2012



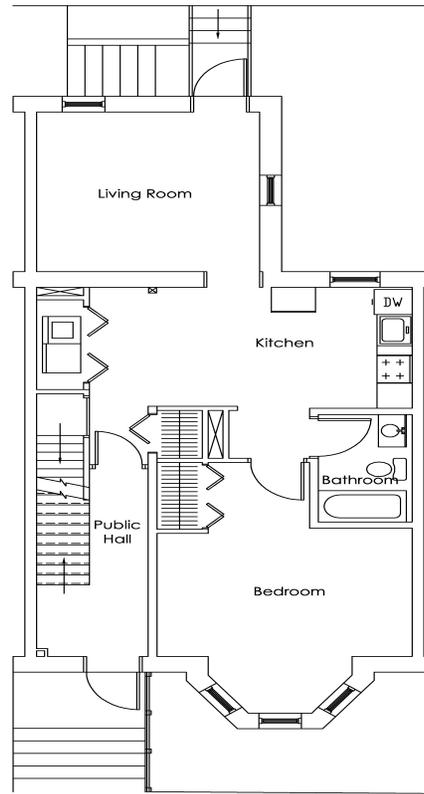
Washington Square Apartments (WSA) has five, 1 bedrooms and five, 2 bedroom units for lease. All units have an on site parking space, private interior storage space (basement) and six furnished appliances, including a refrigerator with ice maker, dishwasher, gas stove, mounted microwave, washer and dryer. The two bedroom units have a rear deck.

WSA leasing is subjected to income restrictions. The applicants combined household income may not exceed 120% Area Median Income (AMI). Household income may not exceed the below amounts and are based on the number in the household. Seven units will be leased at market rate and three units will be leased to households making less than 50% AMI.

**2015 AMI HOUSEHOLD INCOME LIMITS**

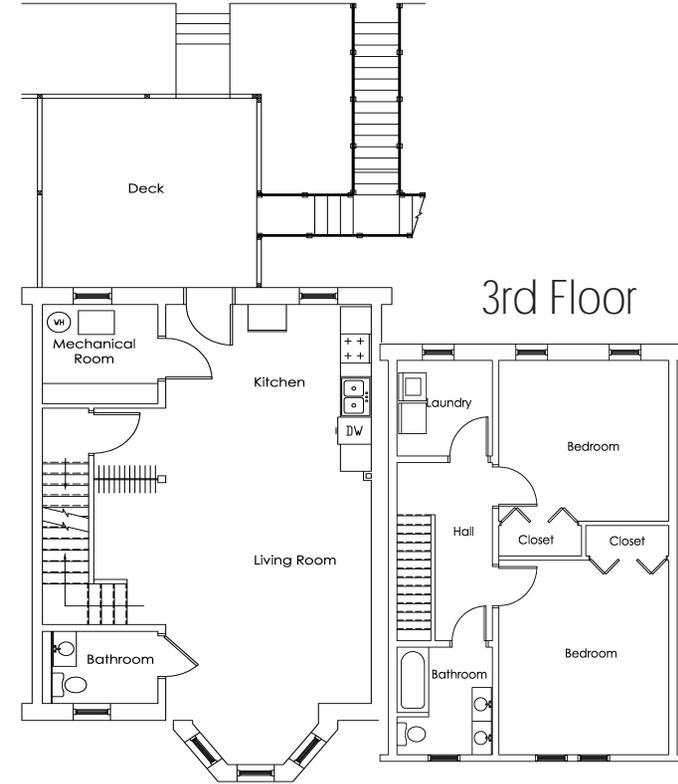
1	2	3	4
55,950	63,850	71,900	79,800

**1st Floor - 1 Bedroom Units**  
\$438 - \$585 plus utilities



- Five - 1 bedroom units
- Bathrooms - 1
- Interior Living Area: 600 sf
- New Energy Star Kitchen Appliances
  - Side by Side Refrigerator
  - Self Cleaning Gas Stove
  - Microwave
  - Dishwasher
- Individual Unit Laundry Equipment
  - Energy Star capacity washer
  - Gas Dryer
- Basement Storage Unit
- Onsite Parking Space
- New Energy Efficient Furnace, Central Air Conditioner and Water Heater
- New Energy Efficient Windows
- New Carpeting & Linoleum Floors
- Hardwired Smoke/Carbon Monoxide Alarms

**2nd Floor - 2 Bedroom Units**  
\$546 - \$860 plus utilities



- Five - 2 bedroom units
- Bathrooms - 1½
- Interior Living Area: 1200 sf
- New Energy Star Kitchen Appliances
  - Side by Side Refrigerator
  - Self Cleaning Gas Stove
  - Microwave
  - Dishwasher
- Individual Unit Laundry Equipment
  - Energy Star capacity washer
  - Gas Dryer
- Basement Storage Unit
- Onsite Parking Space
- New Energy Efficient Furnace, Central Air Conditioner and Water Heater
- New Energy Efficient Windows
- New Carpeting & Linoleum Floors
- Hardwired Smoke/Carbon Monoxide Alarms
- Private Deck