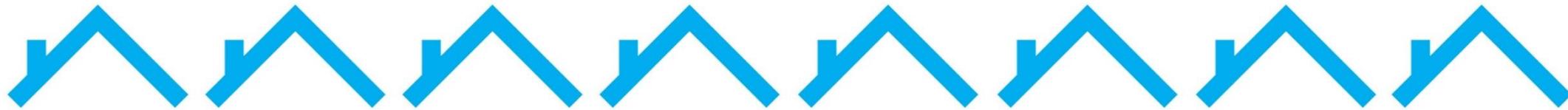


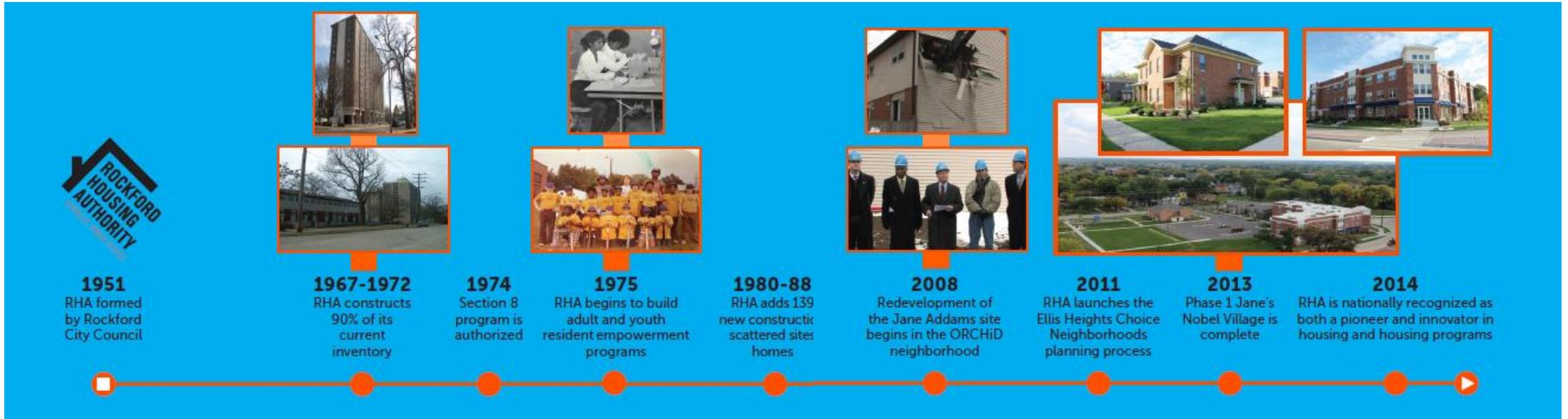
# Rockford Housing Authority

## Environment and Transition Model



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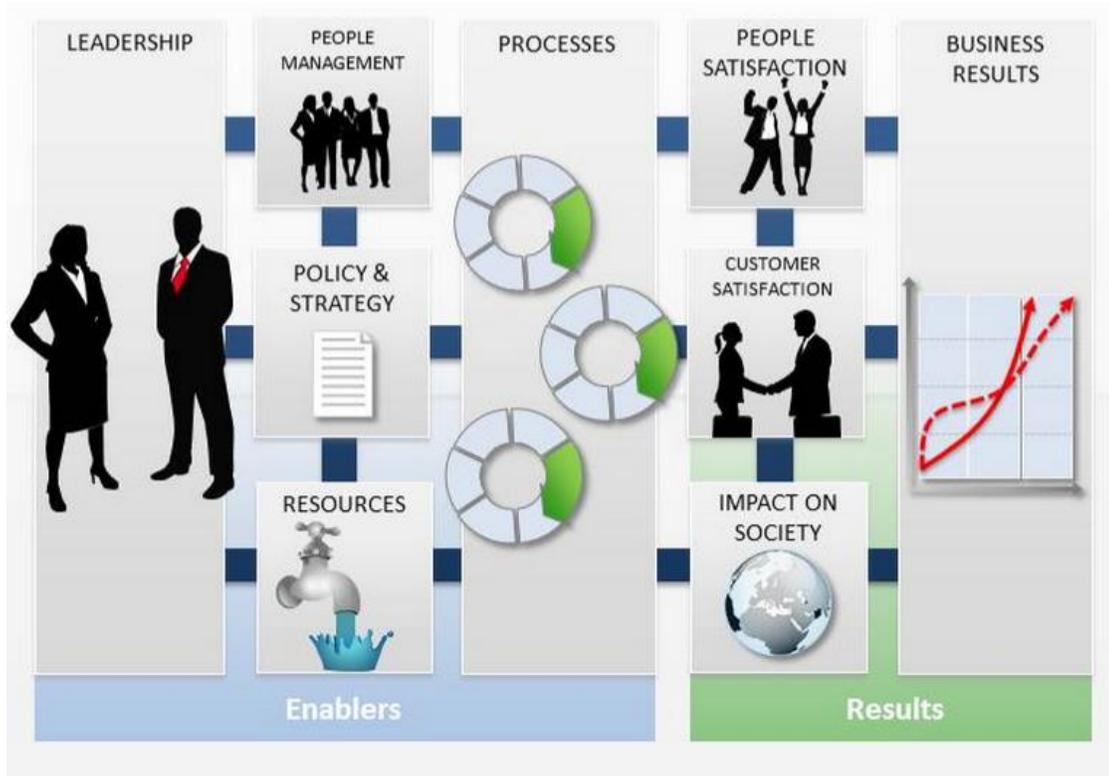
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# Five Year Strategic Plan

A roadmap for the future

August 1, 2013



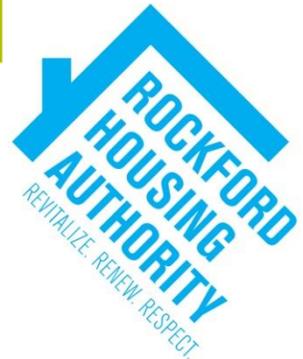
Guided by its strategic plan, RHA has made several significant, award-winning advancements in transitioning the agency towards a high-performing, high-impact agency; delivering results that improve the lives of our clients and improve our community.



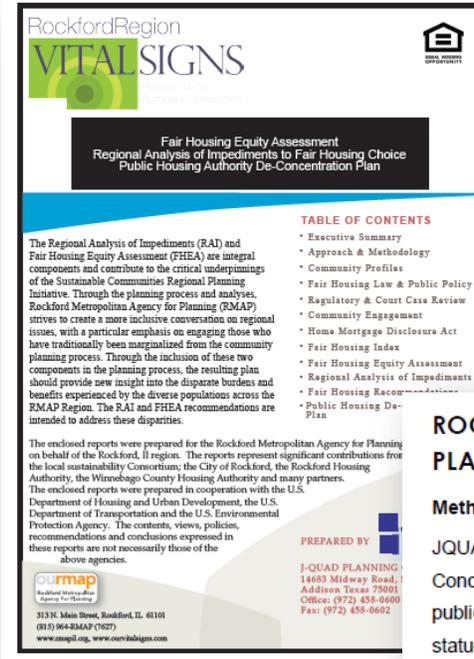
*"Making a positive difference in the lives of our clients."*



Making a positive difference in the lives of our clients...



# Guiding Documents



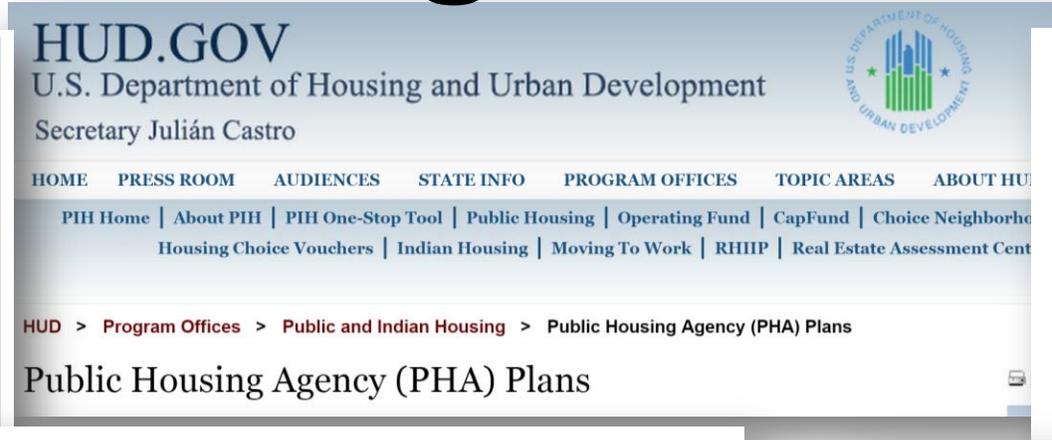
RockfordRegion  
**VITAL SIGNS**  
Fair Housing Equity Assessment  
Regional Analysis of Impediments to Fair Housing Choice  
Public Housing Authority De-Concentration Plan

**TABLE OF CONTENTS**

- Executive Summary
- Approach & Methodology
- Community Profiles
- Fair Housing Law & Public Policy
- Regulatory & Court Case Review
- Community Engagement
- Home Mortgage Disclosure Act
- Fair Housing Index
- Fair Housing Equity Assessment
- Regional Analysis of Impediments
- Fair Housing Recommendations
- Public Housing De-Plan

PREPARED BY  
J-QUAD PLANNING  
14855 Midway Road,  
Addison Texas 75001  
Office: (972) 458-0600  
Fax: (972) 458-0602

213N. Main Street, Rockford, IL 61101  
815.964.8242 (PH) / 815.964.8243 (F)  
www.mnqil.org, www.rockfordsigns.org



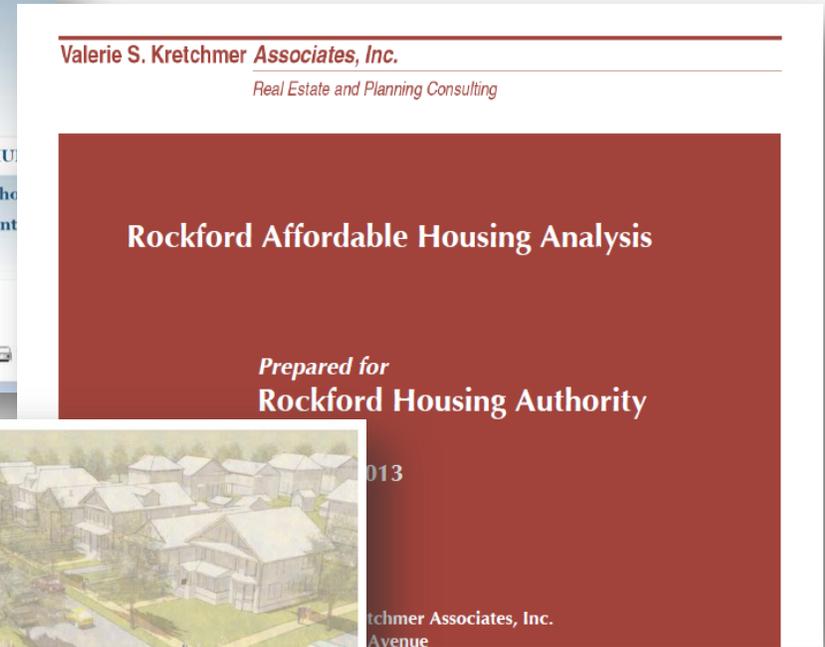
HUD.GOV  
U.S. Department of Housing and Urban Development  
Secretary Julián Castro

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PIH Home | About PIH | PIH One-Stop Tool | Public Housing | Operating Fund | CapFund | Choice Neighborhoods | Housing Choice Vouchers | Indian Housing | Moving To Work | RHIIP | Real Estate Assessment Center

HUD > Program Offices > Public and Indian Housing > Public Housing Agency (PHA) Plans

## Public Housing Agency (PHA) Plans



Valerie S. Kretchmer Associates, Inc.  
Real Estate and Planning Consulting

## Rockford Affordable Housing Analysis

Prepared for  
Rockford Housing Authority

2013

Kretchmer Associates, Inc.  
Avenue

### ROCKFORD HOUSING AUTHORITY (RHA) DE-CONCENTRATION PLAN

#### Methodology

JQUAD PLANNING GROUP, LLC (the Consultant) was contracted to develop a De-Concentration Plan for the City of Rockford, Illinois Public Housing Authority's (RHA) public and assisted housing program(s), administered under federal government statutes.

The Public Housing Authority De-Concentration of Poverty and Fair Housing in Program Admission Plan requirements are details in HUD Regulations C.F.R. Subpart A. Sec 903. The purpose of this section is to specify the process which a Public Housing Authority, as part of its Annual Planning Process and development of Admissions



ELLIS HEIGHTS  
CHOICE  
NEIGHBORHOODS

## TRANSFORMATION PLAN



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# Guiding Documents

Rockford, Illinois

## HOUSING

### Housing Needs

\*Please also refer to the Housing Needs Table in the Needs.xls workbook.

1. Describe Actions taken during the last year to foster and maintain affordable housing.

**Program: REDEVELOPMENT OF RHA PROPERTIES IN THE NEIGHBORHOOD**

Afford

1	Carry out demolition of the Jane Addams development	RHA	2007	Cleared land; interim use of green space
2	Prepare future redevelopment plan for the properties taking into account Morgan St bridge and related improvements	RHA, City, ORCHiD	2007-08	Action plan for redevelopment of these properties

July 2007

From : the Winnebago County Housing Authority (WCHA) have made several partnerships to promote change and progress. These partnerships include the Northern Illinois Regional Partnership for implementation of a housing rehabilitation award, partnering with HomeStart to assist families in moving to home ownership. Jointly RHA and WCHA applied as co-applicants for the 2013 Choice Neighborhoods Initiative grant. It is understood that by working together great outcomes may be achieved.

## VII. STRATEGIC PLAN

### A. OVERVIEW OF CONSOLIDATED PLAN NATIONAL GOALS

The goals of the Rockford Consolidated Plan are to provide decent housing, provide a suitable living environment and expand economic opportunities for its low- and moderate-income residents. The DCD strives to accomplish these goals by effectively maximizing and utilizing all available funding resources to conduct housing and community development activities that will serve the economically disadvantaged residents and participating communities of the city. By addressing need and creating opportunity at the

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derate-  
portive

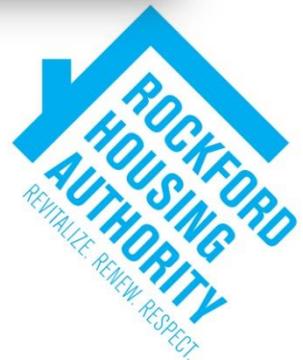
2

ility of

neighborhoods; increasing access to quality facilities and services; and reducing the isolation of income groups within an area through de-concentration of low-income housing opportunities.



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# HUD Critical Indicators

PHAS (Public Housing Assessment System)

PASS – Physical (REAC)

FASS – Financial

MASS - Management

CAPITAL – Capital Fund Program

SEMAP (Section 8 Management Assessment Program)

Income and Rent Calculations

HQS (Housing Quality Standards)

Utilization – Lease Up

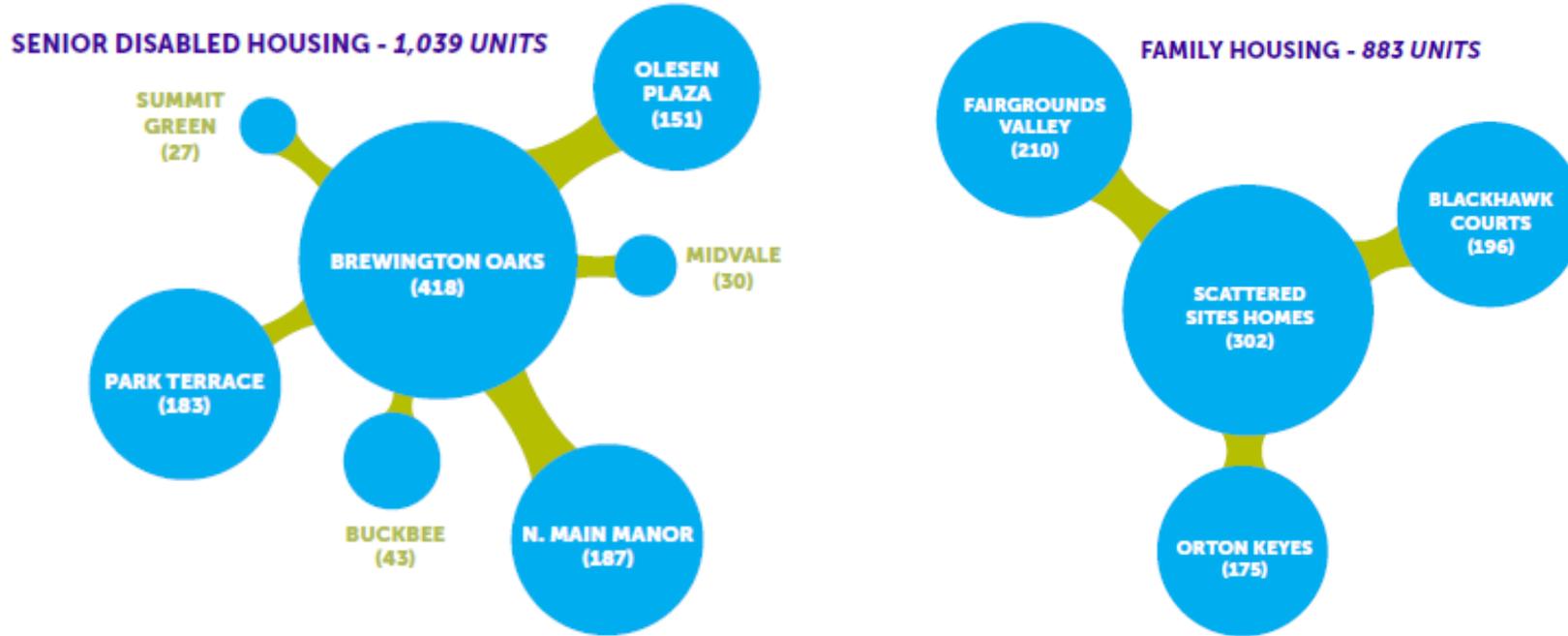
Deconcentration



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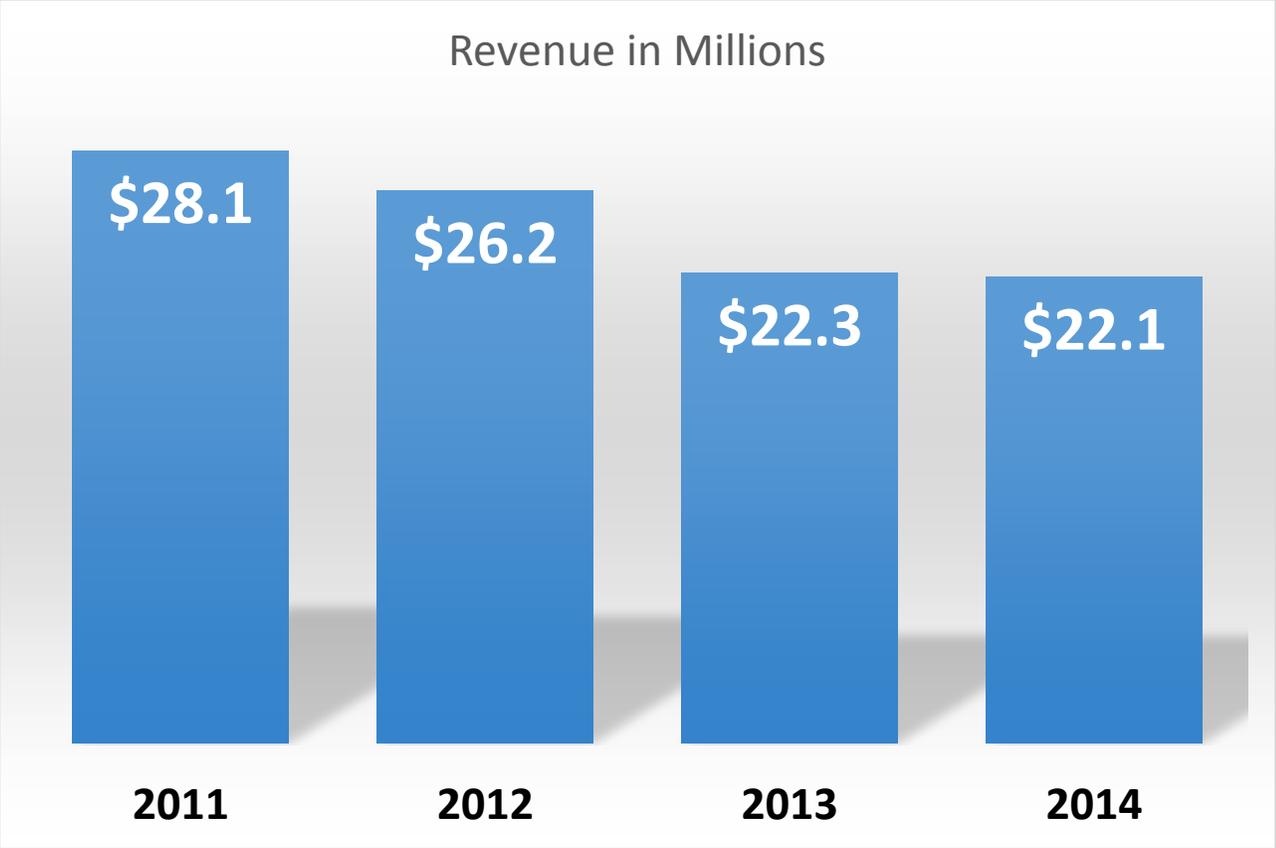
# Public Housing by Type



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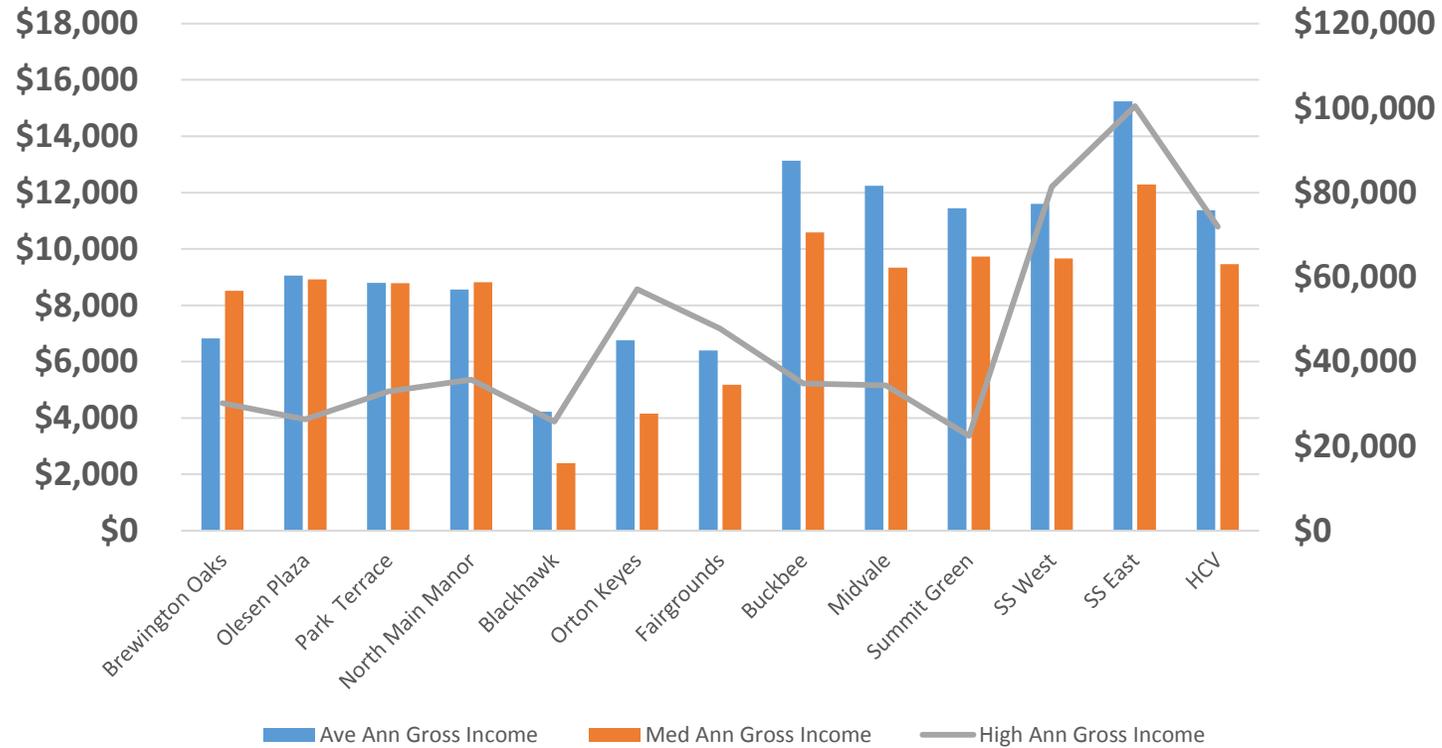
# RHA Revenue



Making a positive difference in the lives of our clients...



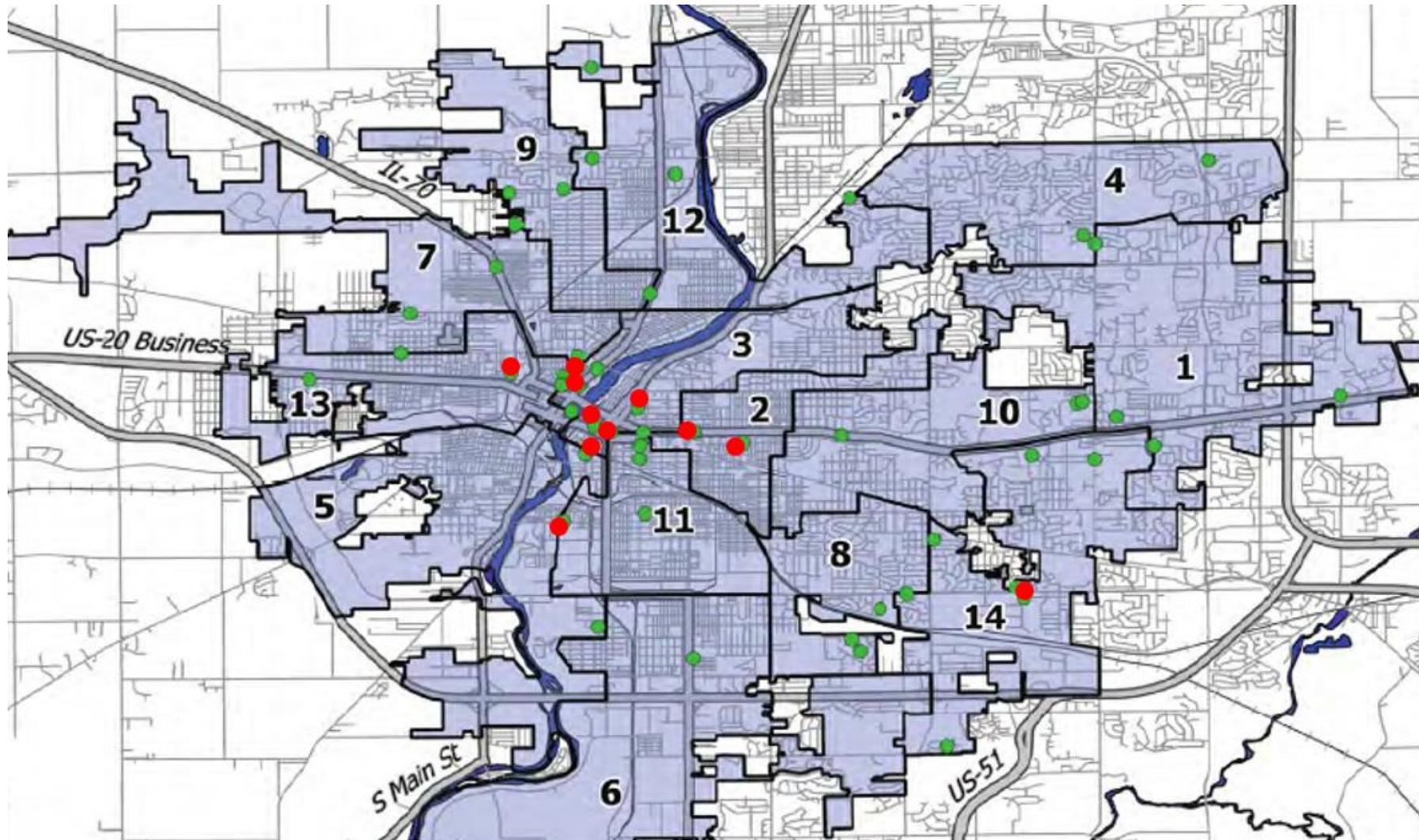
# RHA Client Income



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# All Affordable

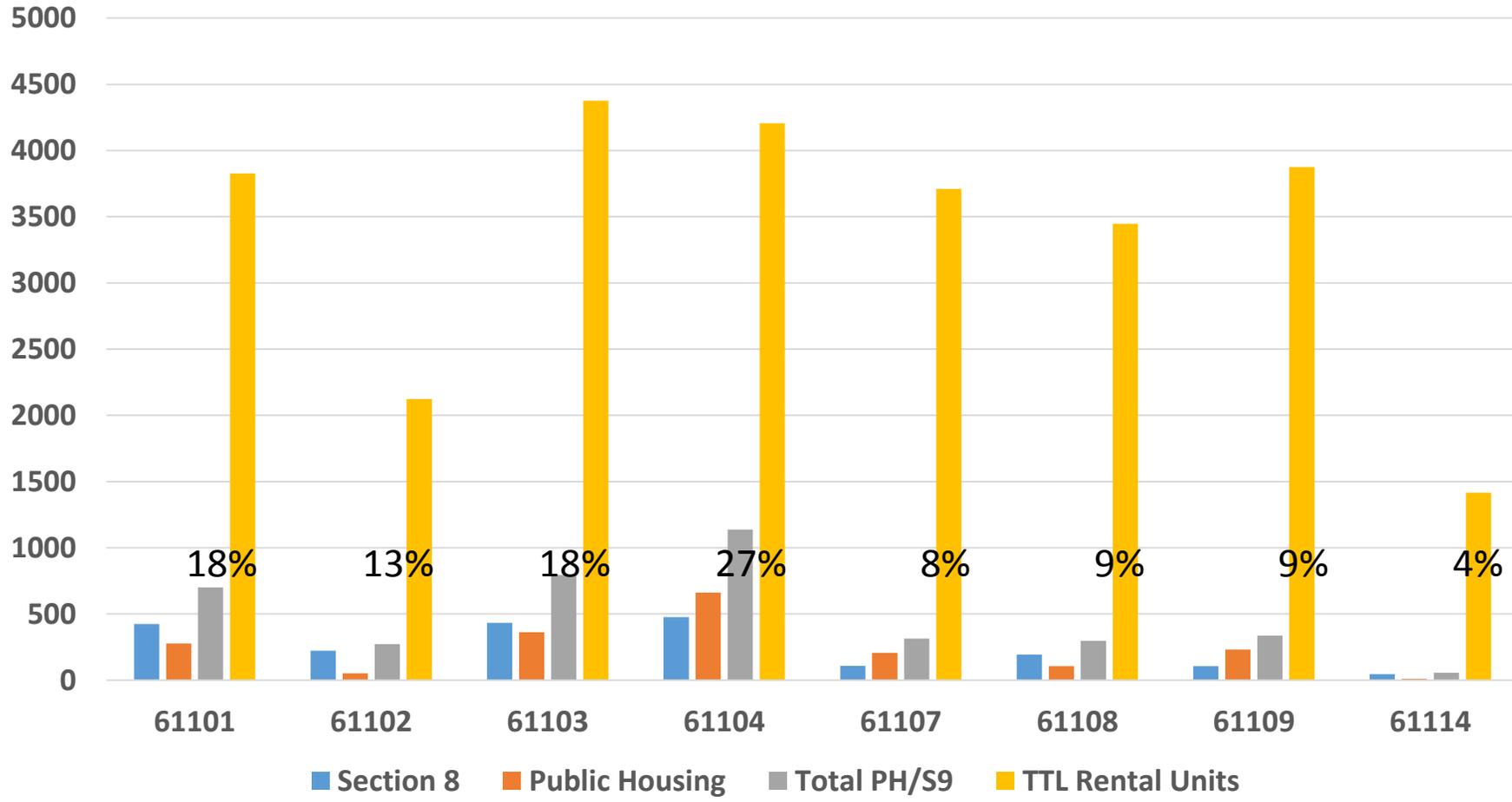


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# In Context

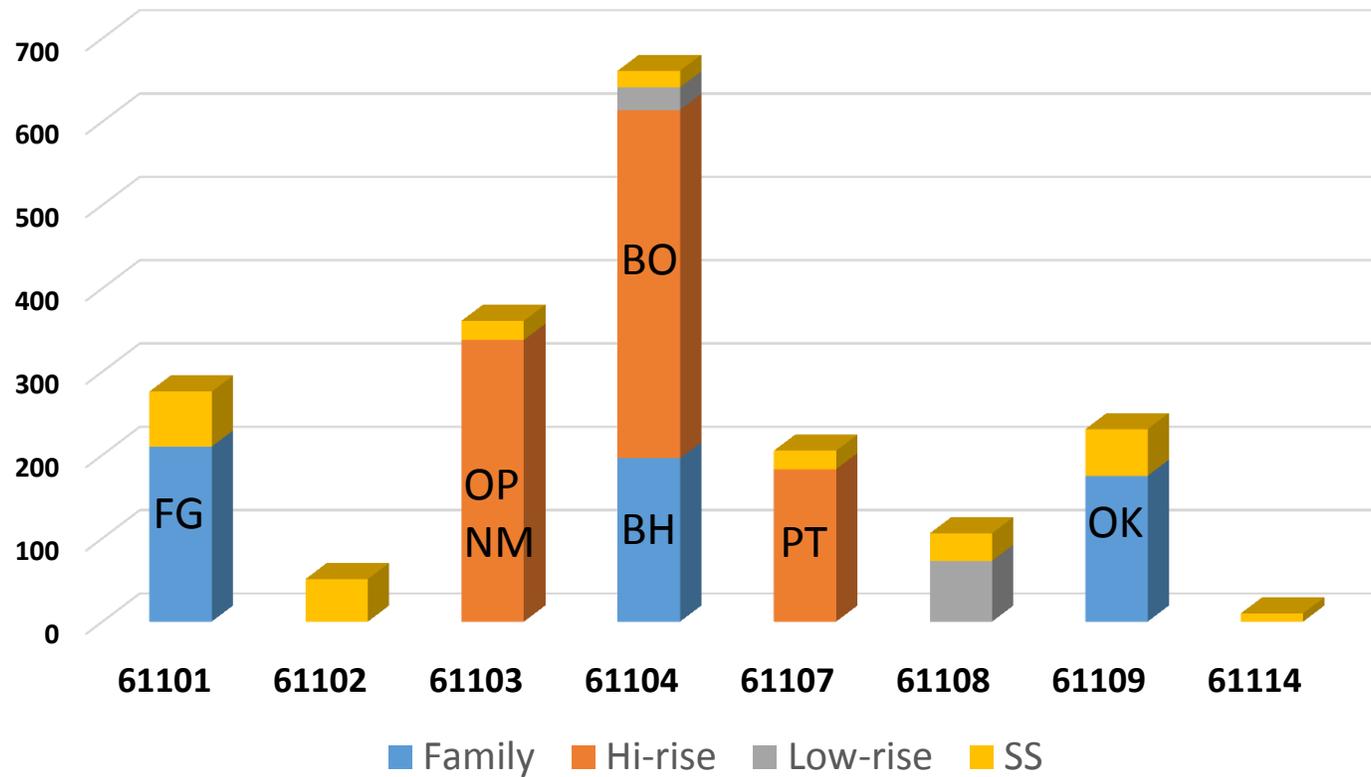
Public and Section 8 Units as a % of Total Rental



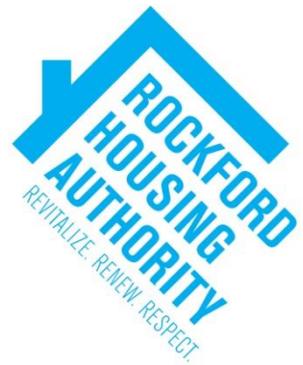
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# ALL Public Housing by Location



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	Number of Dwelling Units	Census Tract	Medically Underserved Area	CDBG Eligible	Minority Population Concentration
Public Housing Development	418	10	Yes	Yes	Yes
Brewington Oaks	196	10	Yes	Yes	Yes
Orton Keyes Courts	175	21	No	Yes	Yes
Park Terrace	183	8	No	Yes	No
North Main Manor	187	29	Yes	Yes	Yes
Fairgrounds	210	26	Yes	Yes	Yes
Olesen Plaza	151	29	Yes	Yes	Yes



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# RHA PHAS - REAC Indicators



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# RHA Past Housing Investments

CAPITAL EXPENDED BY YEAR (MILLIONS)



ARRA\* - AMERICAN RECOVERY & REINVESTMENT ACT  
 EPC\*\* - ENERGY PERFORMANCE CONTRACT

RHA has not produced new/renovated replacement housing in the past 20 years. Actual investments in new or replacement housing over the past 3 years:

2012	\$10,770,303.79	47
2013	\$38,000.00	2
2014	\$198,583.27	5
2015	\$18,000,000.00	80

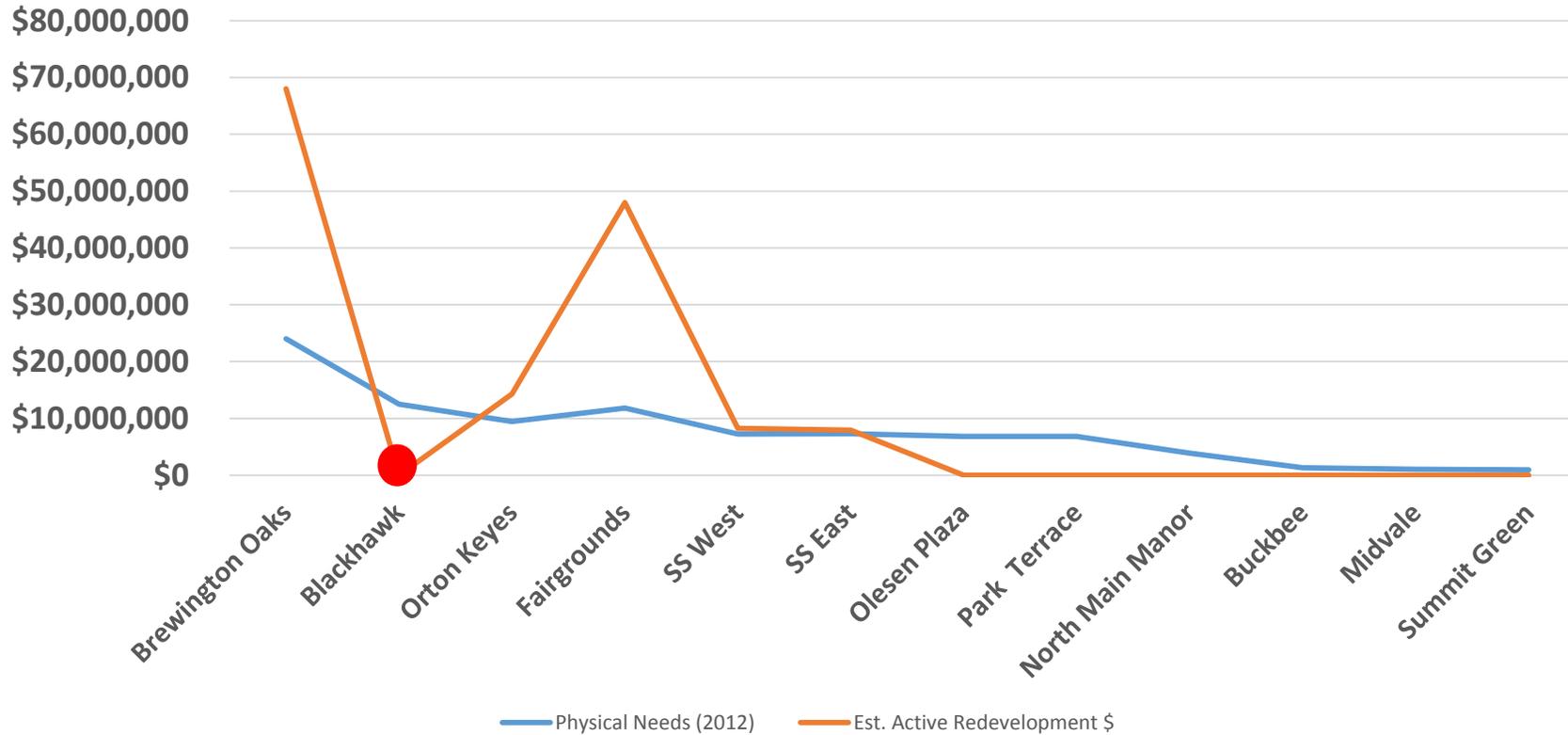
*"RHA continues to drive efficiency to improve the quality of our developments and programs."*  
 Redevelopment Director,  
 Jodi Stromberg



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# RHA PH Housing Needs



● Blackhawk  
Planning in  
2015/2016

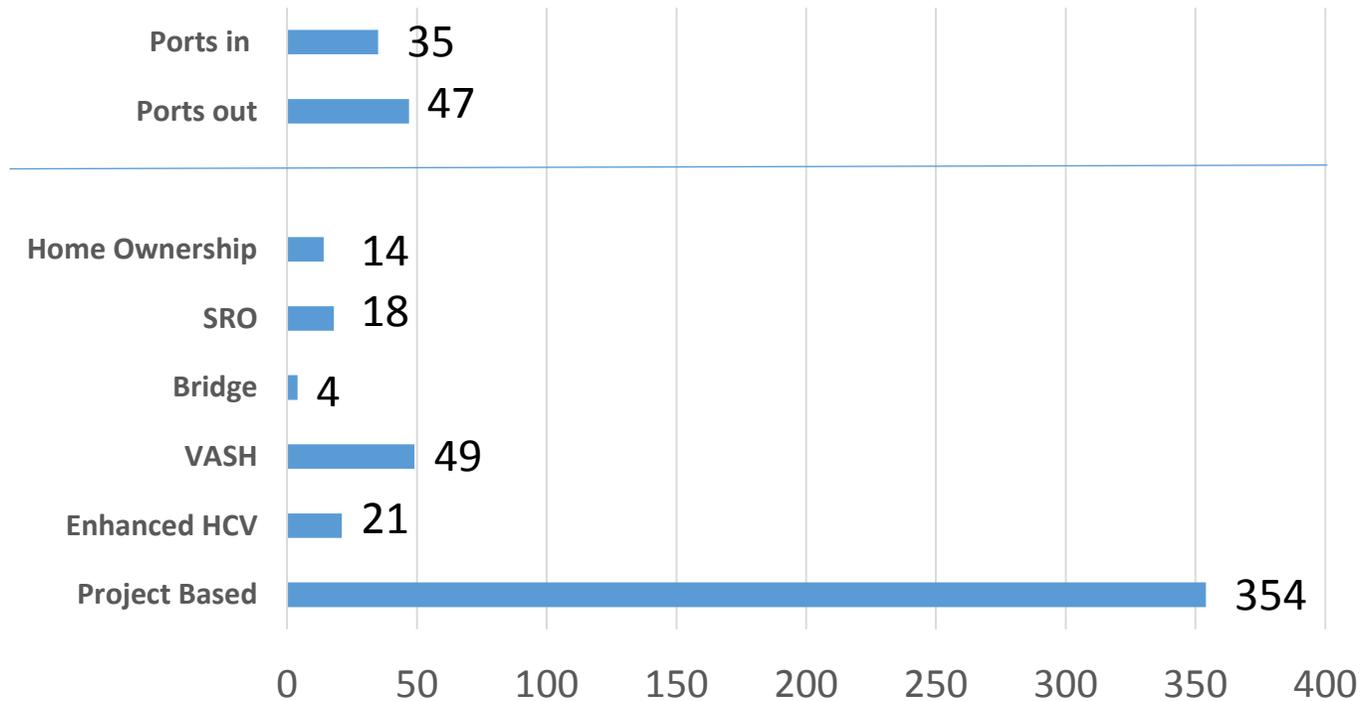


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# 2014 RHA Section 8 Activity

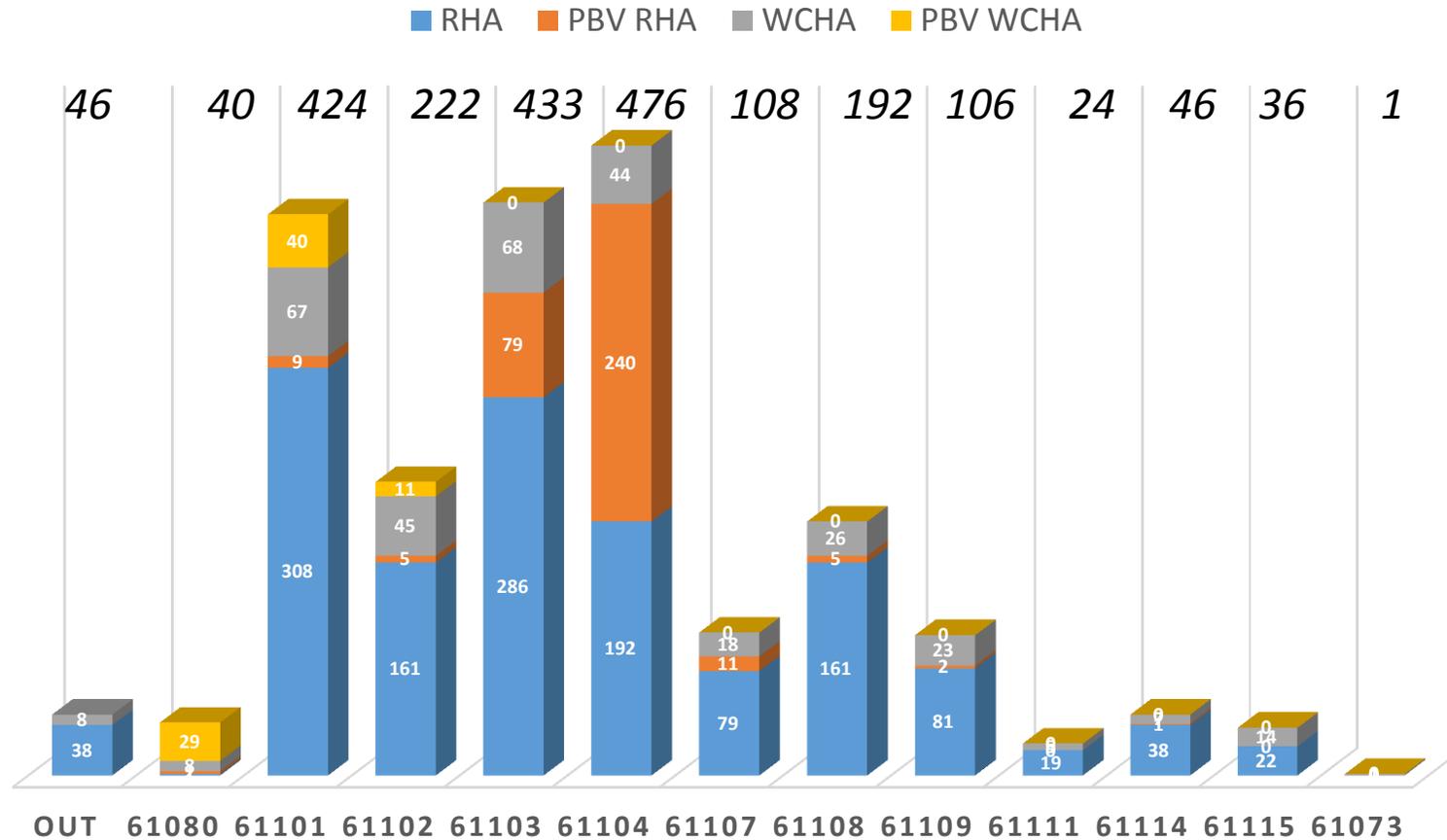
1386 STD HCV Vouchers/460 Other



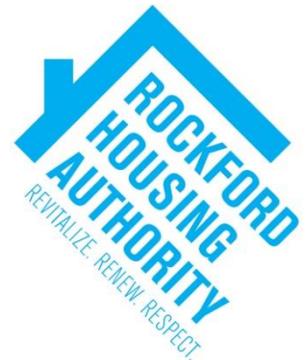
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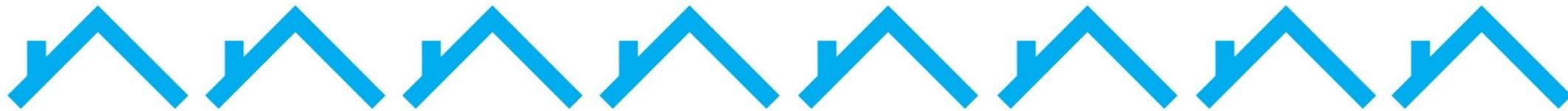
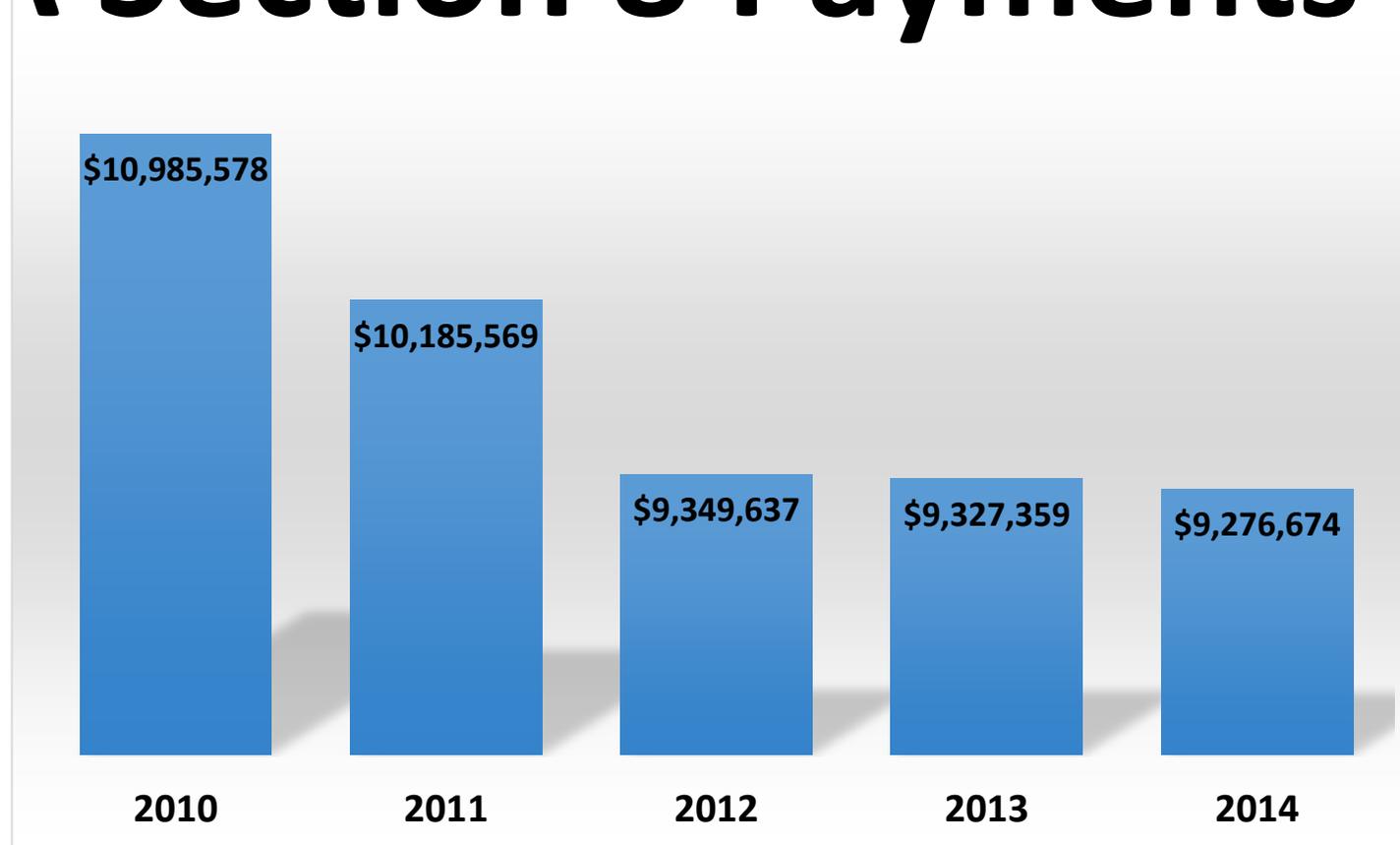
# ALL Section 8 by Location 2-2015



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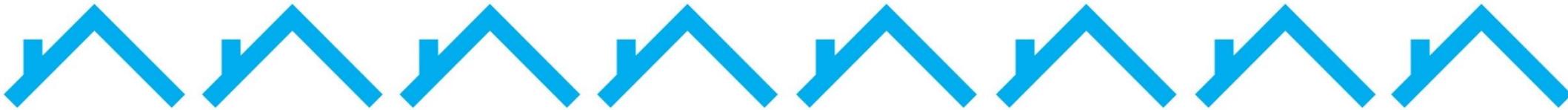
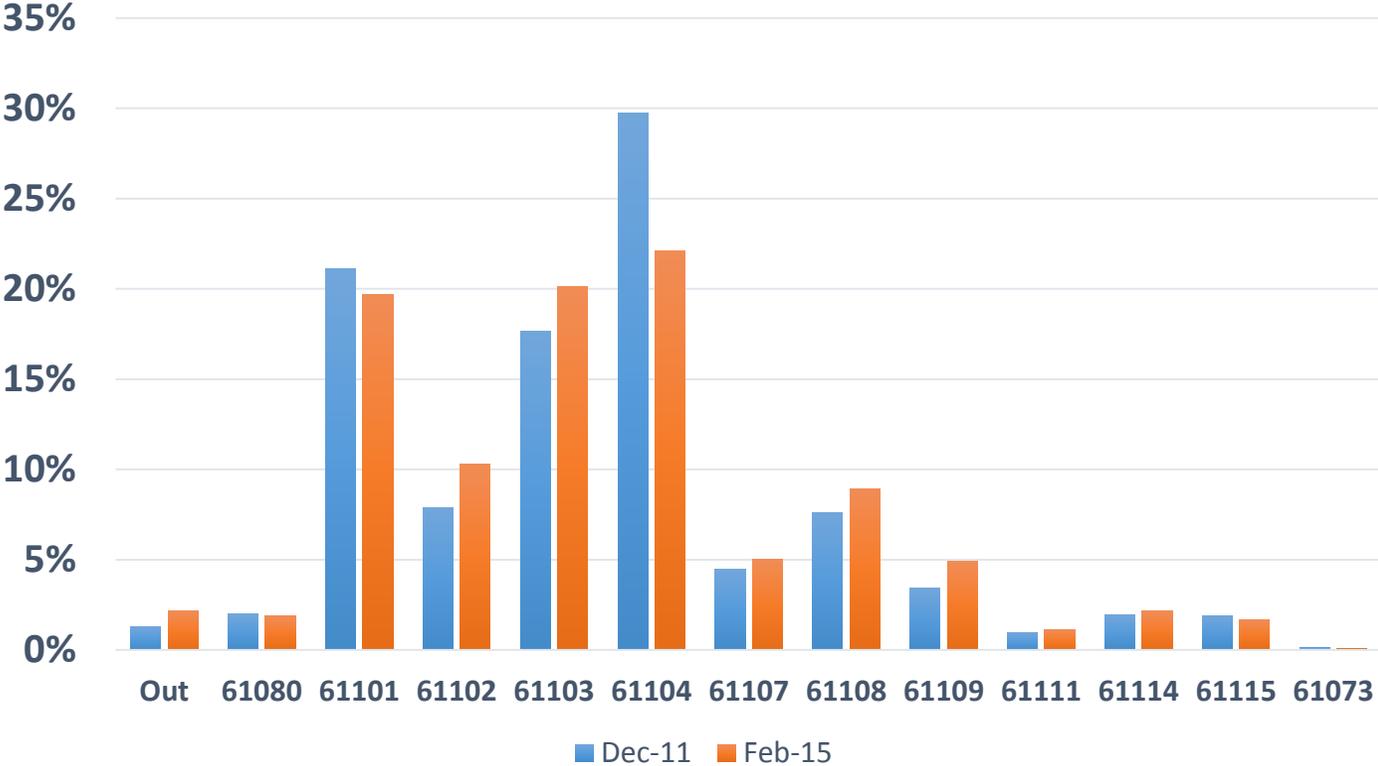
# RHA Section 8 Payments to LL



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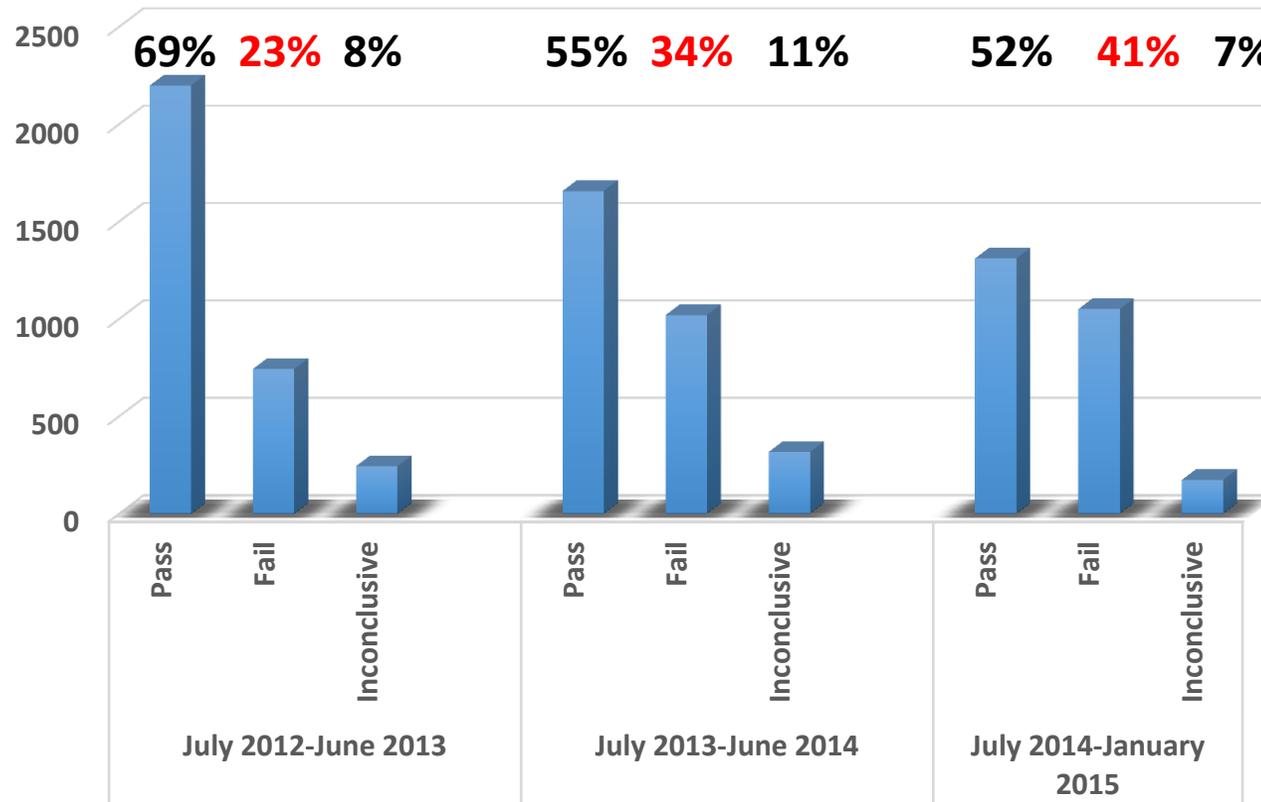
# % Section 8 Locations 2011 vs. 2015



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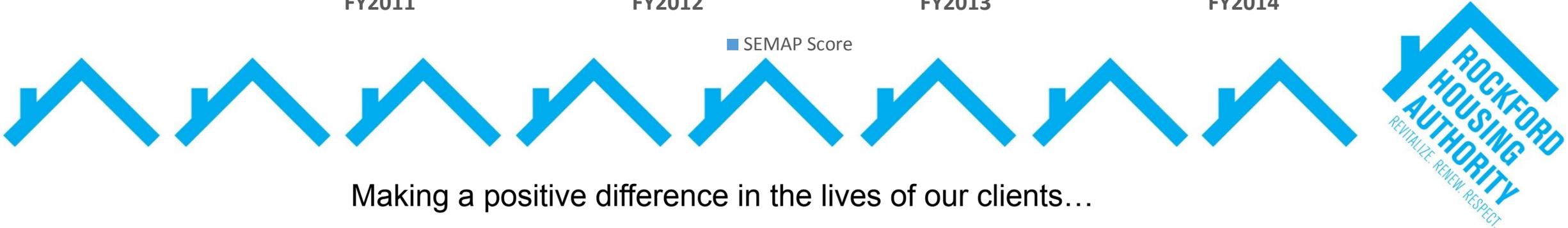
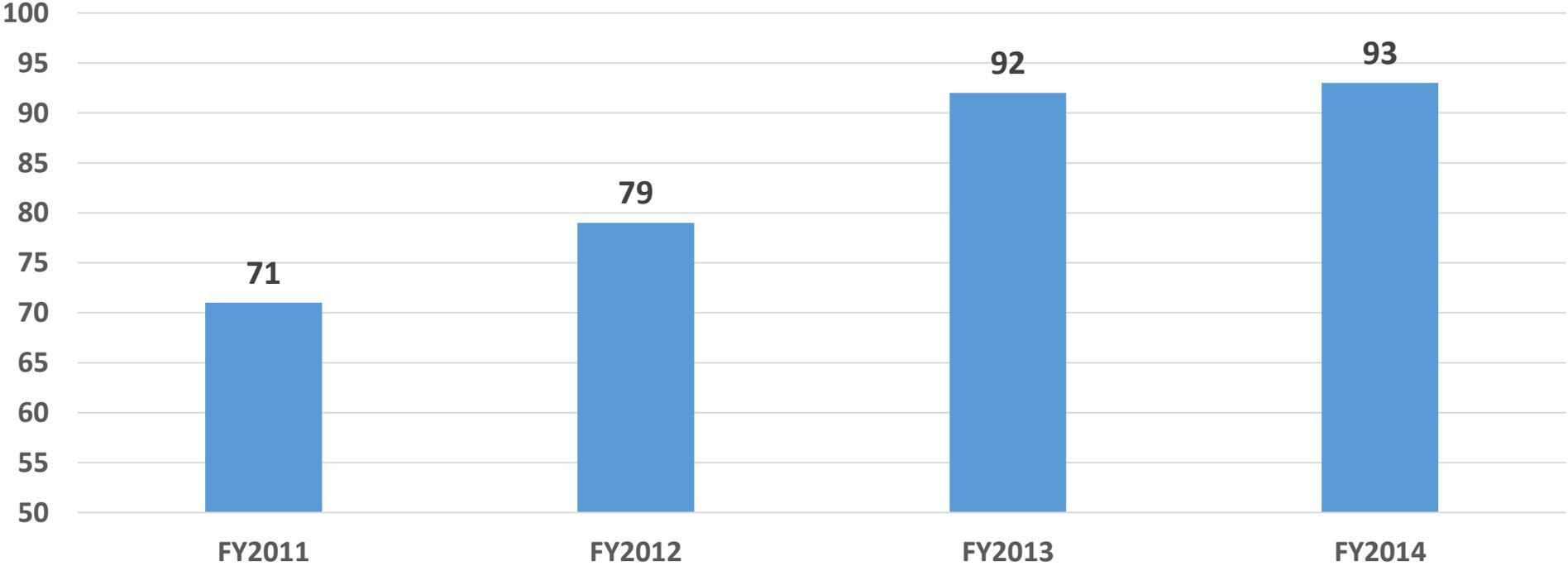
# RHA Section 8 HQS Data



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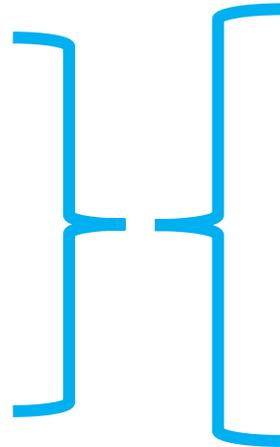


# RHA SEMAP Scores

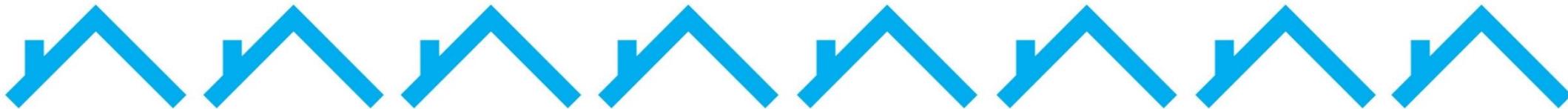


# Opportunities

Development plans:  
2015 - \$66.4 Million  
2016 - \$80.0 Million  
2017 - \$44.8 Million  
2018 - \$12.0 Million  
2019 - \$8.0 Million



- Results Oriented RHA
- Rental Assistance Demonstration (RAD) Approval
  - 695 units
- Low Income Housing Tax Credit Pre-App
- Section 18 Application Brewington Oaks
  - RAD alternative
  - 418 Units



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# Needs



- Unify - Strategies & Partnerships

Starts with understanding of:

- Federal/State Programs & Requirements
  - Best Practices
  - Current Local Housing Policies & Strategies

2015 - \$66.4 Million

2016 - \$80.0 Million

2017 - \$44.8 Million

2018 - \$12.0 Million

2019 - \$8.0 Million



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# Questions?



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Rockford Housing Authority  
Ron Clewer  
rclewer@rockfordha.org  
815-489-8750



Rockford Housing Authority  
OR  
New Mix - Rockford