

Annual PHA Plan
PHA Fiscal Year 2006
[24 CFR Part 903.7]

Rockford Housing Authority PHA Plans

5-Year Plan for Federal Fiscal Years 2006 - 2010
Annual Plan for Federal Fiscal Year 2006

ROCKFORD HOUSING AUTHORITY IL-022
223 SOUTH WINNEBAGO STREET
ROCKFORD, ILLINOIS 61102

RHA BOARD OF COMMISSIONERS

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**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN ACCORDANCE WITH INSTRUCTIONS
LOCATED IN APPLICABLE PIH NOTICES**

**PHA Plan
Agency Identification**

PHA Name: Rockford Housing Authority

PHA Number: IL06-P022

PHA Fiscal Year Beginning: 10/2006

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

5-YEAR PLAN
PHA FISCAL YEARS 2006 - 2010
[24 CFR Part 903.5]

A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

The PHA's mission is: (state mission here)
Contribute to human growth and dignity through the effective use of available resources by providing a defined quality living environment to eligible people within the Rockford Community while creating opportunities for an improved quality of life.

This will be accomplished through the mutual effort and contribution of residents, employees, Commissioners, and the community.

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHA's may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS. (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHA's should identify these measures in the spaces to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

PHA Goal: Expand the supply of assisted housing

Objectives:

Apply for additional rental vouchers: (Contingent upon HUD's NOFA)

Reduce public housing vacancies: (to less than 3%)

Leverage private or other public funds to create additional housing opportunities:

Acquire or build units or developments

Other (list below)

PHA Goal: Improve the quality of assisted housing

Objectives:

Improve public housing management: (PHAS score)

Improve voucher management: (SEMAP score)

Increase customer satisfaction:

- Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
- Renovate or modernize public housing units:
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers
- Other: (list below) Re-develop obsolete public housing

PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling
- Conduct outreach efforts to potential voucher landlords (signed up 50 new landlords)
- Increase voucher payment standards
- Implement voucher homeownership program (13 residents completed and purchased homes under the voucher program).
- Implement public housing or other homeownership programs:
- Implement public housing site-based waiting lists:
- Convert public housing to vouchers:
- Other: (list below)

HUD Strategic Goal: Improve community quality of life and economic vitality

PHA Goal: Provide an improved living environment

Objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- Implement public housing security improvements:
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other: (list below) Undertake Re-development activities targeting mixed-income developments.

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

- PHA Goal: Promote self-sufficiency and asset development of assisted households
- Objectives:
 - Increase the number and percentage of employed persons in assisted families:
 - Provide or attract supportive services to improve assistance recipients' employability:
 - Provide or attract supportive services to increase independence for the elderly or families with disabilities.
 - Other: (list below)

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
- Objectives:
 - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability: (Addressed in the fair housing policies in the Admissions and Occupancy Policy).
 - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability: (Addressed in the fair housing policies in the Admissions and Occupancy Policy).
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required: (Addressed in the fair housing policies in the Admissions and Occupancy Policy).
 - Other: (list below)

Other PHA Goals and Objectives: (list below)

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i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

High Performing PHA

Small Agency (<250 Public Housing Units)

Administering Section 8 Only

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

Rockford Housing Authority Profile – The Rockford Housing Authority currently manages 2005 units of Low Income Public Housing located in sixteen (16) developments. The Rockford Housing Authority is also the managing agent for the Rockford Housing Development Corporation's (RHDC) multi-family property which is comprised of a Section Eight project based development consisting of two hundred sixteen (216) units called Concord Commons Apartments.

The Rockford Housing Authority also administers a Housing Choice Voucher program located within the city limits of Rockford that currently serves approximately 1800 families through a combination of HCV tenant based assistance, a project based Moderate Rehabilitation program and several small project based HCV developments in which we partner with local agencies who provide services for persons with special needs.

Overall the Rockford Housing Authority and Rockford Housing Development Corporation owned or administered housing serves approximately 3.25% of Rockford's population and our housing stock and assistance programs comprise approximately 9.5% of the city's rental housing.

Objectives for FY2007

The following describes some of the Rockford Housing Authority initiatives, which are either in the planning stage or implementation process.

The Rockford Housing Authority is currently transitioning its organization from a structure which is primarily centralized to a project based management and accounting system. This process will be completed and implemented on or before October 1, 2006. The Rockford Housing Authority is also working to demolish some of its older obsolete housing stock and plans to develop higher quality housing alternatives for the residents of these developments. Currently developments that are targeted for future demolition and re-development are Jane Addams Village, Concord Commons, and Fairgrounds Valley.

The Rockford Housing Authority plans to develop a Section 18 demolition application for submittal to HUD in FY2007 for Jane Addams Village. The basis for the proposed demolition is the elimination of economically inefficient and functionally obsolete housing stock currently in the Authorities portfolio and as a result to de-densify the Brewington Oaks/Jane Addams neighborhood. The achievement of this goal is intended to enhance the marketability of the Brewington Oaks development as a senior/disabled property and to promote the revitalization of the surrounding community. At the same time, the Rockford Housing Authority also plans to develop alternative housing options for the residents of Jane Addams Village and apply for subsequent HOPE VI funds pending funding availability.

In addition the Rockford Housing Authority is working with the Winnebago County Housing Authority, who is in the process of developing a HOPE VI project and the City of Rockford, whose vision is to revitalize the Concord Commons area to construct alternative housing options in this area which will result in an improved quality of life for the residents and diversify the Rockford Housing Authority's housing stock.

The Rockford Housing Authority also plans to explore options for the purpose of demolishing or de-densifying Fairgrounds Valley Apartments. Various options will be reviewed with the intent to develop a mixed income community either in that location or in another area of the city.

Another significant improvement project, energy performance contracting, is currently in the planning phase at the Rockford Housing Authority for the upcoming year. The RHA plans to undertake a multi-million dollar capital improvement project of energy conservation measures at its facilities in an attempt to reduce energy consumption and energy related costs. The end result should be win-win for the Housing Authority, the residents and HUD alike.

In summary the Rockford Housing Authority's focus is to transition to a project based management and accounting system which meets the requirements of HUD as detailed in 24 CFR 990. The Authority also intends to transition our obsolete housing stock through demolition and new development into housing, which will improve the quality of life for our residents and aid in the overall revitalization of their surrounding neighborhoods. Finally, the Rockford Housing Authority desires to develop alternative income streams through new housing development which will result in less reliance on HUD funding in the future for our housing programs.