

Community Report Fiscal Year 2017

September 14, 2017

On behalf of our Board, staff and clients, welcome to the Rockford Housing Authority's 4th Annual community celebration! Since 2009 the agency has been focused on learning from our past and charting an inclusive path to success. In 2013 we defined this path. The mission of the Rockford Housing Authority states that "RHA partners with the community and responsible residents to transform houses into homes while guiding families to self-sufficiency". To accomplish its mission, RHA recognizes that all its housing developments must provide quality of life opportunities for its residents and positively contribute to the neighborhood and community in which it's located.

To ensure RHA developments meet these goals, RHA has researched best practices in resident housing and community development services and has focused these into a redevelopment plan. To deliver on our objectives, we have made significant investments in our staff, our real estate and our service platform. These investments are providing valuable returns in all areas, creating substantial value for our residents and community. Continued increases in our average annual real estate assessment scores mean safer, better quality developments with benefit to our residents, staff and the neighborhoods we are in; however, this is not enough to truly "move the needle" for our residents and our community. We must continue to strive to be a better community partner and developer.

Long term, we will secure and grow our role as a leading human service community development agency for our region, delivering results above your expectations through our valuable partnership. Thank you for your support to our agency, work with our clients and your continued presence in our future!

Sincerely,

Jerry Lumpkins
Board Chairman



Laura Snyder
Chief Operating Officer



Special Thanks to our Board of Commissioners

Gerald Lumpkins, Chairman
Phyllis Ginestra, Vice-Chairman
Alice Jenkins
Ric Cervantes
Karen Hoffman

Executive Leadership Team:

Laura Snyder, COO
Michele Sather, Director of Finance
Sergio Velarde, Director of Human Services
Adrienne Dempsey, Manager of
Community Relations & Marketing
Bridget Cheek, Human Resources Manager
Christine Manley, Housing Policy Manager
Chuck Doyle, Physical Asset & Quality
Assurance Manager
Linda Dorsey-Tillman, Procurement,
Section 3 & Contracts Manager
Marcus Hill, Resident Services Manager
Sybil Mueller, Housing Choice Voucher
Manager
Tara Taylor, Operations Manager
Angel Mackey, Executive Assistant
Jeri Billo, Modernization Clerk
Ta'Nisha Gray, AFSCME Representative
Troy Hadie, IAM Representative

The RHA 2017 Awards

The 2017 Annual Awards are accolades bestowed by the Rockford Housing Authority. These awards were instituted to strengthen the community by inspiring, promoting, supporting and recognizing individual leadership, as well as our Strategic Partner who have achieved excellence in the RHA initiative over the past year. The 2017 Annual Awards provide an outstanding opportunity to thank selected recipients and to acknowledge their accomplishments.

- The Jane Adams Peace Award goes to an individual or agency who strives to live in the legacy of Jane Addams; exhibiting a passionate commitment to developing and restoring peace and advocating for the oppressed.
- The Good Neighbor Award recognizes an individual or agency going above and beyond the normal efforts to improve a neighborhood, engage residents and build unity.
- The Quality Affordable Housing Advocate award honors an individual or agency that campaigns for quality housing and transfers that advocacy into action.
- The Sustainable Partner Award recognizes an agency or individual that drives RHA to make the most of local resources through exceptional dedication and leadership.
- New Mix Champion Award recognizes an artisan who follows in the legacy of Jim Julin, exhibiting skill, craftsmanship, leadership, caring and mentorship.
- The George Poole Award for Resident Achievement goes to an individual who exhibits undying passion for, advocacy of an interest in the advancement of RHA residents.
- Outstanding Service to the Agency Award goes to an individual who exhibits exceptional service to RHA, its mission and goals.

Our Mission

"RHA partners with the community and responsible residents to **transform houses into homes** while guiding families to self-sufficiency."

Our Vision

"Within 5 years the RHA will re-establish itself as a high performing agency that is a leader in housing and sustainable communities by developing additional, non-HUD revenue streams, increasing our asset base and offering state-of-the-art resident initiatives."

Our Brand Statement

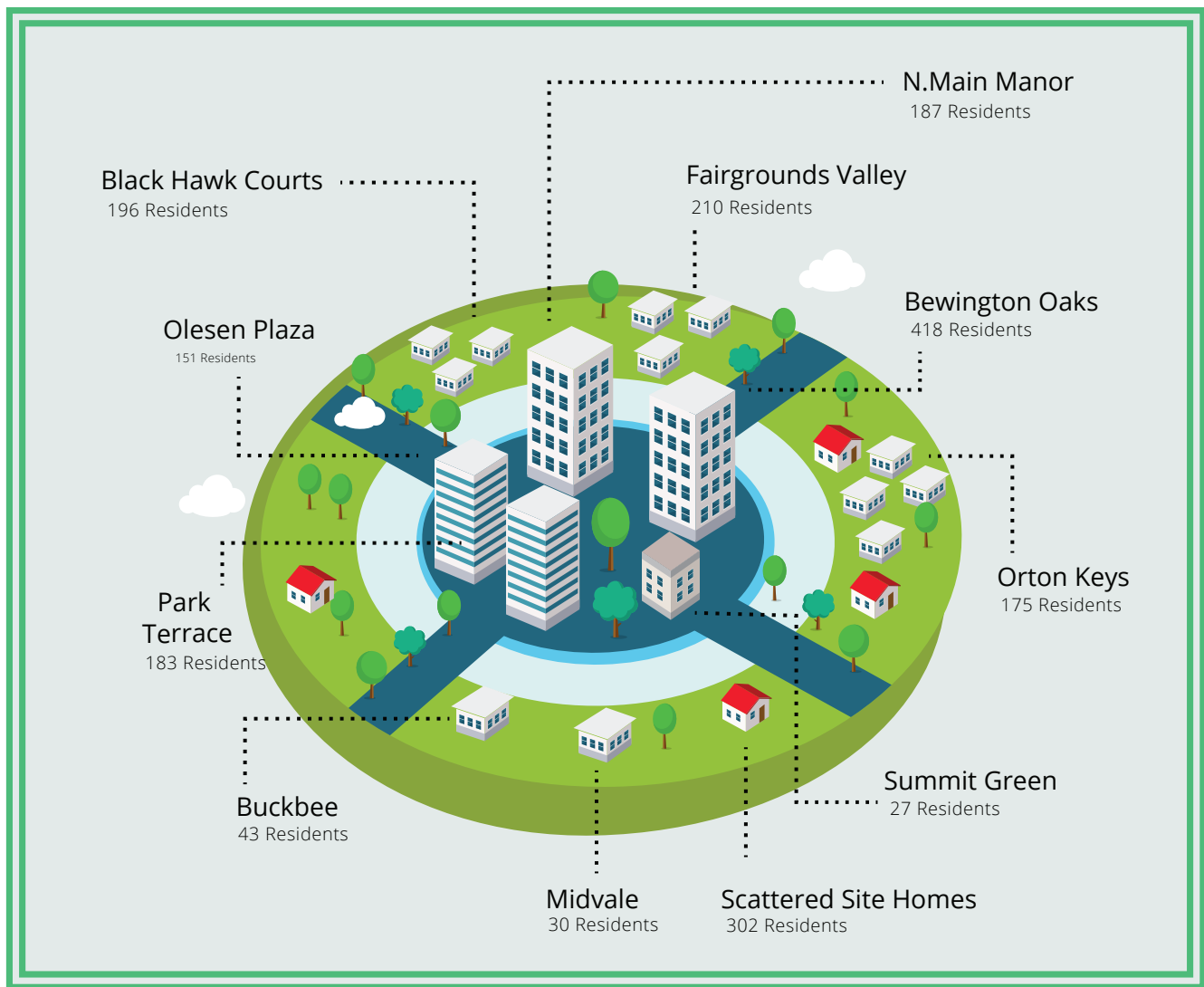
"Making a **positive** difference in the lives of our clients."

Our Organizational Values

Leadership	Respectful
Quality	Accountable
Integrity	Consistent
Resourefulness	Caring
Collaborative	Professional



The RHA Universe: Who We Serve



Did you Know?

- RHA residents **earn** more than **\$13,824.766 million/year**
- RHA residents **pay** more than **\$2.2 million annually in rent**
- **48%** of RHA residents are **senior or disabled**
- Our senior and disabled residents live on a an average **income of \$10,408 per year**
- RHA serves more than **1,415 children annually**
- RHA residents provide more then **9800 hours of community service per year**
- RHA provides **\$10.5 million** annually in rental support to privately owned rental units
- RHA owns more than **292 scattered site units** throughout the City of Rockford
- Since 2012 **RHA has reinvested more than \$120 million** back into the rockford area community
- Since 2012 **RHA has invested more than \$25 million** in new affordable housing development



Our Core Values

Rockford Housing Authority has been working for the community for over 65 years. We have gotten to know and experience the community and its needs. Through this we have devised ten attributes to govern our business by – we call these our Core Values. These Core Values, which are fundamental to us, is the cornerstone of the Rockford Housing Authority. We put them at the forefront of every plan, event and project we do, because we care about our employees, our residents, our strategic partners and the greater Rockford community.

RESOURCEFULNESS

Here at the Rockford Housing Authority, we have always prided ourselves on our resourcefulness. That is, we find great but especially in our efforts to make a difference in the lives of our residents. Here are a few of our trendsetting initiatives that we believe will be beneficial in advancing the future success of RHA tenants.

SUSTAINABILITY

In 2015, RHA joined the Better Building Challenge with the intent of reducing energy use in our housing units by 20 percent. We are pleased to report that we not only exceeded this goal, but did so four years before the anticipated target date.

DIGITAL DIVIDE

RHA was chosen to collaborate with ConnectHome to continue expanding resident education opportunities. With ConnectHome, RHA is making internet connection more accessible to our residents. We believe that providing internet access to our tenants will help develop general literacy and provide greater opportunity for employment.

RHA's effort to remain resourceful, in each of our efforts, is not for vanity or recognition.

Transforming Houses into Homes

In 2015 the Rockford Housing Authority applied for a Rental Assistance Demonstration (RAD) to help improve the Fairground Valley Development. Currently Fairgrounds Valley includes 210 family units that sits on 15.6 acres and built in 1958. The units are small and the community center lacks adequate space and amenities. Every unit opens directly onto hard surfaced public space which does not provide any semi-private transitional space. RHA has committed to redeveloping Fairgrounds in three Phases. The Grove at Keith Creek is the first Phase. The site was chosen for

its convenient location providing residents with increased opportunities and access to education, transportation and jobs. Its location is also close to amenities including grocery stores, shopping, restaurants and parks. The Grove is the home of 49 two and three bedroom apartments, newly constructed with a modern architectural design. Each apartment has its own outdoor space, as well as central air, and high efficiency appliances. The Grove is a true representation of our mission in transforming houses into homes while guiding families to self-sufficiency.



Connect Home Initiative



EveryoneOn and the U.S. Department of Housing and Urban Development (HUD) collaborated to connect children and families in HUD-assisted housing with opportunities to access high-speed Internet through an initiative called "ConnectHome".

As a selected pilot community, the ConnectHome Initiative of the Rockford Housing Authority is working to build a bridge over the digital divide by partnering with internet service providers to bring low-cost, high-speed internet access to RHA residents in their homes. We are also working to help our residents, particularly K-12 families, complete free digital literacy training, and create opportunities to provide them with a free or low-cost desktop computer and other devices.

Since the start of the RHA ConnectHome Initiative, over 300 residents have been connected to internet broadband services, free digital literacy training opportunities and device access. Future plans for ConnectHome Rockford are to build capacity through community partnerships to make the program sustainable for years to come, to expand our digital literacy curriculum to reach more residents, and to make broadband internet a necessity for our residents, instead of a luxury.

Christine Williams, a Rockford Housing Authority resident and a single-mother of four boys shared that having access to internet and a computer in her home has changed everything for her. She is able to help her children with homework and school research, complete job applications and search for online opportunities rather than having to go to area workforce centers or community computer labs and it has also allowed her to respond more timely to e-mails, which has just simply motivated her to do more and to do better for her and her children.

As we continue to focus on ways that we can help prepare our families and children for an increasingly competitive world, we hope to grow our network to open doors to more sustainable opportunities, as well as just simply listen to our residents and their needs. As a leader in our community and the nation, we have a special obligation to make sure that our families and especially our youth have EVERY opportunity to achieve their full potential. This means ALL of our families and our youth and it takes partnerships to get it done.

It's relationships like the ones we share through ConnectHome that help remind you every day that people really do care and want to make a difference. All of our dedicated partners to the ConnectHome Initiative are willing to customize and build around many of our needs and more importantly, our clients' needs.



RHA Exceeds its Goal in Energy Savings



LED Lights installed at Blackhawk Courts & Orton Keyes

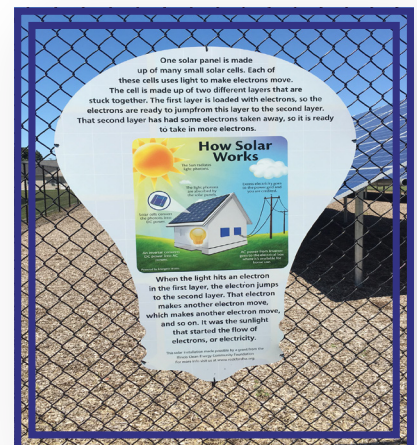
Under the Better Buildings Challenge, RHA exceeded its goal of 20% energy reduction, years ahead of its challenge cohort. Saving energy costs allows RHA to reinvest these monies into its property and services for continued improvement. Many thanks to Johnson Controls, Illinois Clean Energy Foundation, Illinois Department of Commerce and Economic Opportunity, University of Illinois – Champaign/Urbana and many more! Special thanks to the residents of RHA who are also committed as partners in reducing energy costs and consumption.

Energy Savings

- \$448,981.00 Total
- 17.6M lbs Carbon Dioxide
- 1.048M kWh Electricity
- 48.9k therms Natural Gas
- 17.3k CCF Water/Sewer



Energy Field at Blackhawk Courts



Financial Statements

	2015	2016
TOTAL CURRENT ASSETS	\$6,577,398	\$6,520,412
TOTAL NON-CURRENT ASSETS	\$38,065,100	\$36,745,955
TOTAL ASSETS AND DEFERRED OUTFLOW OF RESOURCES	\$44,642,498	\$43,266,367
TOTAL CURRENT LIABILITIES	\$2,330,734	\$1,486,973
TOTAL NON-CURRENT LIABILITIES	\$8,122,571	\$7,434,778
TOTAL LIABILITIES	\$10,453,305	\$8,921,751
NET INVESTMENT IN CAPITAL ASSETS	\$31,903,341	\$28,800,131
RESTRICTED NET POSITION	\$21,070	\$169,995
UNRESTRICTED NET POSITION	\$2,264,782	\$5,374,490
TOTAL EQUITY - NET ASSETS /POSITION	\$34,189,193	\$34,344,616
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND EQUITY - NETS	\$44,642,498	\$43,266,367

Hate Has No Home Here



Creating dialogue within our community and new local relationships is really what makes this effort meaningful and lasting beyond the yard signs.

These signs are not “exclusively” about issues in our community but across America. “Hate has no home here,” is stated, in six languages — English, Hebrew, Arabic, Spanish, Korean, and Urdu.

Over forty years ago, institutionalized racial segregation existed in education, housing and economic opportunity in America. Racial discrimination was inherent in philosophy and in practice, but society chose to overlook this disparate treatment. Race, according to sociologists and demographers, isn’t so much a scientifically fixed trait as it is a set of experiences: a complicated, evolving puzzle that fits together in the way you see yourself and the way others see you.

The Rockford Housing Authority is a distributor of the yard signs, adopting and promoting this initiative. All RHA sites have the signage as well as the signs given to residents and stickers to children.





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