

# WELCOME!

## THANK YOU FOR BRAVING THE SNOW!



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





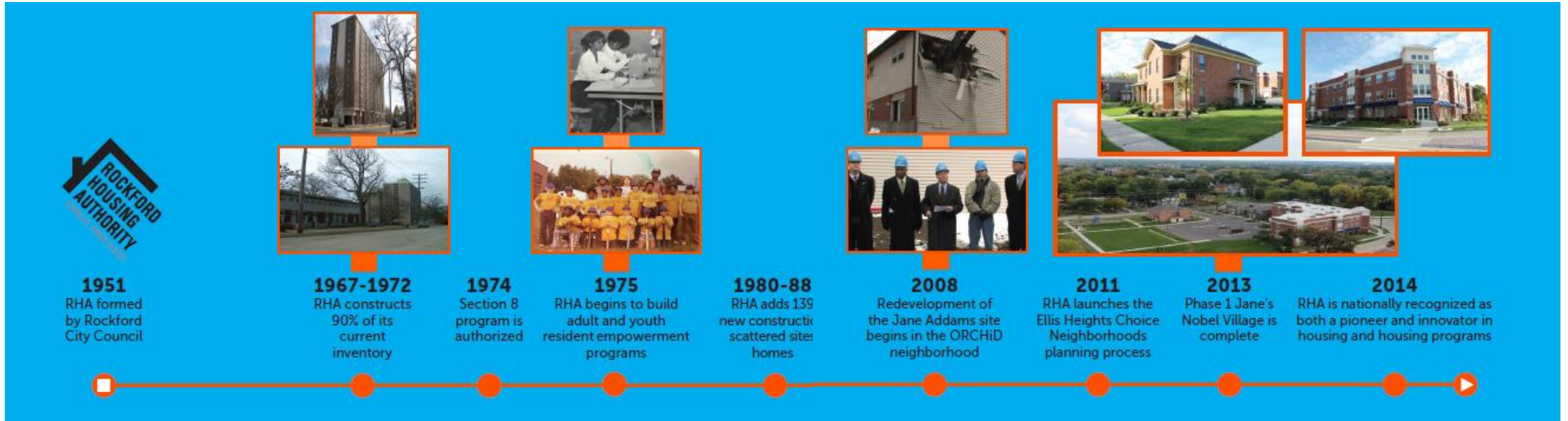
# Rockford Housing Authority

## Environment and Transition Model



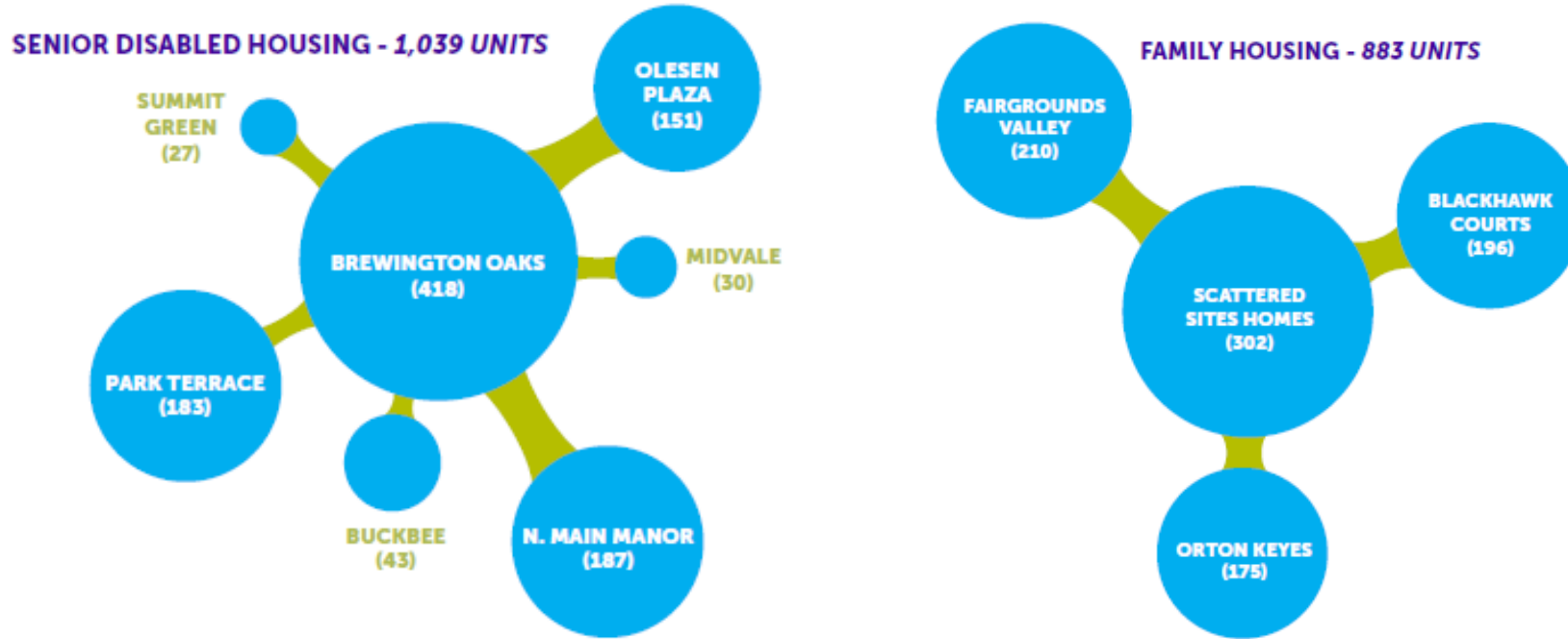
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# Public Housing by Type



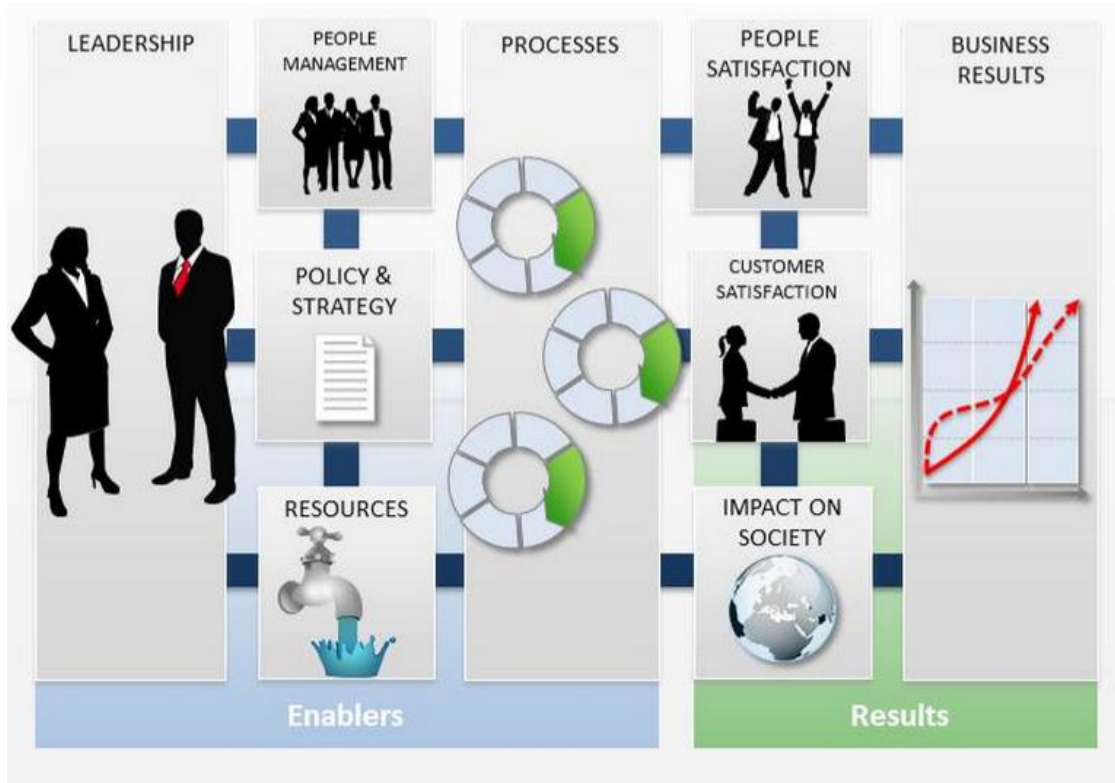
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# Five Year Strategic Plan

A roadmap for the future

August 1, 2013

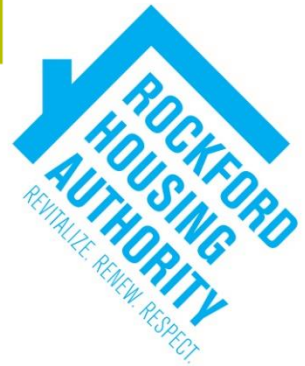


Guided by its strategic plan, RHA has made several significant, award-winning advancements in transitioning the agency towards a high-performing, high-impact agency; delivering results that improve the lives of our clients and improve our community.

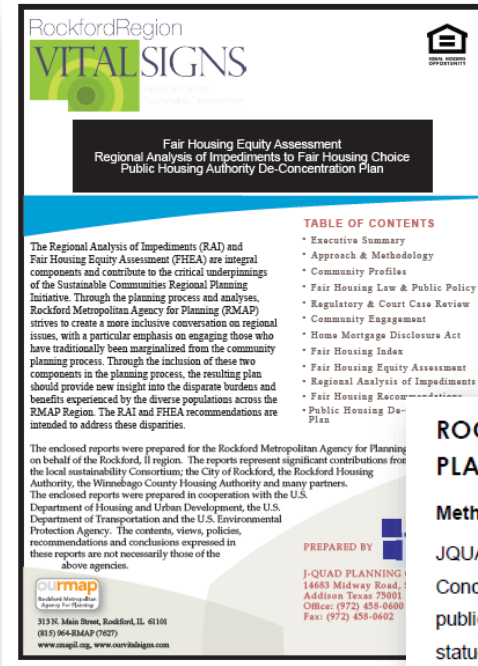


*"Making a positive difference in the lives of our clients."*

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# Guiding Documents

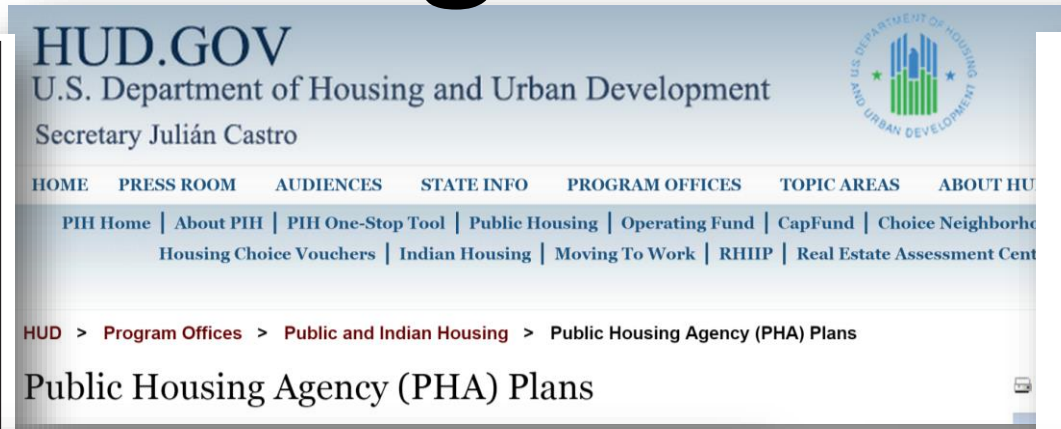


RockfordRegion  
**VITAL SIGNS**  
Fair Housing Equity Assessment  
Regional Analysis of Impediments to Fair Housing Choice  
Public Housing Authority De-Concentration Plan

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- Approach & Methodology
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- Regulatory & Court Case Review
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- Regional Analysis of Impediments
- Fair Housing Recommendations
- Public Housing De-Plan

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

HOME PRESS ROOM AUDIENCES STATE INFO PROGRAM OFFICES TOPIC AREAS ABOUT HUD

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

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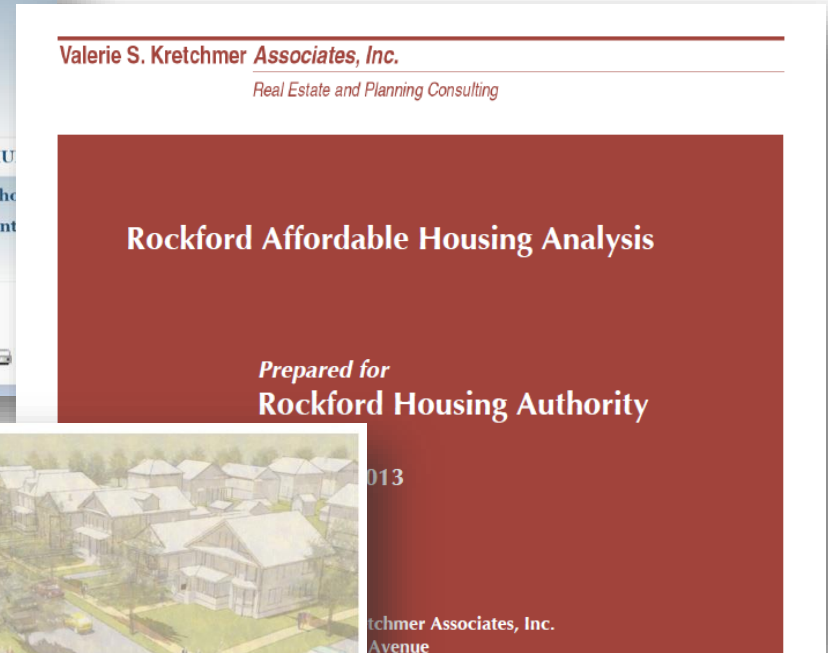
## Public Housing Agency (PHA) Plans

### 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 statuses.

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



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

## Rockford Affordable Housing Analysis

Prepared for  
Rockford Housing Authority



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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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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# Guiding Documents

As a means to provide the greatest opportunity to PH clients, Winnebago County Housing Authority (WCHA) and Rockford Housing Authority (RHA) address the needs of public housing by continuing to support the de-concentration of public housing as well as the advancement of opportunities to improve existing public housing stock. These efforts may include but are not limited to the support of grant, tax credit and financing applications, the promotion of home ownership programs and education and the promotion of resident networks or councils under the Neighborhood Network structure as well as through community policing via a neighborhood officer relationship. WCHA and RHA will continue to provide wait list preferences for working families, disabled families, veterans and the surviving spouses of veterans, elderly families and families displaced by natural disaster and domestic violence.

RHA and WCHA will work to create cost effective affordable housing integrated into opportunity areas and partnered with educational resources. Jointly, the Housing Authorities will continue advancing efforts related to access and the inventory of QUALITY affordable housing. These efforts will be in tandem with the HA's instrumentalities. For RHA, this includes Bridge Rockford Alliance (RHA instrumentality) and its subsidiary, Illinois Housing Alliance. For WCHA this includes Winnebago Homes Association its instrumentality. The specific instrumentality and subsidiary actions include the acquisition and restoration of foreclosed properties, the renovation of existing units, the ongoing review of process and policies and the participation in local and regional efforts.



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# Kindergarteners missing School



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## Evidence-Based Practices for School Refusal and Truancy

Mary Wimmer, PhD  
School Psychologist  
Marcy Elementary School  
Hamilton Public School District

## Terms Associated with School Refusal and Truancy

- Truancy: Unexcused absence from school. Associated with state compulsory attendance laws.
- The term truant is generally applied to students who are referred to court (i.e., chronic or habitual truancy).
- Habitual truancy: Students who are referred to court in violation of state compulsory attendance law.

“The extent of chronic absenteeism and its impacts, particularly in communities that educate large numbers of low-income students, are so great that educators and policy makers cannot truly understand achievement and graduation gaps or evaluate the effectiveness of efforts to close them without factoring in the role of chronic absenteeism.” (Balfanz & Byrnes, 2013)

## Consequences of SRB (King et al., 1995; Rafoth, 2002; Berg & Jackson, 1985; Flakierska et al., 1988; Kortering et al., 1997)

- Stress on child and family
- Lack of access to social, academic, mental health, and vocational supports
- High rates of affective disorders later in life
- Increases chance of incarceration
- Reduced social functioning/academic performance.  
Students in the lowest 25% of their class in reading are 20 times more likely to drop out than the other 75% (U.S. DOE, 2003).
- At risk for dropping out/poverty

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# Why do Kindergarteners miss school?



## Most Prevalent Chronic Conditions Among Children with Special Health Care Needs, 2009-2010

Percent

Allergies	45	Food allergies	11
Asthma	31	Behavioral problems*	10
ADD/ADHD	25	Depression*	8
Development delay*	16	Migraine headaches	7
Anxiety problems*	14	Autism spectrum disorder*	6

NOTE Children ages 0-17.

\*Ages 2-17.

SOURCE National Survey of Children with Special Health Care Needs (survey of parents).

## School Absence Due to Illness or Injury, 2011-2012

Percent	0 days	1-5 days	6-10 days	11 or more days
Children with special health care needs	16	57	13	14
Other children	28	60	8	3

NOTE Children ages 6-17.

SOURCE National Survey of Children's Health (survey of parents).



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## School Absence Due to Illness or Injury, 2011-2012

Data show the percentage of children who missed 11 or more days of school due to illness or injury.

### Children with special health care needs



### Other children



NOTE Children ages 6-17.

SOURCE National Survey of Children's Health (survey of parents).



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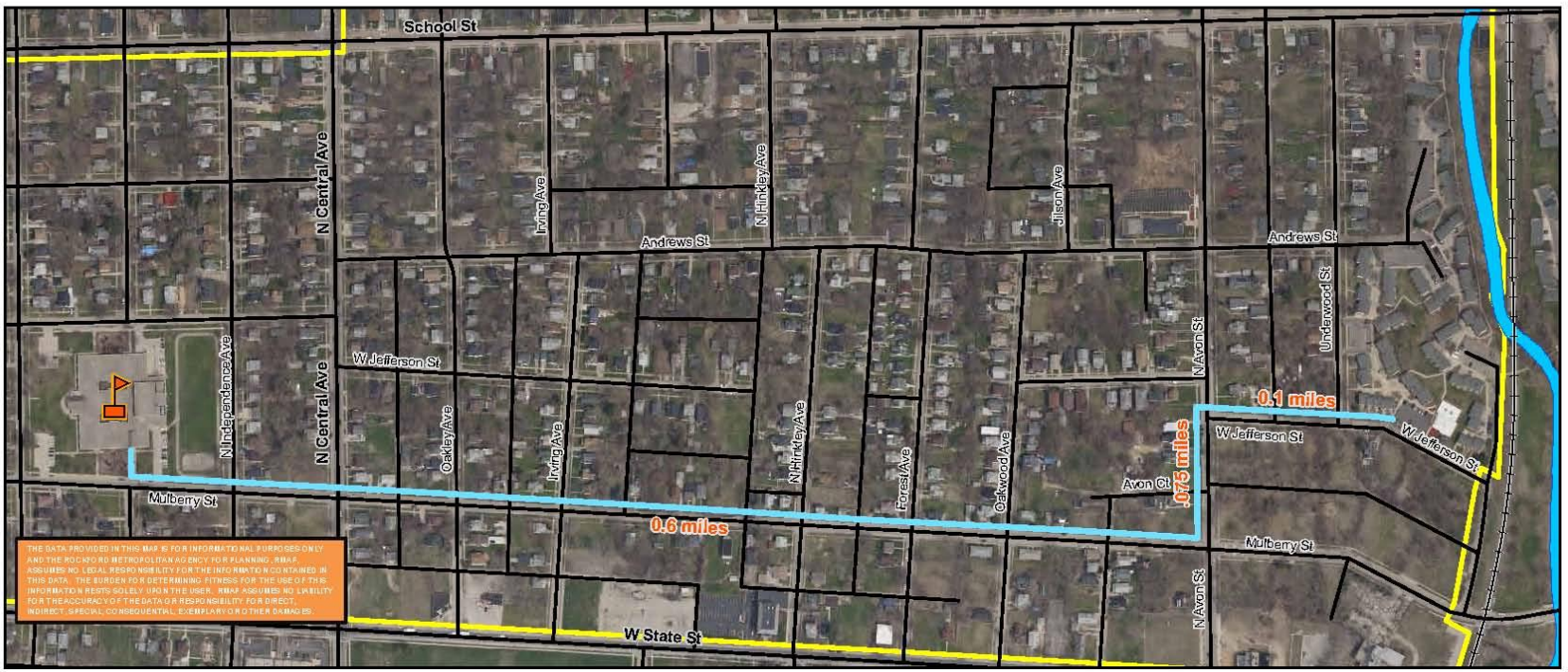


# Fast Facts About LEWIS LEMON ELEMENTARY

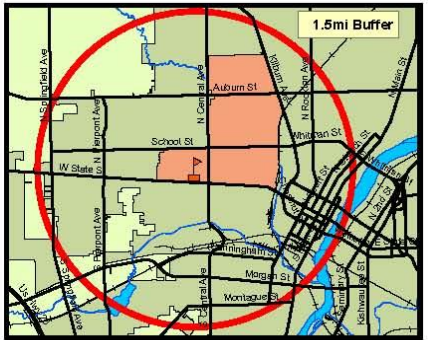
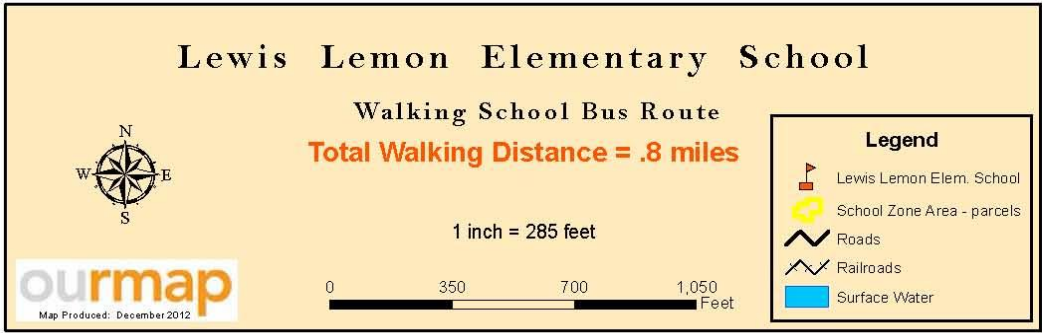


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# Walk to Lewis Lemon



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# Walk to Lewis Lemon



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# Walk to Lewis Lemon



Great Schools rating 1 out of 10



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# Walk to Gregory



Great Schools rating 6 out of 10



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# Fast Facts About GREGORY ELEM SCHOOL



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Within: 500 Ft 1000 Ft 1 Mile 2 Miles 5 Miles



# Sexual Offenders



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# Best Practice (Evidence Based) Investigation – HEALTHY HOMES

The Healthy Homes Program addresses multiple childhood diseases and injuries in the home. The Initiative takes a comprehensive approach to these activities by focusing on housing-related hazards in a coordinated fashion, rather than addressing a single hazard at a time. The HHI builds upon HUD's successful Lead Hazard Control programs to expand its efforts to address a variety of environmental health and safety concerns including: [mold](#), [lead](#), [allergens](#), [asthma](#), [carbon monoxide](#), [home safety](#), [pesticides](#), and [radon](#).



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# Best Practice (Evidence Based) Investigation – SAFE ROUTES

Research on the safety of children walking and bicycling to school began in the U.S. in the early 1970s and was highlighted by release of the US DOT publication “School Trip Safety and Urban Play Areas” in 1975. The term “Safe Routes to School” was first used in Denmark in the late 1970s as part of a very successful initiative to reduce the number of children killed while walking and bicycling to school.

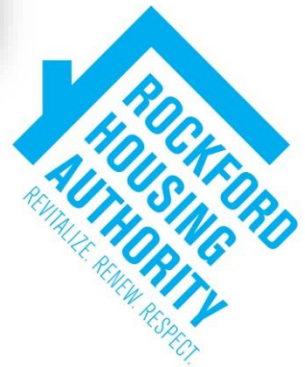


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# Best Practice Result

## KINDERGARTEN TRUANCY -67%



**LIVE UNITED** 

 **Winnebago County Health Department**

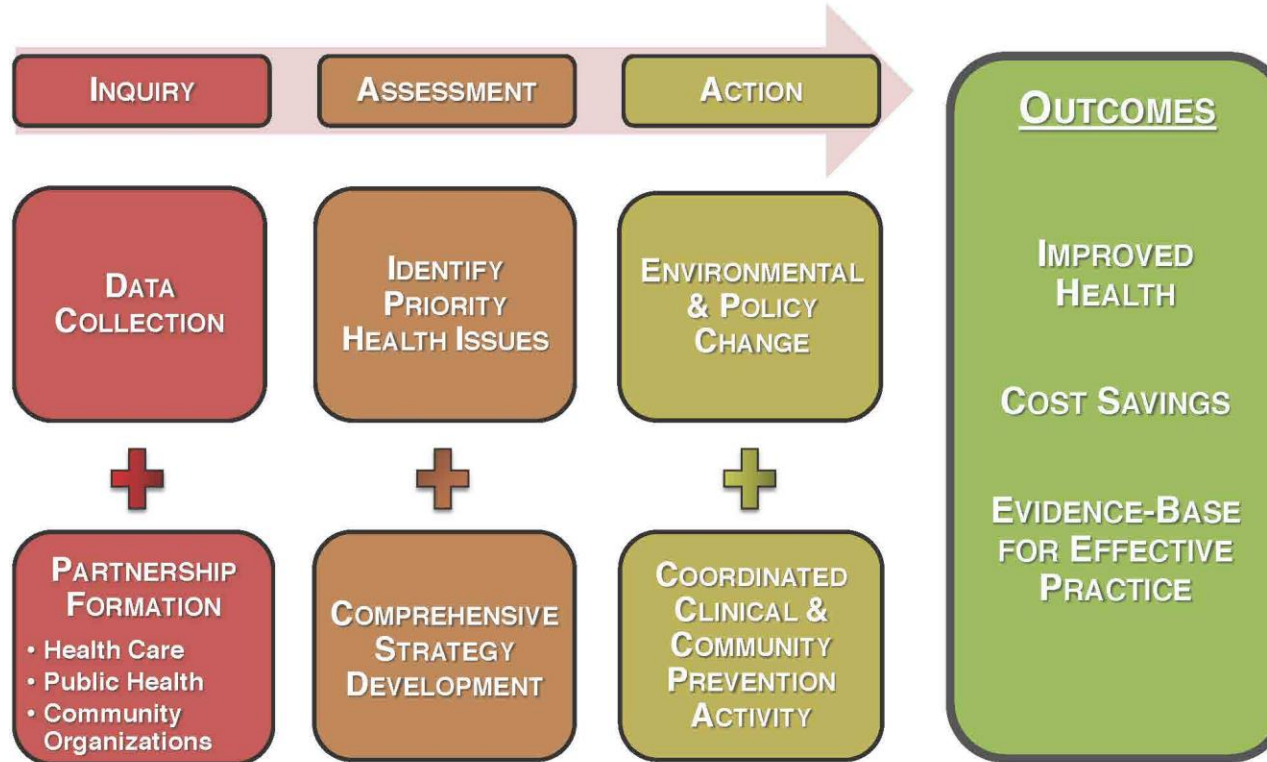
the  **YMCA**

 **ROCKFORD HOUSING AUTHORITY**  
REVITALIZE. RENEW. RESPECT



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# CLINICAL/COMMUNITY POPULATION HEALTH INTERVENTION MODEL



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# RHA Development Strategy

Transition 1100 units

Public Housing to Private Model

Evidence Based Practices



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**What is Affordable Housing?** The U.S. Department of Housing and Urban Development (HUD) defines affordable as paying no more than 30 percent of one’s monthly income for housing, including basic utilities (not including phone or cable). This standard of affordability applies to all housing programs funded by HUD and must be a part of calculating a tenant’s rent. See Cost Burden.

**What Is Public Housing?**

Public housing is one of the nation’s three main rental assistance programs, along with “Section 8” vouchers and project-based rental assistance. Public housing developments provide affordable homes to 2.2 million low-income Americans.



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MORE THAN JUST LOOKING GOOD:  
TOWARDS AN EVIDENCE-BASED DESIGN PRACTICE IN AFFORDABLE HOUSING

Sherry Ahrentzen, Ph.D.  
Associate Director for Research  
ASU Stardust Center for Affordable Homes & the Family

**The problem is not so much what we don't know; it's what we think we know that just ain't so. (Attributed to Mark Twain)**



# Questions?



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**5 Questions**  
**Help us frame next meetings**

**Break – 10 Minutes**  
**Return 10 am**



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# RHA/Gorman Relationship

## Master Developer RFP Fairgrounds (Camiros Planner)



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# RHA Development Strategy

Transition 1100 units

480 units - renovation in place

628 units - Demolition



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# Brewington Demolition – 418 units

(Phase 2 of Jane Addams PUD)



## RAD Points

- \$2 million in demolition
- \$68-80 million in renovation
- 418 units replacement housing
- 56% Disabled Supportive
- 14% Senior



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# Orton Keyes Remodel – 175 units



- 2010-15 \$4.2 million  
Roofs, Windows, Siding, Doors, Furnaces

## RAD Points

- \$14.5 million upgrade
- Single Phase Renovation
- Mixed Income Community
- 20% Disabled Supportive
- 11% Senior



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# Scattered Sites Remodel – 305 units



- 2010-15 \$2.4 million  
Roofs, Windows, Siding, Doors, Furnaces

## RAD Points

- \$16.2 million upgrade
- Three Phase Renovation  
(A, B, C East and A, B, C West)
- 33% Disabled Supportive (avg)
- 18% Senior



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# Fairgrounds Demolition – 210 units



- 2010-15 \$0.2 million  
Roofs, Windows, Siding, Doors, Furnaces

## RAD Points

- \$48 million recapitalization
- 3 - Mixed Income  
Communities (minimum)
- 16% Disabled Supportive
- 5% Senior

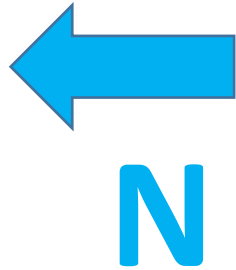


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# Fairgrounds – Phase 3

## 60 units



Fairgrounds Valley Conceptual Site Plan



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# Phase 2

## 106 Scattered Site units

Winnebago County  
Single Family  
Small multi-family



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# Phase 1

BUILDING KEY FOR DWELLING UNITS  
22 TOWNHOUSE DUPLEX  
LEASE-TO-OWN DWELLINGS  
27 TOWNHOUSE RENTAL DWELLINGS  
49 DWELLINGS TOTAL







New Towne Drive

November 21, 2015

Aerial Perspective

**GORMAN**  
& COMPANY, INC.



# Phase 1





# Phase 1



Duplex Designs

# Questions?



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Rockford Housing Authority  
OR  
New Mix - Rockford