



Rock Island Housing Authority

JULY 2010

Construction Begins on RIHA/CHS Special Needs Complex

The new Rock Island Housing Authority (RIHA) and Community Housing Services (CHS) Special Needs Complex has been funded and is scheduled to celebrate its ground breaking on Wednesday, July 14, 2010. Construction is expected to begin June 2010 with a targeted completion date of August 2011.

The estimated \$12,771,322 project was funded by a combination of a private first mortgage debt, affordable housing tax credit equity, Equity Replacement Funds (ERF) from the Illinois Housing Development Authority (IHDA), Operating Fund Financing Plan (OFFP), Replacement Housing Factor Funds (RHF) and donations. Approximately \$8.6 million of the project came from stimulus funded programs.

RIHA is the second Public Housing Authority (PHA) nationally to utilize the new OFFP, and it is the first PHA to utilize OFFP to leverage its operating subsidy reserves to

help finance new development. In the past, operating funds could not be used to develop housing.

Funding partners include the Federal Department of Housing and Urban Development (HUD), Illinois Housing Development Authority (IHDA), Rock Island Housing Authority (RIHA), Community Housing Services (CHS) and Express Development Rock Island, LLC.

Development partners include Express Development, Inc., CHS, and Tyson & Billy Development, LLC. Express' expertise lies in development, construction, property management and asset management. Tyson & Billy brings over 30-years of housing development and architectural experience utilizing various HUD funding sources to the project. CHS is the non-profit affiliate associated with RIHA.

RIHA/CHS Special Needs Complex

The RIHA/CHS Special Needs facility offers service-enriched housing that respects individual rights to privacy and autonomy. It will provide an enhanced quality of life for individuals and families often struggling to survive because they may feel isolated from the necessary resources, services and enrichment and recreational opportunities due to the stigma associated with disabilities. With the active support of its partners, the RIHA/CHS Special Needs facility will ensure that residents have access to the services they need to create a safe and stable environment, while providing opportunity and support for the realization of individual goals and aspirations.

The RIHA/CHS Special Needs facility is a 70-unit apartment style development designated for individuals and families containing at least one household member with a disability. The units will be affordable, offer independence, accessibility, and visitability. The complex will provide high-quality affordable housing and a means

of delivering the services and support required for persons with disabilities to become empowered, contributing members of the community.

The facility will include 9.5 acres located between 5th Street and 9th Street at 2739 9th Street in Rock Island, Illinois. The complex will be completed in a single phase of new construction. The family development will include 8 two-bedroom units, 46 one-bedroom units and 14 three-bedroom units. The apartments will be designed and constructed to meet special needs including wheelchair access, ramps, wider doorways, lower cabinets and roll-in showers.

The goals of the project are to meet the needs of persons with disabilities by (1) removing the barriers to community living, (2) providing quality safe, affordable housing and (3) providing the case-management, support-services and activities required for long-term success.

Serving the Diverse Rock Island Population

The new RIHA/CHS 70 unit Special Needs facility will serve families with mixed-incomes. The affordable housing is based on area median income (AMI) levels. In order to qualify for one of our fabulous NEW APARTMENTS your income can be up to, but must not exceed, the following limits:

Family Size	30% Income	50% Income	60% Income
1-Person	\$13,170	\$21,950	\$26,340
2-Person	\$15,060	\$25,100	\$30,120
3-Person	\$16,950	\$28,250	\$33,900
4-Person	\$18,810	\$31,350	\$37,620
5-Person	\$20,340	\$33,900	\$40,680
6-Person	\$21,840	\$36,400	\$43,680

In addition to the income-based units, there are some Market Rate Units with no Income Limits. RIHA/CHS will make a formal announcement when the application process for the new Special Needs facility begins. For information, call 309-788-0825.

Special Needs Supportive Services

Supportive Services at the new RIHA/CHS Special Needs facility will be provided by the Robert Young Center staff. The facility will also accommodate access for much needed services such as healthcare providers and public transportation to supermarkets and to other community amenities - each of which is critical to ensuring the independent life style that the complex will offer.

The Robert Young Center will provide as many hours per week of case management as required to enable each special needs person to live independently within the complex. Supportive services will include, but not be limited to:

- 24-hour supportive medical support and management
- Medication administration, monitoring and management
- Coordination of doctors, doctors appointments and related treatments
- Nursing and dental care
- Nutritional counseling
- Outpatient healthcare services
- Assistance and support in embracing healthier lifestyles

- Assistance with activities associated with daily living such as grooming, cooking and preparing meals and getting ready for work
- Employment assistance, training and job placement through a supportive employment program in conjunction with the department of occupational rehabilitation
- Social integration
- Emotional management
- Behavior management
- Enhancement of resident ability to live independently
- Shopping trips and outings to various activities

Robert Young services will allow the RIHA/CHS Special Needs facility to develop service enriched housing that will allow persons with disabilities to live and work successfully throughout the community. It will ensure that residents have access to the services they need to create a safe and stable environment coupled with an enhanced the quality of life. The Special Needs facility will provide a supportive and responsive environment, while providing the opportunity and support required for the realization of individual goals and aspirations.

PRESORTED
 STANDARD
 U.S. POSTAGE PAID
 ROCK ISLAND, IL
 PERMIT NO. 299

New Special Needs Complex Ground Breaking



WHEN: Wednesday July 14, 2010
 TIME: 1:00pm
 WHERE: 2739 9th Street,
 Rock Island, Illinois
 For details, call 309.788.0825

HOW TO REACH PROPERTY MANAGERS

Manor/Lincoln Homes

April Parker 786-4870
 Maintenance 786-0080

Sunset Heights

Faith Bird 788-0539
 Maintenance 788-3800

Spencer Towers

Contact 788-0498
 Maintenance 788-1809

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
July 2010	June 27, 2010	28	29	30	July 1, 2010	2	3
	4	5 July 4 th Holiday Offices Closed	6	7	8	9	10
	11	12	13	14 Special Needs Ground Breaking 1pm	15 Spencer Tenant Mtg. 2pm	16	17
	18	19	20 Sunset Tenant Mtg. 2pm	21 Manor-Lincoln Tenant Mtg. 2pm	22	23	24
	25	26	27	28	29	30	31