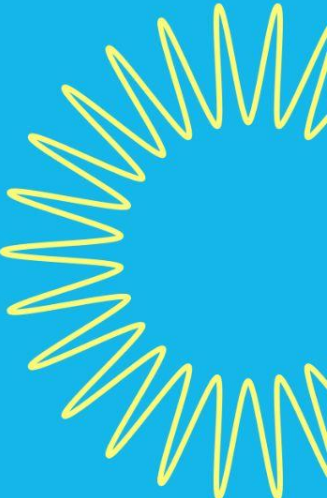


Where Can People Go?



Mapping your Community's Housing Landscape

Built For Zero.



**COMMUNITY
SOLUTIONS**

PRESENTERS

Today's Presenters
from the Community
Solutions Housing
System Team



Sally Lott



Rachel Waltz



Housing Systems Support Staff



Alex Hust



Lakecia Owens



Paul Mohr



Workshop Objectives

- Landscape Analysis Map
- Stakeholder Engagement List
- Strategy Prioritization



House People Every Day





Built For Zero.

Today's High Level Agenda

1

Rockford Illinois' Housing Landscape

Angie Walker, Joel Givens & Rachel Waltz

2

Q and A - Clutch's Approach to Unit Acquisition

Mandy Chapman Semple

3

Team Time - Mapping Your Community

Sally Lott



Warm Up!



PRESENTERS

Please welcome our
wonderful
colleagues from
Rockford Illinois!



Angie Walker
City of Rockford



Joel Givens
City of Rockford





Highlights in Rockford

1

Centralized Landlord Engagement

2

Community Partnerships

3

Right-Sizing the Approach to Maximize Resources

Built For Zero.



Data Snapshot

Rental Vacancy Rate

7.2%

vs. healthy-market range (5.0–8.0%)



LIHTC Properties

16 1,085

properties total units

Share of rental stock

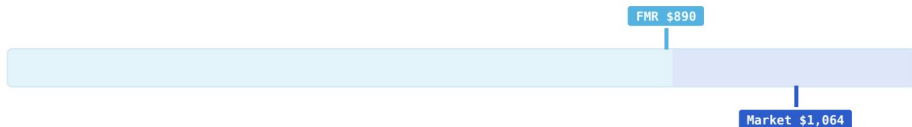
3.9%



FMR vs. Market-Rate Rent — 1-Bedroom

+\$174/mo

gap between the voucher payment standard and typical asking rent (19.6%)



Voucher Program Totals & Utilization

HCV

Housing Choice Voucher

1,700

Section 8 Housing Choice Vouchers (Rockford Housing Authority, rockfordha.org)

SPECIAL PURPOSE VOUCHERS

VASH

HUD-VASH (Veterans)

93.75%

Mainstream

Mainstream Vouchers

Not publicly reported

PROJECT-BASED VOUCHERS

PBV

Project-Based Voucher

100.0%

Public Housing Occupancy

HUD PHAS MASS Occupancy

☒ Moving to Work (MTW) Agency

94.0%

1,050 of 1,117 ACC units leased

Goal 96%



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Centralized Landlord Engagement

TBRA Availability

☐ LOCAL DATA

☐ priority ☐ ? unknown / TBD

Property / Landlord Engagement Process

☐ LOCAL DATA

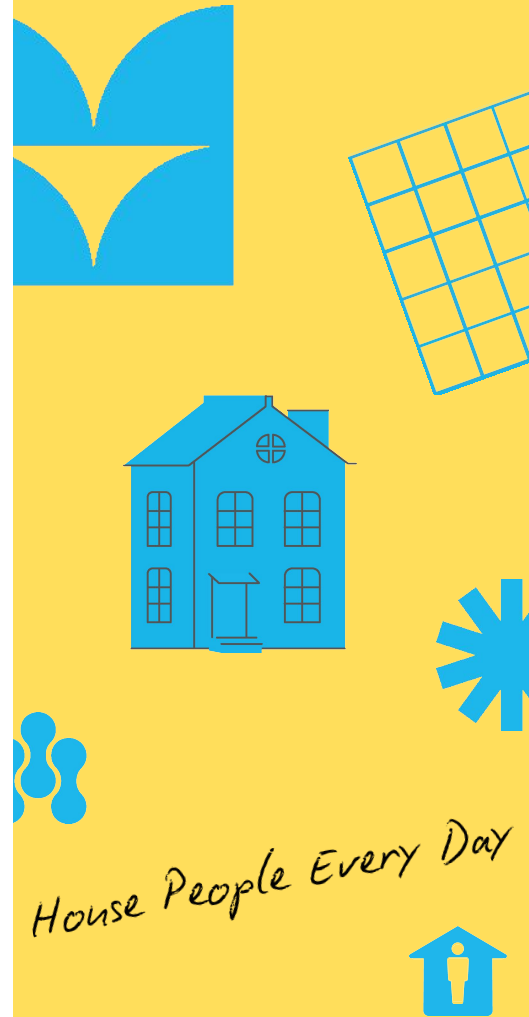
☐ priority ☐ ? unknown / TBD

Access to Flexible Funding

e.g. landlord incentives

☐ LOCAL DATA

☐ priority ☐ ? unknown / TBD



Public Health

☐ Engaged ☐ Not yet / who to ask:

Economic Development

☐ Engaged ☐ Not yet / who to ask:

Education

☐ Engaged ☐ Not yet / who to ask:

Neighborhood / Environment

☐ Engaged ☐ Not yet / who to ask:

Healthcare System

☐ Engaged ☐ Not yet / who to ask:

Partnering with Local Businesses

Knowing that more housing supply does not get built overnight, and resources are so scarce in this sector, the Rockford team has worked to curate cross-sector partnerships to unlock resources and further opportunity.

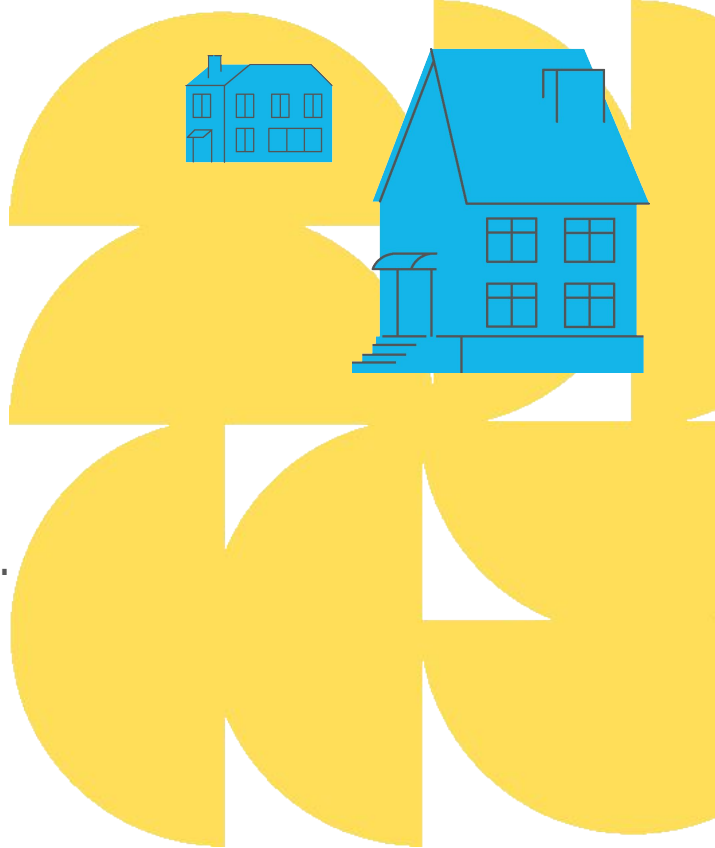
House People Every Day



Way to go Rockford!!

Angie and Joel have more knowledge and experience than we could possibly highlight.

They will be floating throughout the session today - flag them down if you have more questions!



Map your System

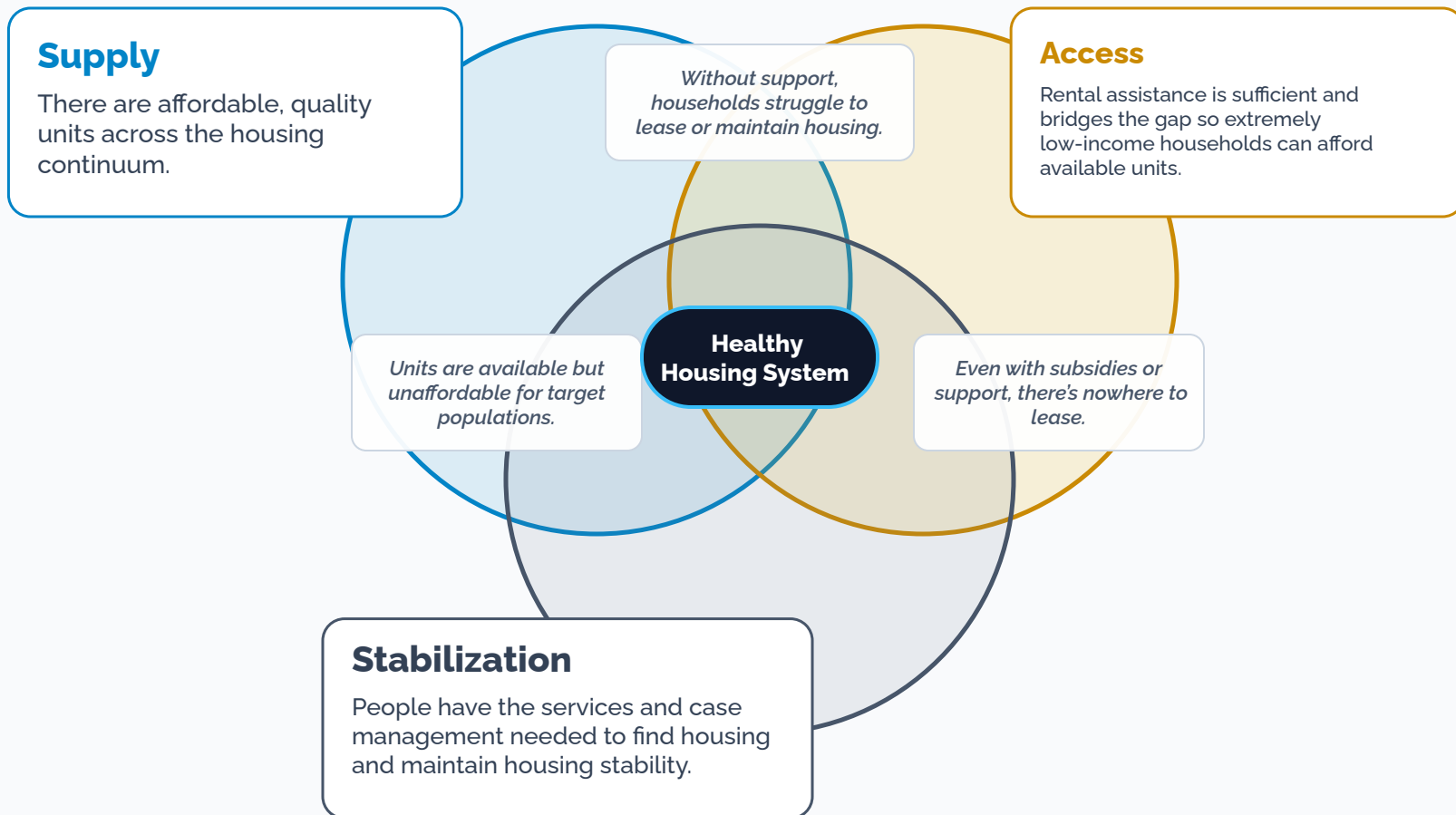


We will take the next 30 minutes
to begin your own Housing
Landscape Analysis

*You most likely will not complete it
today - that's okay!*



What makes a healthy housing system?



Some Guiding Questions for Mapping



- Once an individual is referred to and accepted into a housing program, what does their pathway into housing look like?
- How are housing subsidies (HCV's or program administered rental assistance) distributed or prioritized?
- Is there an understanding of what CoC resources are available to access housing units? Is this uniform across housing programs?
 - Outside of CoC resources, what other subsidies, flex funds, or funding streams are available to assist people moving into housing?
- Specifically around voucher issuance:
 - Does the PHA dedicate voucher resources to the homelessness response system?
 - Are there barriers in how subsidies are administered (inspections, lease approvals, etc.)?
 - How long does it typically take for a household to move into housing after referral?



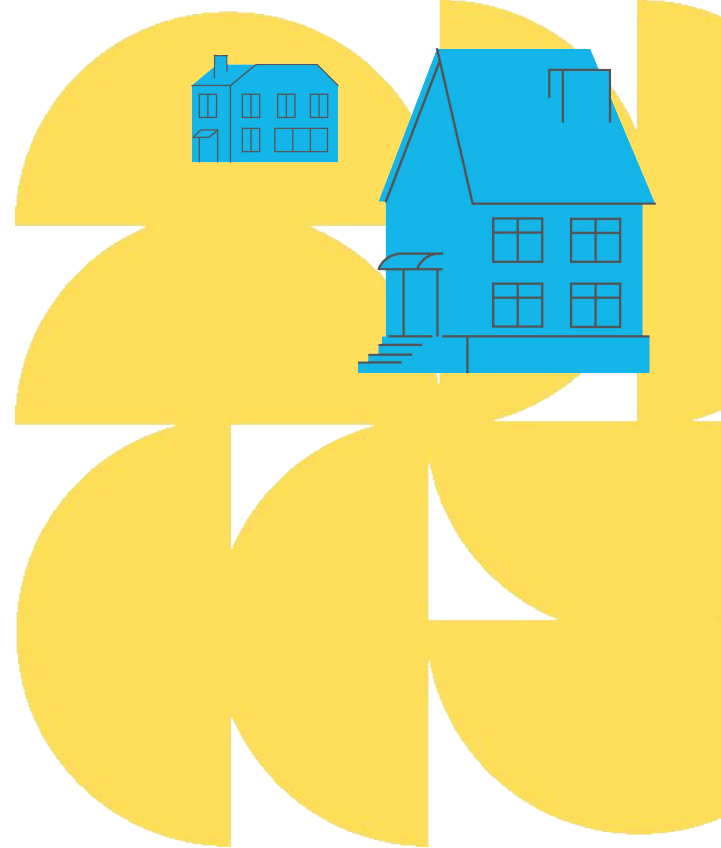
Helpful Places to Find Out More

Rental Housing Programs (NLIHC)

State and Local Housing Trust Funds (NLIHC)

State and Local Tenant Protections (NLIHC)

LIHTC Database (HUD)



Gaps and Barriers

As you have mapped out your housing landscape, you have probably started to note gaps and barriers to getting people housed.

THIS IS NORMAL AND WHY WE ARE HERE

Take the next 15 minutes to start identifying these areas, and note if the gap or barrier is due to a lack of:

- Funding
- Capacity
- Partnerships
- Knowledge
- Coordination



House People Every Day



Gallery Walk

I notice... I wonder... I've tried



Bringing it All Together - Exit Ticket

Commitment

*What's one action
you will take in
the next 30 days?*

Insight

*What's the most
useful insight
you've gained?*

Clarity

*What's one
thing that's still
unclear?*

Session Feedback

Please scan the QR code to complete the feedback survey.



<https://survey.alchemer.com/s3/9042138/2026-BFZ-Learning-Session-Workshop-Session-Feedback>

