



annual report 2017

Mapping our way to a better Illinois.

We brought together **225 housing advocates and practitioners** to learn from experts and build relationships at our annual conference. “The *Housing Matters!* conference was a great learning experience. Lots of information, networking, and making new connections. Can’t wait for the next one!”
— *Joel Sanabria, Breakthrough Joliet*

We held nearly 20 workshops to train **292 housing counselors**, who help families find and keep good homes

While continuing our work in Illinois, we **increased our federal-level advocacy**, speaking up for critical programs that invest in affordable housing and ending homelessness in our communities.

“Too many people don’t know their rights, or even that they have rights,” says Lupe, who became a housing counselor at Centro Romero after attending half a dozen of our trainings. In just her first year, she helped 42 households understand their housing options. Lupe eagerly joined our first workshop on rental counseling and immediately put her new knowledge to use by helping a longtime community member avoid eviction.

During our **30th anniversary Caravan**, we traveled to 20+ organizations to take the pulse of housing issues in Central and Southern Illinois.

Our network of **50+ AmeriCorps VISTAs**, placed at our member organizations throughout the state, spend from 10 weeks to a full year working on projects that help end poverty and homelessness through affordable housing and economic empowerment initiatives.

join us!

stay informed • become a member • make a gift

Dear Members and Supporters,

Housing Action Illinois has been charting the movement for affordable housing in our state for more than three decades. Our destination remains clear: an Illinois where all residents, regardless of income, have a safe, quality, affordable place to call home. From Steeleville to Freeport, Chicago to Springfield, we bring everyone together to map out this vision.

Our broad membership—encompassing housing counselors, community action agencies, homeless service providers, policy makers and housing developers—reflects the range of housing champions dedicated to stabilizing Illinois communities and improving the lives of individuals and families across our state. Our early accomplishments, such as establishing the Illinois Affordable Housing Trust Fund, continue to help communities thrive, while our more recent ones, such as helping pass state legislation that protects homeowners from predatory rent-to-own contracts, help us navigate our way to a better future.

Your support helps us continue to put affordable housing on the map. Thank you!



Sharon Legenza,
Executive Director



Wally King,
Co-Chair



Mary Lu Seidel,
Co-Chair

board members

Co-Chairs Wally King, Bethany Village Family Crisis Resource Center, Anna; Mary Lu Seidel, National Trust for Historic Preservation, Chicago

Secretary Niccole Clements, PNC, Springfield

Treasurer Kurt Kuyawa, Citizens Bank NA, Chicago

Members

Cheryl Boswell, Peoria
Bob Campbell, Zion Development Corporation, Rockford
Sheila Dodd, Habitat for Humanity of Champaign County, Champaign
Kelli Harsch, Applegate & Thorne-Thomsen, P.C., Chicago
Joyce Hothan, Equity Sharing Partners NFP, Westmont
Jackie Newman, Springfield Housing Authority, Springfield
David Noble, Midland States Bank, Effingham
Aurie Pennick, Chicago
Laurie Peterson, PNC, Bloomington
Paul Seiden, Neumann Family Services, Chicago
Darsonya Switzer, Dove Inc., Decatur
Mary Ellen Tamasy, Lake County Residential Development Corporation, Gurnee
Margaret Wooten, Chicago Urban League Development Corporation, Chicago

2017 Staff List

Executive Director: Sharon Legenza
Director of Capacity Building: David Young
Capacity Building Specialists: Wanda Collins, Bibian Cristino, and Jennifer Pallas
Outreach Manager: Gianna Baker
Outreach Associate: Willie Heineke
AmeriCorps VISTA Leaders: Tanya Burgess and Brandon Grigsby
Bookkeeper & Grants Compliance Assistant: Kimberly McKenny
Policy Director: Bob Palmer
Communications Manager: Kristin Ginger
Marketing & Communications Consultant: Timm Krueger
Communications and Resources VISTA: Marissa Diekhoff

2017 Funders

Alphaood Foundation
Associated Bank
Citi Community Development
Corporation for National & Community Service
First Midwest Bank
Illinois Attorney General
Illinois Housing Development Authority
Huntington Bank
JPMorgan Chase
Midland States Bank
Pierce Family Foundation
PNC
Polk Bros. Foundation
State Farm
Searle Funds at The Chicago Community Trust
U.S. Bank Foundation
U.S. Department of Housing & Urban Development
Woods Fund of Chicago
Woodforest National Bank

capacity building

We can do more and do it better. By providing training, consulting, and resources, we help housing organizations better serve communities throughout Illinois.

Training and Consulting

Through workshops and direct consultation, we help organizations become more efficient, expand their programs, and develop skills to meet changing needs.

In 2017, Housing Action was able to go nationwide with new trainings for housing counselors that we have developed in response to community need. While still focusing on Illinois, our Capacity Building Specialists are now also bringing their expertise to states as far as Arizona and as near as Indiana with trainings such as the Fundamentals of Rental Housing Counseling. See the other side of this report to learn how these trainings are already helping housing counselors like Lupe Gasca serve their communities.

Housing Counseling Intermediary

As an Intermediary, we distribute HUD funds to an network of 26 HUD-approved housing counseling agencies in Illinois, Indiana, and Missouri. We also help these organizations with administrative functions, freeing them up to focus on helping families find and keep good homes.

AmeriCorps VISTA

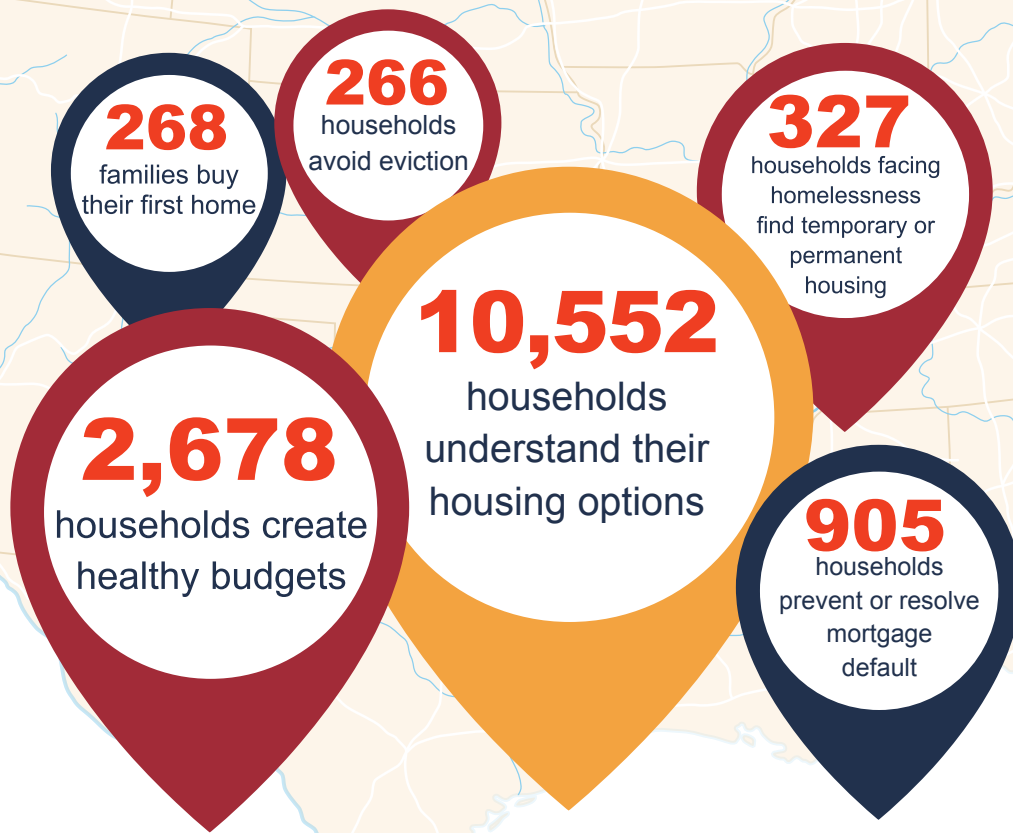
In 2017, we managed a network of 27 full-year AmeriCorps VISTAs placed with member organizations throughout the state. We also launched a VISTA Summer Associate program that brought in 30 VISTAs to serve for up to 10 weeks.

In the past year, our VISTAs have recruited and managed nearly **6,000 volunteers** and raised more than **\$550,000 in cash and in-kind donations**



As a VISTA, Kati developed and launched a program called Viviendo Unidos that combines a landlord-tenant matching service with educational workshops and in-depth financial coaching for renters. The primary aim of the program is to preserve and expand affordable rental housing in gentrifying communities. Kati continues to work with Viviendo Unidos in her new staff position as a full-time Rental Counselor at Northwest Side Housing Center.

In 2017, our Intermediary network helped...



members

Access Living
Affordable Housing Corporation Of Lake County
Agora Community Services Corporation, NFP

All Chicago: Making Homelessness History

Alliance to End Homelessness in Suburban Cook County

Applegate & Thorne-Thomsen

Assisted Housing Risk Management Association (AHRMA)

BCMw Community Services

Bethany Village

Bethel New Life

Bickerdiike Redevelopment Corporation

Bluestem Housing Partners, NFP

Boys and Girls Club of Lake County

Breakthrough Joliet

Brighton Park Neighborhood Council

Catholic Charities Of Archdiocese Of Chicago

Catholic Charities, Diocese of Joliet

CDBG Operations Corporation

CEFS Economic Opportunity Corporation

Center for Changing Lives

Centro Romero

Champaign County Regional Planning Commission

Chicago Area Fair Housing Alliance (CAFHA)

Chicago Coalition for the Homeless

Chicago Lawyers' Committee for Civil Rights Under Law, Inc.

Chicago Rehab Network (CRN)

Chicago Urban League

Chicagoland Habitat for Humanity, NFP

Chinese American Service League (CASL)

Cinnaire (formerly Great Lakes Capital Fund)

City of Rockford

Claretian Associates

Community & Economic Development Association Of Cook County (CEDA)

Community Contacts, Inc

Community Investment Corporation of Decatur

Community Partners For Affordable Housing

Community Service Council of Northern Will County

Comprehensive Community Solutions

Connections For The Homeless

Consumer Credit Counseling Center of Northern Illinois, Inc. (CCC of Northern Illinois)

Cornerstone Associates LLC

Crosswalk Community Action Agency

CSH

Disability Resource Center (formerly known as Will-Grundy Center For Independent Living)

Dove, Inc.

DuPage Habitat for Humanity

DuPage Housing Action Coalition (dissolved)

DuPage PADS

East Central Illinois Community Action Agency

Economic Growth Corporation (formerly Rock Island Economic Growth Corporation)

Edgewater Village

Embaras River Basin Agency, Inc. (ERBA)

Enterprise Community Partners

Erie Neighborhood House

Everlasting Word Church

Federal Home Loan Bank of Chicago (FHLB)

Ford Heights Community Service Organization

Freeport Area Church Cooperative

Friedman Place

Garfield Park Community Council

Genesis Housing Development Corporation

Grass Roots Organizing Works

Greater Southwest Development Corporation

GroWorks Inc

H.O.M.E. DuPage (formerly DuPage Homeownership Center DHOC)

Habitat for Humanity Chicago

Habitat for Humanity of Champaign County & Restore

Habitat for Humanity Of Illinois

Habitat for Humanity Of Northern Fox Valley

Habitat For Humanity Of Sangamon County

Habitat for Humanity, Chicago South Suburbs

Heartland Housing, Inc.

Hesed House

HomeStart, Inc.

HOPE Fair Housing Center

Hope Haven of DeKalb

Hope of East Central Illinois

Housing Authority Of Cook County (HACC)

Housing Choice Partners (HCP) Of Chicago

Housing Forward (formerly West Suburban PADS)

Housing Opportunity Development Corporation

Housing Plus NFP

IFF

Illinois Community Action Development Corporation

Illinois Housing Council (IHC)

Illinois Valley Center for Independent Living

IMPACT Center For Independent Living

Inland Home Mortgage

Interfaith Leadership Project of Cicero, Berwyn & Stickney

John Marshall Law School

Joining Forces for Affordable Housing

Joseph Corporation

Justine Petersen Housing and Reinvestment Corporation

Kankakee County Housing Authority

Kenneth Young Center

Lake County Coalition For The Homeless

Lake County Community Development Division

Lake County Housing Authority

Lake County Residential Development Corporation

Latino Policy Forum

Lawyers' Committee For Better Housing

Lazarus House

LIFE Center for Independent Living

Local Initiatives Support Corporation (LISC)

LUCHA (Latin United Community Housing Association)

Madison County Community Development

MCS Community Services

Mid Central Community Action

Midland States Bank

Millikin University

Mobile Home Owners Assoc. of Illinois

Mobile Housing Plus Services

Mortgage Education Foundation

Muslim Women Resource Center (Community Help Center)

Navicore Solutions

Neumann Family Services

New Christian Joy Full Gospel Baptist Church

North Central Illinois Council Of Governments

North Side Community Federal Credit Union

North West Housing Partnership

Northside Community Development Corporation

Northwest Compass, Inc.

Northwest Side Housing Center

NW HomeStart, Inc

Oak Park Regional Housing Center

Open Communities

Over the Rainbow Association

Overflow Ministry - Korean United Methodist Church

PADS Lake County

PADS of Elgin

Partners In Community Building Inc. (PICB)

People's Resource Center (PRC)

Peoria Housing Authority

Progress Center for Independent Living

Project IRENE

Project Now Community Action Agency

Resources for Community Living

Respond Now

Restoration America Inc. (Formerly Partners In Charity)

ReVive Center for Housing and Healing

RinCon Family Services

Rockford Housing Authority

Shawnee Development Council

Shelter Care Ministries

South Suburban Family Shelter

South Suburban PADS

Southwestern Illinois Development Authority

Spanish Coalition for Housing

Spanish Community Center

Springfield Housing Authority

Supportive Housing Providers Association

Supportive Services for Veteran Families

The Harbour, Inc.

The Resurrection Project

Thresholds

Together We Cope

Total Resource Community Development Organization

Tri-County Opportunities Council

Trilogy Behavioral Healthcare

Trinity Lutheran Church

Turnstone Development

Universal Housing Solutions CDC

Urban League of Metropolitan St. Louis, Inc.

Vermillion County Housing Authority

Volunteers Of America

Western Egyptian Economic Opportunity Council, Inc.

Will County Center for Community Concerns

Zion Development Corporation

public policy advocacy

Many voices are stronger than one. We mobilize our members to advocate for policies that help and protect renters, homeowners, and people experiencing homelessness.

In 2017, we prioritized resolving the state budget crisis, advocating to extend funding for the Foreclosure Prevention Program in Illinois, and opposing federal budget cuts to critical housing programs. We mobilized 100+ organizations and spoke up in 100+ conversations with legislators and decision makers to advocate for this agenda.

Our federal advocacy = more resources for Illinois

HUD invests more than \$2 billion in Illinois annually. We mobilized our members and allies to reject the severe cuts proposed by the Trump Administration and successfully advocated with our members of Congress to increase funding for Housing Choice Vouchers, HOME, Homeless Assistance Grants and other programs.

The increase for the HOME Program alone resulted in \$17 million in additional funding, for a total of \$57 million, to create affordable homes for rent and sale across the state. This is a 41% increase compared to the previous year.

Thanks to our advocacy work in 2017, Illinois now boasts some of the strongest protections in the nation for homeowners considering rent-to-own contracts. Housing Action Illinois drafted and pushed for this law because we saw a resurgence in predatory contracts from largely unregulated companies targeting low income communities, often communities of color. Now, contract terms have to be more transparent, giving people more information to help them make good decisions, and companies that break the law can be penalized.

We secured legislation extending Illinois' graduated fee on foreclosure filings, which will generate more than \$3 million next year to address vacant and abandoned properties and provide housing counseling.

We secured a nearly \$1 million increase for the Homelessness Prevention Program, which will prevent or end homelessness for more than 1,200 households.

This makes a difference for women such as Mary,* a client of Connections for the Homeless (Evanston, IL), who was fleeing domestic violence with her two children. Although Mary secured a new job and found an apartment, she couldn't afford the rent before getting her first paycheck. "Using Homelessness Prevention funds, we helped her with a security deposit and the first month's rent," says Betty A. Bogg, Executive Director for Connections. "She was able to settle into a new home with her children and avoid entry into the shelter system, which is much costlier."

**Mary is a pseudonym.*



Policy Director Bob Palmer discussing the need for federal investment in critical housing programs at a roundtable with Senator Tammy Duckworth

public education & organizing

Knowledge is power. We build awareness by sharing information and personal stories with policymakers, elected officials, nonprofits, and the media. We organize issue-specific working groups, meetings with legislators, and host an annual conference for housing advocates and practitioners. In 2017, we averaged more than a meeting a day with members and allies to promote our policy agenda, share best practices, and hear what's happening in the field.

financials

Revenue	\$2,248,385	Expenses	\$2,196,179
Government Grants	\$1,575,456	Programs	\$2,015,151
Foundation Grants	\$175,300	Subgrants/stipends	\$1,182,613
Corporate Contributions	\$201,214	Fundraising	\$33,678
Other	\$170,177	Management and General	\$147,350
In Kind	\$102,127		
Membership Dues	\$24,111		
Total Assets	\$1,478,178	92% of our funding is spent on programs	
Current Liabilities	\$879,123		
Total Net Assets	\$599,055		