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Find this annual report online: housingactionil.org/2022annualreport
Dear Friend,

2022 was a year of celebrating momentum at Housing Action Illinois: We marked our 35th anniversary of leading the movement to expand affordable housing and end homelessness in Illinois. We reaffirmed our mission, values, and vision and emerged with a fresh strategic plan detailing our priorities, pillars of work, and the lenses we apply as we carry out our programs.

The pillars of work guiding us forward:

Educate
We build awareness, activate change, and shift narratives to support our mission, values, and vision. By sharing information and real-life stories with policymakers, nonprofit service providers, and the media, we aim to create a deeper understanding of the importance of affordable housing and its impact on individuals and communities.

Advocate
We amplify individual organizational voices and exercise our collective voice to secure more resources and equitable housing policies in our communities. Together, our impact is greater.

Strengthen
We build the capacity of non-profit organizations in order to ensure that affordable housing and homelessness prevention programs can be effectively delivered to diverse communities. We help housing counseling agencies, nonprofit developers, and homeless service providers build their capacity and expand their resources.

Sustain
We understand that our mission, values, and vision require long-term, sustained work, and we seek to secure the resources and capacity to fulfill our mission.

We are committed to implementing our new strategic pillars and priorities with determination and focus. Collaboration and recognizing the contributions of every individual and organization are at the core of our work in 2022 and beyond. We will harness our collective potential as a coalition and build upon our momentum to create an Illinois where everyone has a good, stable home.

Thank you for your continued support and for being part of the Housing Action Illinois community.

Sharon Legenza
Executive Director

Darsonya Switzer
Co-Chair, Board of Directors

Carl Wolf
Co-Chair, Board of Directors
POLICY ADVOCACY

Housing Action Illinois works on issues aligned with our core mission of creating an Illinois where everyone has a good, affordable place to call home. We mobilize our members and allies to advocate for policies that help end homelessness and housing discrimination, create affordable rental housing, and promote sustainable homeownership. We aim to increase federal, state, and local investments in proven housing programs and develop new policy solutions.

Working alongside strong members and allies, we had a number of key wins in 2022:

Source of Income Protections

After multiple campaigns over the course of almost 20 years, state legislation creating source of income (SOI) fair housing protections finally passed in Illinois in 2022.

These protections make it illegal for landlords to refuse to rent to individuals or families solely for using public benefits, including rental subsidies or other legal, non-wage income, such as social security, to pay for housing. This provides renters currently shut out of housing opportunities the chance to make their case to a landlord that they will be a good tenant.

Allocating Federal Funds for Affordable Housing

We successfully led a coalition advocating for $150 million in American Rescue Plan Act (ARPA) funding for affordable housing, which was included in the fiscal year 2023 state budget and appropriated to the Illinois Housing Development Authority (IHDA).

State Budget Funding to End Homelessness

The fiscal year 2023 state budget includes $15 million in new General Revenue Fund funding for Homelessness Prevention to support the State of Illinois’ new plan to prevent and end homelessness, with $5 million of these funds dedicated to emergency shelter providers to serve people during winter months.

The additional state funding that the State of Illinois provided during the winter months helped expand emergency shelter capacity across the State of Illinois at a time when many shelters were full and were and/or had waiting lists. Housing Action Illinois has been a crucial partner with shelter providers around the state to make sure we have more resources to serve families and individuals with no place else to go during the coldest time of the year.

– Doug Kenshol, co-founder of the Illinois Shelter Alliance and Executive Director of South Suburban PADS.
CAPACITY BUILDING

We build the capacity of housing nonprofits through individualized coaching and technical assistance, trainings, and pass-through funding, with a specific focus on supporting housing counseling agencies. These agencies offer no- or low-cost education and one-on-one counseling for families and individuals who are renting or buying homes.

Trainings for Housing Professionals

Our trainings and individualized support of agencies help strengthen the counseling field, build the pipeline of new housing counselors, and bring us closer to our overall goal of stable communities with more accessible, inclusive homeownership opportunities.

Our team of expert Capacity Building Specialists facilitate trainings that serve the unique needs of housing organizations. In 2022, we educated 609 participants through 26 trainings and received nearly $1.4 million from HUD to distribute to housing counseling agencies and continue our training program.

This was the second time that Housing Action has received a HUD training award; with these funds, we provide a robust lineup of trainings to help housing counseling agencies become more effective, expand their programs, and develop staff skills to meet changing needs.

Housing counselors must keep up to date on a wide range of topics, such as how to access down payment assistance programs, manage mortgage delinquency, and avoid discriminatory or predatory lending practices.

Housing Counseling Career Path

Our Housing Counseling Career Path training helps housing counselors prepare to pass the HUD Individual Certification Exam. In 2022, we hosted four series of the training program, including one series in Spanish, that were attended by a total of 101 participants. 97% of respondents to post-training evaluation surveys felt more knowledgeable after the training. As of February 2023, 99% of Illinois housing counseling agencies had at least one HUD-certified counselor on staff. Nationally, 94% of counseling agencies had at least one certified housing counselor on staff. We plan to continue our efforts to support counselors and agencies in navigating the recent industry shift to a required professional certification and welcome newcomers to the field, aiming to ensure that Illinoisans throughout the state can access housing counseling services that meet their needs.

Certified Housing Counselor

The Career Path training has assisted me with a clear understanding, better perspective of what I was reading, I love that I was able to ask questions, discuss, and receive the explanation needed to Pass the Exam!...I love that the training provided somewhat different questions than what is seen on the knowledge assessment/practice exam. I found the questions/ scenarios to be more realistic, which was a GREAT help!

– Jennette D. Thompson, participant in a 2022 Housing Counseling Career Path training

Housing Action Illinois Capacity Building team at our 2022 Housing Matters Conference
A Thriving Intermediary Network

As a HUD-Approved Intermediary, we secure funding from HUD and pass it on to an affiliate network of HUD-approved housing counseling agencies in the Midwest.

We help these agencies with administrative functions and assist each agency to ensure it meets client needs and program standards, offering support and guidance during performance reviews to ensure they stay HUD compliant.

We aid them in increasing their revenue, leveraging other resources, compiling reports, training staff, and staying abreast of new funding opportunities. With our support and resources, these agencies are able to help more families and create more change in their communities.

In 2022, HUD announced an award of $1,147,942 to Housing Action Illinois for our Intermediary work, and we distributed subgrants to 35 housing counseling agencies in our network of agencies in the Midwest.

Doing More with AmeriCorps VISTA

Housing Action understands that many of our members have capacity building needs without the human capital to address those needs. This is why we manage an AmeriCorps national service program, matching AmeriCorps service members with community-based organizations across Illinois to help them build capacity.

In 2022, we placed 21 full-year and 9 summer-term AmeriCorps VISTA Members with host organizations around Illinois to help them do more and do it better. In addition to many other kinds of capacity building projects, these AmeriCorps Members recruited and managed 1,044 volunteers and raised more than $643,000 in cash and in-kind donations.

Housing Counseling Corps

Through our recently launched Housing Counseling Corp, we focus on placing AmeriCorps VISTA members with housing counseling agencies in need of HUD-certified housing counselors. This initiative is intended to help build the housing counseling field while giving newcomers support and experience.

Housing counseling gives a more humanistic and holistic perspective, not just for Justine PETERSEN, but for homeowners. We can provide them with resources and information, educating them.

- Noureldin Mohamed, a Housing Counseling Corp AmeriCorps VISTA at Justine PETERSEN
PUBLIC EDUCATION & ORGANIZING

By sharing information and real-life stories with policymakers, nonprofit service providers, and the media, we build awareness about housing issues and the urgent need for more quality, affordable housing throughout the state. Our staff works to keep affordable housing in the headlines and make sure people understand our issues, building momentum to create change.

Back in Person: Housing Matters 2022

During our annual Housing Matters Conference in October, we celebrated our 35th anniversary as we returned in person to Bloomington, IL for the first time in two years. 251 participants from 141 organizations joined us to partake in critical conversations, build relationships, and gain new perspectives.

We hosted plenary sessions featuring storyteller Emily Hooper Lansana, HUD Midwest Regional Administrator Diane M. Shelley, and IDFPR Secretary Mario Treto, Jr. We toasted to our long history of wins at our 35th Anniversary Gala Dinner.

Celebrating 35 Years

Over 35 years, Housing Action Illinois has grown and accomplished a great deal, including a wide range of significant policy wins, capacity building initiatives, public outreach, peer conferences, and research. In 2022, we published a 35th anniversary publication to share memories and reflections from members, Board, staff, and people with lived experience who have been part of our movement to create an Illinois where everyone has a stable place to call home.

Read our publication at bit.ly/momentum35
Educating the Public & Media

By sharing information and real-life stories with policymakers, nonprofit service providers, and the media, we build awareness about housing issues. Our staff works to keep affordable housing in the headlines and make sure people understand our issues, building momentum to create change. See media coverage of our issues at housingactionil.org/news/in-the-media

In addition to securing media placements, we also share analysis and research.

Featured reports and media placements from 2022:

Out of Reach: The High Cost of Rental Housing
The Gap: A Shortage of Affordable Rental Homes
Tax sole process hits Black homeowners hardest
Rental Housing Prices at an All Time High

BOARD & STAFF

Board of Directors
Executive Committee
Darsonya Switzer - Co-Chair
Dow Inc., Decatur

Carl Wolf - Co-Chair
Respond Now, Chicago Heights

Nicole Clements - Secretary
PNC, Springfield

Kurt Kayama - Treasurer
Citizens Bank NA, Chicago

Members
Shalonda Bedenfield-Causey
Federal Home Loan Bank of Chicago, Chicago

Bob Campbell
Zion Development Corporation, Rockford

John S. Herring, Sr.
Illinois Network of Centers for Independent Living, Springfield

Horacio Mendez
Woodstock Institute, Chicago

Laura Olvera
Community Partners for Affordable Housing, Libertyville

Shelly Richardson
The Statewide Independent Living Council of Illinois, Springfield

Margaret Wooten
Reach CDC, Chicago

Staff
Sharon Legenza
Executive Director

David Young
Director of Capacity Building

Wanda Collins
Capacity Building Specialist

Ilsean Crousso
Capacity Building Specialist

Jennifer Patnas
Capacity Building Specialist

James Miller
Capacity Building Associate

Bob Palmer
Policy Director

Folake Akanni
Housing Policy Organizer

Marc Ralph
Housing Policy Organizer

Jeremy Cowart
AmeriCorps VISTA Leader

Perrita D. Rodriguez-Everson
AmeriCorps VISTA Leader

Kristin Ginger
Communications Manager

Maria Flores
Development Coordinator
Housing Action Illinois had more than 160 members, including nonprofit organizations, government agencies, and corporations, all committed to protecting and expanding the availability of quality, affordable housing.

360 Youth Services, Naperville
Access Living, Chicago
AGORA Community Services Corporation NFP, Chicago
All Chicago Making Homelessness History Alliance to End Homelessness in Suburban Cook County, Hillside
Ameren Illinois, Springfield
Apoa Ghar, Chicago
Applegate & Thorne-Thomsen, Chicago
Architects, Chicago
Association for Individual Development, Elgin
Behavioral Institute of Human Development, Chicago
Bridge Communities, Glen Ellyn
Brightpoint, Fort Wayne, IN
Brighton Park Neighborhood Council, Chicago
Busby Bank, Champaign
Carbondale Warring Center, Carbondale
Catholic Charities of the Archdiocese of Chicago
Catholic Charities Diocese of Joliet, Downers Grove
Catholic Urban Programs, East St. Louis
C.E.P.S. Economic Opportunity Corporation, Effingham
Center for Disability and Elder Law, Chicago
Central Illinois Land Bank Authority, Danville
Centro Romero, Chicago
Champaign County Regional Planning Commission, Urbana
Champaign-Urbana Tenant Union
Chicago 400 Alliance
Chicago Area Fair Housing Alliance
Chicago Coalition for the Homeless
Chicago Community Land Trust
Chicago Community Loan Fund
Chicago Furniture Bank
Chicago Lawyers’ Committee for Civil Rights Under Law, Inc.
Chicago Rehab Network
Chinese American Service League, Chicago
Cinnaire, Madison
City of Kankakee Economic & Community Development Agency
City of Rockford
City of Urbana
Communities United, Chicago
Community & Economic Development Association of Cook County (CEDA), Chicago
Community Investment Corporation, Chicago
Community Investment Corporation of Decatur
Community Partners for Affordable Housing, Highland Park
Community Service Council of Northern Will County, Bolingbrook
Connections for the Homeless, Evanston
Consumer Credit Counseling Service of Northern Illinois, Woodstock
Cornerstone Community Development Corporation, Ford Heights
Ctv, Chicago
Cunningham Township, Urbana
Diverse Revolution Institute, Carbondale
DilAcorda House, Rock Island
Dove, Inc., Decatur
DuPage Continuum of Care, Wheaton
DuPage Habitat for Humanity, Wheaton
Economic Growth Corporation (GROWTH), Rock Island
Edwardsville Community Housing Alliance
Embarras River Basin Agency, Greenup
Enterprise Community Partners, Chicago
Facing Forward to End Homelessness, Chicago
Far South Community Development Corporation, Chicago
Federal Home Loan Bank of Chicago
Full Circle Communities, Inc., Chicago
Garfield Park Community Council, Chicago
Greater Peoria Empowerment Grundy County
Housing Authority, Morris
Habitat for Humanity Chicago
Habitat for Humanity Lake County, Waukegan
Habitat for Humanity of Champaign County
Habitat for Humanity of Northern Fox Valley, Elgin
HANA Center, Chicago
Haris Family Foundation, Chicago
Heart of Illinois United Way, Peoria
Helping hands of Springfield Heised House, Aurora
HOME DuPage, Wheaton
HOPE Fair Housing Center, Wheaton
Hope Haven of Dekalb HOPE of East Central Illinois, Charleston
Housing Authority of Cook County, Chicago
Housing Choice Partners of Chicago
Housing Forward, Maywood
Housing Opportunities and Maintenance for the Elderly (H.O.M.E.), Chicago
Housing Opportunities for Women, Chicago
Illinois Association of Community Action Agencies, Springfield
IFF, Chicago
Illinois Housing Council, Chicago
Illinois Network of Centers for Independent Living, Springfield
Illinois Valley Economic Development Corporation, Gillespie
Impact Behavioral Health Partners, Evanston
IMPACT Center for Independent Living, Alton
Inland Home Mortgage, Villa Park
The Journey Forward, Chicago
Journeys | The Road Home, Palatine
Kankakee County Housing Authority
Latino Policy Forum, Chicago
Lawyers’ Committee for Better Housing, Chicago
Lazarus House, St. Charles
League of Women Voters of Glenview/Glenco Leage of Women Voters of Illinois, Chicago
LIFE Center for Independent Living, Bloomington
LINC Inc., Swansea
LUCHA, Chicago
Manufactured Home Owners Association of Illinois, Des Plaines
Meraki House of Illinois, Chicago
Mercy Housing Lakefront, Chicago
METEC Resource Center, Peoria
Metropolitan Family Services | Legal Aid Society, Chicago
Metropolitan Planning Council, Chicago
Mid Central Community Action, Bloomington
Midland States Bank, Chesterfield
Morrin Center for Youth Advocacy, Evanston
Nai Corp., Manahawkin, NJ
Neighborhood Housing Services (NHS) of Chicago
The Neighborhood Project, Aurora
Neighbors for Affordable Housing, Chicago
Neighborhoods, Chicago
North Suburban Legal Aid, Highland Park
North West Housing Partnership, Schaumburg
N/NW Suburban Task Force on Supportive Housing, Wheeling
Northern Illinois Regional Affordable Community Housing, Rockford
Northside Community Development Corporation, Chicago
Northwest Center, Chicago
Northwest Compass, Inc., Mount Prospect
Oak Park Regional Housing Center
One Level, Decatur
Open Communities, Evanston
PASD Lake County, North Chicago
PASD of Elgin
PASD, Metrise Park
People’s Resource Center, Wheaton
Peoria Housing Authority
Peoria Opportunities Foundation
Phoenix Community Development Services, Peoria
The Preservation Compact, Chicago
Preservation of Affordable Housing, Chicago
Progress Center for Independent Living, Forest Park
Project NOW, Rock Island
Regents Bank, Chicago
Renaissance Social Services, Inc., Chicago
Resources for Community Living, Rolling Meadows
Respond Now, Chicago Heights
Restoration America, Inc., Crystal Lake
Restoration Urban Ministries, Champaign
Revive Center for Housing and Healing, Chicago
Rockford Area Habitat for Humanity, Loves Park
Rockford Housing Authority
Second Federal | Self-Help Federal Credit Union, Chicago
Share Our Spars, Chicago
South Side Community Federal Credit Union, Chicago
South Suburban Housing Center, Monee
South Suburban PASD, Chicago Heights
Southwestern Illinois Development Authority, Collinsville
Spanish Coalition for Housing, Chicago
Spanish Community Center, Joliet
Springfield Quality Housing Coalition
Springfield Housing Authority
Statewide Independent Living Council of Illinois, Springfield
Supportive Housing Providers Association (SHPA), Springfield
Territory, Chicago
Thresholds, Chicago
Thrive Housing NFP, Normal
Together We Cope, Tinley Park
Total Resource Community Development Organization, Chicago
Tri-County Opportunities Council, Rock Falls
Turnstone Development, Chicago
United African Organization, Chicago
Universal Housing Solutions CDC, Chicago
Urban League of Metropolitan St. Louis
Voice of the People in Uptown, Chicago
Volunteers of America Illinois, Chicago
Warehouse Workers for Justice, Joliet
Western Egyptian Economic Opportunity Council, Inc., Steelville
Will County Center for Community Concerns, Joliet
Will County Habitat for Humanity, Joliet
Woodstock Institute, Chicago
YWCA Metropolitan Chicago
ZION Development Corporation, Rockford
FUNDERS

The generous support of our funders makes our work possible. Housing Action Illinois extends our sincerest thanks to all of the sponsors and funders listed below, and to those who wish to remain anonymous, for supporting our work this year.

Ameren Illinois
AmeriCorps
Anonymous Family Foundation
Applegate & Thorne-Thomsen
Associated Bank
The Chicago Community Trust
Citizens Bank
Cinnaire
Federal Home Loan Bank of Chicago
Fifth Third Chicagoland Foundation
Freddie Mac
Harris Family Foundation
Huntington Bank Foundation
The Energy Foundation in partnership with the Illinois Clean Jobs Coalition
JPMorgan Chase

Midland States Bank
National Low Income Housing Coalition
National Housing Resource Center
Old National Bank
PNC
Peik Bros. Foundation
Providence Bank & Trust
Regions Bank
Robert Wood Johnson Foundation
Second Federal / Self-Help Federal Credit Union
U.S. Bank Foundation
U.S. Department of Housing & Urban Development
Wells Fargo
Wells Fargo Securities
Woods Fund Chicago
Zillow

FINANCIALS

Revenue: $3,360,179
Government Grants: $2,368,503
Foundation Grants: $533,365
Corporate Contributions: $210,599
Membership Dues: $36,725
Other: $210,987

Expenses: $3,116,340
Programs: $2,939,421
Subgrants/Stipends: $1,573,998
Comprised 50.5% of program expenses
Fundraising: $90,871
Management and General: $86,048

Total Assets: $2,496,365
Current Liabilities: $916,282
Total Net Assets: $1,514,083