



2022 ANNUAL REPORT



35 years
HOUSING ACTION ILLINOIS

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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:



Members of the Illinois Coalition for Fair Housing, successfully advocated to pass statewide source of income protections for renters 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.



HB 2775 will help low-income people with disabilities and people of color, who are most often discriminated against based on their source of income, live in the housing of their choice. For people with disabilities in particular, this law will provide a pathway to living independently in the community.

– Nabi Yisreal, Disability Rights Action Coalition for Housing, Member at Access Living

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).



Governor JB Pritzker announces the increase in state budget funds to end homelessness at Housing Action member organization Phoenix CDS

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 Action Illinois Capacity Building team at our 2022 Housing Matters Conference

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.



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!

- Jennetta D. Thompson, participant in a 2022 Housing Counseling Career Path training

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 homebuyers. We can provide them with resources and information, educating them.

- Nouredin 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

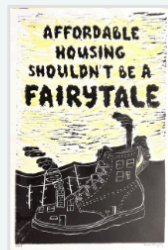


During our annual Housing Matters Conference in October, we celebrated our 35th anniversary as we returned in person to Bloomington, IL for the first time in two years. **251 participants from 141 organizations joined us** to partake in critical conversations, build relationships, and gain new perspectives.

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



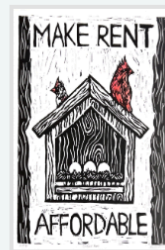
Ashley Holiday Perez



Brock Wrigley



Arta Amiti



Guillermo Zacarias



Maggie Reynolds

Linoleum prints created in the Collaborative Resistance Printshop course at the UIC School of Art & Art History in the spring of 2022. Students in the course created works in response to questions posed by Housing Action Illinois about the future and importance of affordable housing.

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](https://housingactionil.org/news/in-the-media)

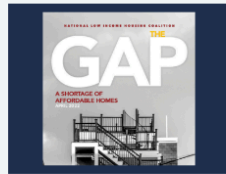
In addition to securing media placements, we also [share analysis and research](#).

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 sale process hits Black homeowners hardest



Rental Housing Prices at an All Time High



BOARD & STAFF

Board of Directors

Executive Committee

Darsonya Switzer - Co-Chair
Dove Inc., Decatur

Carl Wolf - Co-Chair
Respond Now, Chicago Heights

Nicole Clements - Secretary
PNC, Springfield

Kurt Kuyawa - 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

Bibian Cristino
Capacity Building Specialist

Jennifer Pallas
Capacity Building Specialist

James Miller
Capacity Building Associate

Bob Palmer
Policy Director

Foluke Akanni
Housing Policy Organizer

Mare Ralph
Housing Policy Organizer

Jeremy Cowart
AmeriCorps VISTA Leader

Petra D. Rodriguez Everson
AmeriCorps VISTA Leader

Kristin Ginger
Communications Manager

Maria Flores
Development Coordinator

OUR MEMBERS

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

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	Midland States Bank
AmeriCorps	National Low Income Housing Coalition
Anonymous Family Foundation	National Housing Resource Center
Applegate & Thorne-Thomsen	Old National Bank
Associated Bank	PNC
The Chicago Community Trust	Polk Bros. Foundation
Citizens Bank	Providence Bank & Trust
Cinnaire	Regions Bank
Federal Home Loan Bank of Chicago	Robert Wood Johnson Foundation
Fifth Third Chicagoland Foundation	Second Federal / Self-Help Federal Credit Union
Freddie Mac	U.S. Bank Foundation
Harris Family Foundation	U.S. Department of Housing & Urban Development
Huntington Bank Foundation	Wintrust
The Energy Foundation in partnership with the Illinois Clean Jobs Coalition	Woods Fund Chicago
JPMorgan Chase	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: \$2,430,365

Current Liabilities: \$916,282
Total Net Assets: \$1,514,083