At JPMorgan Chase, we are committed to our communities and work with a diverse group of partners to provide creative and innovative solutions that respond to community development and affordable housing needs. These partnerships are essential to making a meaningful impact on communities, their residents and businesses.

We are proud to support Housing Action Illinois and the 2018 Housing Matters! Conference.

&

JPMorgan Chase & Co.

know

that good causes are worth fighting for.

Fighting the good fight. Making a difference every day. It’s what we believe in, and why PNC is so proud to be a part of Housing Action Illinois’ 2018 Housing Matters Conference.

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October 25, 2018

Welcome to Housing Action Illinois’ 2018 Housing Matters! Conference, Leading the Way. During the next two days, we invite you to explore how we can lead the way to an Illinois where all residents, regardless of income, have a good place to call home.

Given this year’s theme, we are particularly excited to welcome our keynote speaker, Illinois Attorney General Lisa Madigan. Our longest serving Attorney General in state history, Madigan has been an exemplary leader during her 15 years in the office. Her office has partnered with Housing Action Illinois and countless other housing organizations to help households of all income levels thrive; she has taken legal actions that have delivered more than $3 billion in relief for Illinois homeowners, communities, and pension funds.

We are also looking forward to examining the critical role that a home plays in laying the foundation for living a healthy life. During our opening plenary session, The Southern Illinoisan’s Molly Parker and Isaac Smith will share their experiences reporting on the unsafe, unhealthy living conditions in public housing complexes in Southern Illinois. Their coverage has shed light on resident needs and helped pave the way for change. During our closing plenary, which will feature partnerships between housing practitioners and healthcare providers, we hope to provide inspiration and concrete examples of how your organization might be able to work at the intersection of housing and health.

We will share many other ideas for leading the way during workshops in four separate workshop tracks. On Friday, we will also host our first-ever Community Revitalization Challenge roundtables, during which pre-registered organizations will have the opportunity to pitch project ideas to potential financial institutions.

A conference like this requires an enormous amount of planning and support and would not be possible without the assistance of many people and organizations, including the presenters who donate their time and expertise. We also want to extend a heartfelt thank you to all of our sponsors for their generous support, especially our Gold Sponsors: JPMorgan Chase & Co., PNC, and State Farm. Together, we can know we can lead the way in helping Illinois thrive by ensuring that everyone has a safe, affordable, and accessible place to call home.

Sharon K. Legenza
Executive Director
Housing Action Illinois
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## SCHEDULE

**THURSDAY, OCTOBER 25**

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<tr>
<th>Time</th>
<th>Event</th>
<th>Location</th>
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<tr>
<td>8:30 a.m.</td>
<td><strong>REGISTRATION &amp; CONTINENTAL BREAKFAST</strong></td>
<td>PRE-FUNCTION AREA</td>
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<td>Breakfast sponsored by Hometown Community Banks</td>
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<tr>
<td>10:00 a.m.</td>
<td><strong>WELCOME &amp; OPENING PLENARY SESSION</strong></td>
<td>BRICKYARD I &amp; II</td>
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<td></td>
<td><em>Telling the Story of the Public Housing Crisis in Rural &amp; Small Cities</em>&lt;br&gt;Molly Parker and Isaac Smith, <em>The Southern Illinoisan</em></td>
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<td>11:15 a.m.</td>
<td><strong>LUNCH</strong></td>
<td>PRE-FUNCTION AREA</td>
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<td>Lunch sponsored by Applegate &amp; Thorne-Thomsen</td>
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<td>12:00 p.m.</td>
<td><strong>KEYNOTE ADDRESS</strong></td>
<td>BRICKYARD I &amp; II</td>
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<td>Remarks by Illinois Attorney General Lisa Madigan</td>
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<tr>
<td>12:30 p.m.</td>
<td><strong>BREAK</strong></td>
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<td>12:45 p.m.</td>
<td><strong>WORKSHOP SESSION I</strong></td>
<td>BRICKYARD III</td>
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<tr>
<td></td>
<td>• Making Case Management Work</td>
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<td>• Preventing Lead Poisoning at Home</td>
<td>BRICKYARD IV</td>
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<td>• Reasonable Accommodations &amp; Modifications</td>
<td>BRICKYARD V</td>
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<td>• Designing for Accessibility</td>
<td>BRICKYARD VI</td>
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<td>• Let’s Talk Marketing</td>
<td>BROOKRIDGE</td>
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<td>2:00 p.m.</td>
<td><strong>BREAK</strong></td>
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<td>2:30 p.m.</td>
<td><strong>WORKSHOP SESSION II</strong></td>
<td>BRICKYARD III</td>
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<td>• Engaging Your Entire Agency to Effect Change for the Homeless</td>
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<td>• Addressing the Cost of Segregation Through Racial Equity</td>
<td>BRICKYARD IV</td>
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<td>• Illinois Housing Counseling Coalition Roundtable</td>
<td>BRICKYARD V</td>
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<td>• Protecting Developments Through Coalition Building &amp; Creative Financing</td>
<td>BRICKYARD VI</td>
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<td>• Expand Your Impact with AmeriCorps VISTA</td>
<td>BROOKRIDGE</td>
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<td>3:45 p.m.</td>
<td><strong>BREAK</strong></td>
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<td>4:00 p.m.</td>
<td><strong>ANNUAL MEMBERSHIP MEETING</strong></td>
<td>BRICKYARD I &amp; II</td>
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<td>5:00–7:00 p.m.</td>
<td><strong>RECEPTION</strong></td>
<td>PRE-FUNCTION AREA</td>
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<td>6:30 p.m. – 50/50 raffle winner announced</td>
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*Note: Locations are subject to change.*
FRIDAY, OCTOBER 26

8:00 a.m.  REGISTRATION & CONTINENTAL BREAKFAST  
PRE-FUNCTION AREA
Breakfast sponsored by BMO Harris Bank

8:30 a.m.  COMMUNITY REVITALIZATION CHALLENGE ORIENTATION  
BRICKYARD I

9:00 a.m.  WORKSHOP SESSION III  
BRICKYARD III
ACEs & Homelessness
Let’s Get Local: Strategies for Affordable Housing Advocacy
Housing Counseling Study Group: Housing Affordability
The New Tax Law Landscape
Community Revitalization Challenge

BRICKYARD IV

BRICKYARD V

BRICKYARD VI

BREAKOUT ROOMS

10:15 a.m.  BREAK

10:30 a.m.  WORKSHOP SESSION IV  
BRICKYARD III
Ending Chronic Homelessness Through Relationships
How Eviction Filings Hurt Tenants
Housing Counseling Study Group: Fair Housing
New Ideas for Affordable Independent Living
Community Revitalization Challenge

BRICKYARD IV

BRICKYARD V

BRICKYARD VI

BREAKOUT ROOMS

12:00 p.m.  LUNCH  
PRE-FUNCTION AREA

12:30–1:45 p.m.  CLOSING PLENARY SESSION  
BRICKYARD I & II
Taking the Next Step: Housing + Health Partnerships

Make sure to stop by Ironwood on Thursday to check out People Still Live Here, a photo series by Isaac Smith.

TRACK KEY
- Ending Homelessness
- Public Policy Advocacy
- Housing Counseling
- Affordable Housing Development
- Special Breakout Sessions
OPENING PLENARY
THURSDAY, 10:00–11:15 A.M.

**Telling the Story of the Public Housing Crisis in Rural & Small Cities**

_Molly Parker and Isaac Smith, The Southern Illinoisan_

The media plays an important role in shaping how our communities understand affordable housing, especially public housing. News coverage can galvanize support for residents, developments, and organizations—and it can also shed light on injustices and push decision makers to make changes. As reporters who have played a key role in covering the public housing crisis in Southern Illinois, Molly Parker and Isaac Smith will discuss how they investigated unsafe living conditions (including lead paint, toxic mold and rampant infestation) in Cairo, as well as the actions of authorities leading up to and after the public learned about the situation. The presentation will begin with a showing of the film “People Still Live Here” by Isaac Smith and Steve Matzker. Parker and Smith will also discuss how housing organizations can approach local media to get their stories told.

KEYNOTE ADDRESS
THURSDAY, 12:00–12:30 P.M.

**Illinois Attorney General Lisa Madigan**

Lisa Madigan was elected to a fourth term as Illinois Attorney General in November 2014. She is the senior most female Attorney General in the country and the longest serving Attorney General in Illinois history. Under Madigan’s direction, her office has collected over $14 billion for the state. Madigan’s Consumer Protection Division has established a national reputation for aggressively safeguarding consumers from financial fraud and discriminatory lending in mortgage, student, and payday lending. Attorney General Madigan was lead negotiator in the $25 billion National Mortgage Settlement with the nation’s largest banks. Overall, she has taken legal actions that have delivered more than $3 billion in relief for Illinois homeowners, communities and pension funds.

Attorney General Madigan has successfully argued before the U.S. Supreme Court. Due to her expertise, she frequently testifies before Congress on a wide range of issues, including mortgage and student lending, data security breaches, rape kit testing backlogs, unsafe children’s products, utility pricing and employment discrimination. The U.S. State Department appointed her to the U.S. delegation for the Universal Periodic Review before the United Nations Human Rights Council to discuss state-level human rights issues.

Before her election as Attorney General, Madigan served in the Illinois Senate and worked as a litigator for a Chicago law firm. Prior to becoming an attorney, she worked as a teacher and community advocate, developing after-school programs to help kids stay away from drugs and gangs. Madigan earned her bachelor’s degree from Georgetown University and her J.D. from Loyola University Chicago School of Law. She and her husband, Pat Byrnes, have two daughters.
Making Case Management Work: Empowering People for Change
Melanie Overton, Shelter Care Ministries; Pam Clark Redeinbach, Center for Nonprofit Excellence
Learn actionable strategies you can implement immediately to support your program participants in achieving long term self-sufficiency. This training will introduce Dr. Beverly Ford’s person-centered, outcome-based case management philosophy. This strength-based approach moves away from “doing for” participants what they can and should do for themselves. Learn to use open, thinking questions to encourage program participants to evaluate options, make independent decisions, take action, and solve their own problems. This interactive training session will include presentation of concepts, group discussion, question and answer, practice exercises, and access to reproducible templates.

Preventing Lead Poisoning at Home
Anne Evens, Elevate Energy; Ken McCann, Illinois Department of Public Health; Amy Zimmerman, Legal Council for Health Justice
No amount of lead poisoning is safe, especially for children. It is linked to lowered IQ, developmental delay, and many other physical and behavioral health problems. Although significant progress has been made in Illinois, there is still much work to be done to reduce the number of children with lead poisoning in our state. Attend this session to find out about existing and emerging efforts to eliminate lead hazards in homes and expand Early Intervention services to children (0 – 3) who have been exposed. We’ll also discuss innovations in lead poisoning prevention that the Illinois Department of Public Health is advancing, including lowering the definition of lead poisoning to be consistent with the federal Centers for Disease Control and Prevention (CDC) reference value for elevated blood lead level.

Reasonable Accommodations & Modifications: A Guide for Housing Professionals
Lon Meltesen, IDHR Fair Housing Division Manager
Housing professionals committed to serving their clients with confidence and integrity must understand—and strictly comply with—federal, state and local fair housing laws. During this session, we will give a helpful overview of these laws, as well as general guidance on various aspects of reasonable accommodation and modifications as they relate to tenants with disabilities. We will discuss topics such as how the term “disability” is defined by law, the difference between reasonable accommodations and reasonable modifications, costs associated with meeting requests, unique issues that arise for certain housing providers, and legal remedies. Participants will gain practical knowledge through examples and hands-on activities developed from real-life cases.
WORKSHOP I

THURSDAY, 12:45–2:00 P.M.

**Designing for Accessibility: Scattered Site Developments**

*Dena Bell, IFF; Elizabeth Godbold, Worn Jerabek Wiltse Architects, P.C.*

Hear from a developer and an architect about the design, regulatory review, and construction processes for two scattered site developments for people with disabilities. Home First, which was completed in 2015, involved purchasing 70 foreclosed condominium units in Chicago and suburban Cook County. The units were renovated to include accessible/adaptable features for residents with mobility impairments, common areas were made more accessible, and leasing was targeted specifically to Colbert consent decree members relocating from nursing homes to independent living. Access Peoria, which was completed in 2016, involved constructing eight new duplexes on scattered sites in the East Bluff neighborhood of Peoria. Buildings were designed to a high level of accessibility within very tight site constraints. Learn about site selection strategies, regulatory requirements, funding, design/construction processes, challenges, lessons learned and positive outcomes for residents.

**Let’s Talk Marketing**

*Timm Krueger, Housing Action Illinois*

Marketing can get your name in front of those who need your programs the most and help your community understand your mission. Unfortunately, many organizations in the nonprofit industry lack a dedicated marketing professional, which means that important communications work is being done by someone who already has a full load of other job duties. For the last year, Housing Action’s Timm Krueger has been working with housing counseling agencies to help them build their capacity and reach their target audiences—now, he’s bringing these lessons to the Housing Matters! Conference. Even if this isn’t your area of expertise, join this session to learn actionable marketing and communications techniques, how to improve your messaging, and have the chance to ask your most pressing marketing questions.

WORKSHOP II

THURSDAY, 2:30–3:45 P.M.

**Engaging Your Entire Agency to Effect Measurable Change for the Homeless**

*Suzanne Ploger, Jon Rapp, and Todd Stull, JOURNEYS | The Road Home*

While federal policies are critical in establishing best practices for addressing homelessness, they can leave agencies guessing at how to implement the framework for positive change in-house. The most effective organizations use an interdepartmental, agency-wide approach to provide services and secure the resources necessary to realize program priorities. Join us for a panel discussion on how to develop an action plan that utilizes the talents of an organization’s entire staff and volunteer force for direct client treatment, advocacy, fundraising, and more.

**Addressing the Cost of Segregation through Racial Equity**

*Lynnette McRae, Metropolitan Planning Council*

Learn about two recent reports which reveal the direct and indirect costs of housing segregation in the Chicago region, including billions of dollars in lost income, lost lives, and lost potential. We will discuss how promoting integration would reduce income inequality, lessen crime, and promote education opportunities. We will also share the report’s recommendations to address the challenges of segregation at the local, regional and state level, including housing solutions and more broad interventions.
Illinois Housing Counseling Coalition Roundtable
Jennifer Pallas, Housing Action Illinois
The Illinois Housing Counseling Coalition (IHCC) connects housing counselors across Illinois to discuss housing counseling topics, troubleshoot problems, and stay on top of new issues. During this session, we will discuss priorities for our 2019 agenda, which needs your input. As a housing counselor, what are the issues you are seeing with your clients? What are the trends in the industry that you think counselors should be focused on? Bring us your ideas and concerns, and find out how you can join the IHCC in 2019.

Protecting Developments Through Coalition Building & Creative Financing
Jessica Nepomiachi, Michaels Development Company; Kendra Stensven, The NHP Foundation; Mary Tarullo, Chicago Coalition for the Homeless; Vivien Tsou and Lamont Burnett, ONE Northside
Join us to talk about organizing coalitions to protect vulnerable housing projects and about creative finance strategies that can expand development possibilities. We'll take inspiration from the lessons learned by the Michaels Development Company, which recently worked on two groundbreaking SRO preservation projects. Learn about The Carling, whose affordability was preserved through leveraging a variety of subsidies (including CHA vouchers, IHDA Section 811, Chicago Low Income Housing Trust Fund) and whose building was donated by the City of Chicago to a nonprofit partner to generate the Illinois Donation Tax Credit equity. Then learn about The Marshall, currently under construction in the high-income Old Town neighborhood of Chicago, which is entirely Project Based Section 8. We'll talk about how advocacy and collaboration played an important role in these initiatives and explore how the strategies used for them could translate for communities around Illinois.

How to Expand Your Impact with AmeriCorps VISTA
Gianna Baker, Brandon Grigsby, and Willie Heineke, Housing Action Illinois; Sarah Brinkman, NW HomeStart; Rachel Contos, Alliance to End Homelessness in Suburban Cook County; Irene Lewis-Wibley, First Church of Nazarene
As part of our work to expand the capacity of our member organizations, Housing Action manages a network of nearly 30 full-year VISTA positions and 30 summer-long VISTA positions placed with our member organizations throughout the state. In just 2017, our VISTAs recruited and managed nearly 6,000 volunteers and raised more than $550,000 in cash and in-kind donations. They also work on projects that can't be easily captured by numbers, such as developing and managing educational programs or doing marketing and communications. Join us to learn more about this low-cost capacity building resource, hear firsthand from host sites and current VISTAs, and ask questions that will help you figure out whether VISTA is right for your organization. If the program is a good fit, you could be hosting an AmeriCorps VISTA at your organization by June 2019.

ANNUAL MEMBERSHIP MEETING
THURSDAY, 4:00–5:00 P.M.
BRICKYARD I & II
During our annual members meeting, members will vote for Directors to guide our organization and hear from staff about our work during the past year. In addition to discussing our recent efforts, we will talk about our goals for the coming year and share ways you can be more involved. This is also an opportunity for our members to hear from each other. We encourage everyone to join us for this meeting, whether or not you or your organization is an official member of Housing Action Illinois.
FRIDAY, 9:00–10:15 A.M.

**ACEs & Homelessness: Tools to Build a Trauma-Informed Housing Program**
*Erica Smith, Helping Hands of Springfield*

Many people who are experiencing homelessness or are at risk of homelessness have a significant history of trauma. Trauma is strongly correlated with addiction, incarceration, chronic health conditions, unemployment, and mental health issues—all obstacles for maintaining stable housing. During this session, learn about tools to implement strategies and practices to provide trauma-aware services, such as understanding the causes and effects of ACEs (Adverse Childhood Experiences) at the individual and community level, preventing secondary trauma, and avoiding burn-out in professionals who work with individuals and communities that have a history of trauma.

**Let’s Get Local: Strategies for Affordable Housing Advocacy**
*Danielle Chynoweth, Cunningham Township; Christine Kahl, South Side Office of Concern; Sue Loellbach, Connections for the Homeless and Joining Forces for Affordable Housing*

Learn from the experiences and strategies of advocates and an elected official currently working to mobilize people at the local level to address housing needs in their communities. We will discuss issues such as understanding and making the case for local needs, building relationships with elected officials, supporting specific housing developments, developing issue campaigns, building a coalition, and establishing partnerships. We will offer suggestions for expanding your advocacy activities that can be adapted to fit local circumstances and varying access to resources.

**Housing Counseling Study Group: Housing Affordability**
*Wanda Collins, Housing Action Illinois*

Starting in August 2020, all housing counseling required by or provided in connection with HUD programs may only be provided by HUD certified housing counselors who have passed HUD’s national exam. During this study group session, gear up for Housing Affordability, one of the exam’s six focus areas. In a supportive peer-learning environment, we’ll cover the key points of the module and go through practice questions to get familiar with the exam style and structure. Join us to discuss the pros and cons of renting versus buying, calculating income and qualifying ratios, and understanding the implications of credit.

**The New Tax Credit Landscape**
*Keith Broadnax, Cinnaire; Jerome Sullivan, Churchill Stateside Group*

The recently enacted Tax Cut and Jobs Act will significantly affect the development of affordable housing across the country. This is the most sweeping change to the federal tax code in more than three decades, and it preserves but changes many significant programs, including the Low Income Housing Tax Credit and the New Market Tax Credit programs. How will the new tax law impact demand for these and other credits? Can the newly created Opportunity Zones encourage new community and economic development investment? Join industry experts for an in-depth discussion of the tax law and what it may mean for your development projects.

**Community Revitalization Challenge Roundtables**

See separate schedule and room assignments, available at registration.
Ending Chronic Homelessness through Relationships

Mary Garrison, Millikin University; Fred Spannaus, Spannaus Consulting

Creating relationships that foster hope and resilience can help end unsheltered and chronic homelessness. Join us to learn ways to approach and build these relationships. We will discuss topics such as the stages of change model, individualized assessment and outreach strategies, provider collaboration, and community engagement. You will have the chance to put these concepts into practice by collaborating with peers to evaluate scenarios utilizing the strategies we cover during the session.

How Eviction Filings Hurt Tenants

Bob Palmer and Jerome Sader, Housing Action Illinois; Mark Swartz, Lawyers’ Committee for Better Housing

Tenants with an eviction filing in their history often discover it is very challenging to find a landlord to rent to them, even when the filing never resulted in a negative judgment against the tenant. Do you know how many eviction cases are filed in your community that do not result in a judgment against the tenant? Join us as we share key findings from county and local level data on eviction filings and judgments throughout Illinois, now available through Matthew Desmond’s Eviction Lab, as well as important takeaways from our own report on eviction filings in Cook County. We will discuss strategies for addressing eviction in your community and share information about how you can join our statewide campaign to expand access to sealing records.

Housing Counseling Study Group: Fair Housing

Wanda Collins, Housing Action Illinois

This is the second study group session to help prepare housing counselors for the national certification exam. In this session, we will focus on the Fair Housing module. Join us for an overview of the Fair Housing timeline and changes to legislation, as well as the basics of identifying housing violations.

New Ideas for Affordable Independent Living

Jackie Eddy, Center for Independent Futures; Hollis Gorrie, Clearbrook; Kathy Hazelwood & Lynn O’Shea, Association for Individual Development; Richard Koenig, HODC; Tracey Manning, The Burton Foundation

There is a growing need for independent living options for individuals with intellectual and developmental disabilities (I/DD). Could this be a new development opportunity for your organization? Join us to discuss collaborative and creative approaches for creating housing options to meet this shortage. Clearbrook and the Association for Individual Development will share their strategies and experiences in undertaking development projects for individuals with I/DD in Illinois. Learn about their creative approaches, community collaborations, and lessons learned that might benefit your organization and your community.
CLOSING PLENARY

FRIDAY, 12:30–1:45 P.M.

Taking the Next Step: Housing + Health Partnerships

Stephen Brown, University of Illinois Hospital and Health Sciences System; Katie Simpson, City of Bloomington; Kyle D. Smith, Metropolitan Mayors Caucus; Deborah White, Mid Central Community Action

Where you live affects your entire life: housing insecurity puts children and families at risk for a wide range of health and developmental complications, whereas the foundation of a quality, stable, affordable home can act like a vaccine. An increasing awareness of this intersection of housing and health has led to many new initiatives around the country, some of which we discussed during last year’s conference with keynote speaker Dr. Megan Sandel—but what is happening here in Illinois? This year’s Housing + Health Partnerships plenary will look at collaborations that have been established between nonprofit housing and homeless service practitioners and healthcare providers in different parts of our state. Hear from leaders who have launched an entire Impact Health initiative to transform Bloomington; a healthcare director at the helm of a pilot program in Chicago that moves frequent ER visitors experiencing homelessness directly from the hospital rooms into supportive housing; and a key player in a coalition that is integrating home modifications with proactive health care services to help seniors age in place within Chicagoland suburbs. Learn how these partnerships started up, what they’ve been focused on to date, and how you can begin to do the same in your community.
Reporter Isaac Smith of The Southern Illinois, along with his colleague Steve Matzker, a former photographer for The Southern Illinoisan, created the short documentary film “People Still Live Here” in 2017. The film follows several families living in the McBride and Elmwood apartment complexes that were managed by Alexander County Housing Authority and later the federal Department of Housing and Urban Development. Smith will be presenting alongside fellow reporter Molly Parker during our opening plenary session.

Visit the Ironwood room on Thursday to see the film’s companion photo series.

Khamille Edwards, 2, looks out the front door of her grandmother’s Elmwood apartment on February 20, 2017 in Cairo, Illinois. Khamille’s grandmother, Kristen Simelton, said she moved her family from one Elmwood apartment to another in the last six months hoping the conditions would improve. They have not. She watches her grandchildren often and said she hangs their school uniforms on hangers on the wall to dry after being washed so roaches from their dresser don’t ride with them to school. She said she doesn’t want that embarrassment for them.
EVERYONE SHOULD HAVE A GOOD, AFFORDABLE PLACE TO CALL HOME.

Housing Action Illinois is a statewide coalition that has led the movement to expand and protect the availability of quality, affordable housing in Illinois for more than 30 years. Our 160+ member organizations include housing counseling agencies, homeless service providers, developers of affordable housing, advocates, and more.

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. We advocate for better policies at the federal, state, and local levels.

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.

CAPACITY BUILDING

We can do more and do it better.

By providing training, coaching, and resources, we help housing organizations better serve communities throughout Illinois. Through workshops and direct consultation, we help organizations become more efficient, expand their programs, and develop skills to meet changing needs.

Americorps VISTA

Our network of 50+ AmeriCorps VISTAs, placed with 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.

Housing Counseling Intermediary

As an Intermediary, we distribute HUD funds to a network of 33 HUD-approved housing counseling agencies in the Midwest. We also help these organizations with administrative functions, freeing them up to focus on helping families find and keep good homes.
RECENT ACCOMPLISHMENTS (2017 – 2018)

We successfully advocated for a new law that protects would-be homeowners in Illinois from predatory rent-to-own contracts and includes some of the strongest safeguards in the nation.

We worked with allies and successfully:

- **Secured a nearly $1 million increase for Illinois’ Homelessness Prevention Program** in FY18, which will prevent or end homelessness for 1,200+ households.

- **Passed a bill to protect children by updating Illinois lead poisoning standards** to meet CDC standards.

- Passed legislation extending Illinois’ graduated fee on foreclosure filings, which will generate $3+ million in 2018 to address vacant and abandoned properties and provide housing counseling; and advocated with allies across the nation to secure a 10% increase in federal funding for critical affordable housing and community development programs at HUD for FY18.

- We co-authored *Prejudged: The Stigma of Eviction Records*, released in March 2018. This report shows that 39% of cases in Cook County do not result in an eviction order or other judgment against the tenant, but these tenants still end up with a filing on the public record that makes it much harder for them to find housing in the future. We are leading a campaign to protect these tenants by sealing their records at the point of filing.

- Our network of 27 full-year AmeriCorps VISTAs and our first cohort of 30 VISTA Summer Associates recruited and managed nearly 6,000 volunteers and raised more than $550,000 in cash and in-kind donations. Our VISTAs also develop and implement sustainable projects to build capacity at their organizations.

- In addition to facilitating nearly 20 workshops in Illinois to train 292 housing counselors—who help families find and keep good homes—we began bringing our trainings to organizations across the nation, starting with a new rental counseling training.

- As a **HUD Housing Counseling Intermediary**, we support counseling agencies by distributing funds and taking on administrative functions so they can focus on serving their communities. For FY2018, we distributed $800,000+ in counseling funds to 30 sub-grantee organizations.

- We brought together 225 housing advocates and practitioners to learn from experts and build relationships at our 2017 annual conference. We also held regional forums in Central, Southern, and Northwestern Illinois to connect local groups and take the pulse of housing issues in their communities.

- We worked with allies and successfully:
  - Secured a nearly $1 million increase for Illinois’ Homelessness Prevention Program in FY18, which will prevent or end homelessness for 1,200+ households.

- Passed legislation extending Illinois’ graduated fee on foreclosure filings, which will generate $3+ million in 2018 to address vacant and abandoned properties and provide housing counseling; and advocated with allies across the nation to secure a 10% increase in federal funding for critical affordable housing and community development programs at HUD for FY18.

- We co-authored *Prejudged: The Stigma of Eviction Records*, released in March 2018. This report shows that 39% of cases in Cook County do not result in an eviction order or other judgment against the tenant, but these tenants still end up with a filing on the public record that makes it much harder for them to find housing in the future. We are leading a campaign to protect these tenants by sealing their records at the point of filing.

- Our network of 27 full-year AmeriCorps VISTAs and our first cohort of 30 VISTA Summer Associates recruited and managed nearly 6,000 volunteers and raised more than $550,000 in cash and in-kind donations. Our VISTAs also develop and implement sustainable projects to build capacity at their organizations.

- In addition to facilitating nearly 20 workshops in Illinois to train 292 housing counselors—who help families find and keep good homes—we began bringing our trainings to organizations across the nation, starting with a new rental counseling training.

- As a **HUD Housing Counseling Intermediary**, we support counseling agencies by distributing funds and taking on administrative functions so they can focus on serving their communities. For FY2018, we distributed $800,000+ in counseling funds to 30 sub-grantee organizations.

- We brought together 225 housing advocates and practitioners to learn from experts and build relationships at our 2017 annual conference. We also held regional forums in Central, Southern, and Northwestern Illinois to connect local groups and take the pulse of housing issues in their communities.
### Member Organizations

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

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<tr>
<th>Company Name</th>
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<td>Access Living, Chicago</td>
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<td>Affordable Housing Corporation of Lake County, Libertyville</td>
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<td>All Chicago: Making Homelessness History</td>
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<td>Alliance to End Homelessness in Suburban Cook County, Hillside</td>
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Housing Choice Partners of Chicago
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Housing Opportunities and Maintenance for the Elderly
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Housing Opportunities for Women, Chicago
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IFF, Chicago
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Illinois Housing Council (IHC), Chicago
Illinois Valley Center for Independent Living, La Salle
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IMPACT Center For Independent Living, Alton
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Tri-County Opportunities Council, Rock Falls
Trinity Lutheran Church, Lisle
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University of Illinois Department of Family Medicine, Chicago
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Vermilion County Housing Authority, Rossville
Volunteers of America, Chicago
Western Egyptian Economic Opportunity Council, Inc., Steeleville
Will County Center for Community Concerns, Joliet
ZION Development, Rockford

* As of October 1, 2018
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The Illinois Housing Council is a statewide membership organization, created to promote the stabilization of communities through the production and preservation of affordable housing. By becoming an IHC member, you strengthen our influence and contribute to improve the environment for building and preserving affordable housing throughout Illinois.

Join us today at www.ilhousing.org!
Our 2017 Annual Report outlines the most recent highlights in our journey.
THANKS TO OUR SUPPORTERS

In addition to our conference sponsors, Housing Action Illinois would like to recognize and thank the following institutions for their support this past year:

- Alphawood Foundation
- Associated Bank
- The Chicago Community Trust
- Corporation for National & Community Service
- Fifth Third Foundation
- First Midwest Bank
- Forefront
- Huntington Bank
- Illinois Attorney General
- Illinois Housing Development Authority
- Midland States Bank
- Pierce Family Foundation
- PNC
- Polk Bros. Foundation
- U.S. Bank Foundation
- U.S. Department of Housing & Urban Development
- Woods Fund Chicago
- Woodforest Bank
At Bethany Village Thrift Shop, great finds come with great impact. After operating in a rental space for about three years, where they barely managed to clear costs, the shop and its established clientele moved to a building more than double in size that was owned by Bethany Village itself. Separated by a sidewalk from the organization’s food pantry and apartment building, the new shop, which opened in 2011, has become a community destination.

“When you establish this kind of operation in the community, so many people begin to identify with the whole place,” explains Wally King, Executive Director. “And when people think of Bethany Village, they think of Bethany Village as the whole thing.” The “whole thing” for this Southern Illinoisan nonprofit includes all the services that provide families in need with basic necessities: food, housing, clothing, and more.

“Without the thrift store, we wouldn’t be here,” says Wally. The store generates $70,000-$80,000 in gross income annually, selling items that are priced as low as 25 cents at times. Through the thrift shop, Bethany Village gets critical funds to support its operations, and shoppers of all socioeconomic levels get a department store experience for a fraction of the cost. The store is operated by a single manager and a handful of volunteers who often come from the organization’s housing units. In fact, a few of the people who managed the thrift shop over the years started out in the homeless shelter.

“You’re taking someone who is homeless, giving them job training, and then putting them in charge of the entire operation,” shares Wally.

For young moms living in poverty, Bright Endeavors helps light the way to brighter futures. This Chicago-based social enterprise, which was established in 2007 and then merged with the long-standing nonprofit, New Moms in 2010, teaches participants how to craft premium soy candles for nationwide distribution. Along with paid transitional jobs in candle-making, young moms receive housing and job training to facilitate successful entry into the workforce.

“We view social enterprise as a critical component to sustaining and successfully providing job training,” says New Moms and Bright Endeavors CEO Laura Zumdahl. Bright Endeavors produces over $250,000 in earned revenue annually, all of which goes directly back into the program. This opportunity employment model has resulted in 61% of young moms remaining in permanent employment one year after graduation, compared to the national average of 39% for similar programs.

“Participants] leave with a sense of confidence and achievement that they may not have foreseen before,” adds Gabrielle Calver-McNeal, Assistant Director of Workforce Development. Sometimes all it takes is a single spark to begin a great transformation.

**LEADING THE WAY WITH SOCIAL ENTERPRISE**

how are housing organizations in Illinois diversifying revenue

**BETHANY VILLAGE THRIFT SHOP**

Anna

bvillageanna.com

**BRIGHT ENDEAVORS Chicago**

brightendeavors.org

**THINKING ABOUT STARTING YOUR OWN SOCIAL ENTERPRISE?**

Check out...

**RED6**

Invests in social enterprises by providing financial and operational advisory services.

iredf.org

**Social Enterprise Alliance**

Helps grow the network and build the capacity of its members on a national scale.

socialenterprise.us

Christina is excited for the new black currant orchid scent, a collaboration between program participants and staff.
**BREAKING GROUND Chicago**

breakingground.net

In 1987, Mark Ennis purchased a vacant building in North Lawndale and recruited members of the community to restore it, including some who had been using the space for shelter.

Today, that model has translated into a successful community development corporation called Breaking Ground, which aims to educate and empower families against the consequences of urban poverty while providing vital manufacturing and construction services for the community.

Breaking Ground’s APL Teaching Factory prepares over 250 students annually for entry-level manufacturing positions and is supported by Breaking Ground’s status as a reliable developer and general contractor for the community. Through its Affordable Homes Program, graduates of the APL Teaching Factory are employed in new construction and neighborhood stabilization projects.

Breaking Ground also operates Cleanstreet, a neighborhood beautification business serving 10 business districts across the City of Chicago, that employs people with barriers to entry into the workforce. Through Breaking Ground Staffing, they support other employers who hire veterans, ex-offenders, or welfare recipients by completing their tax paperwork as part of their broader efforts to provide work placement for those in their education program. Jeff Dennis, executive director, explains that all of these “economic engines” are created to support the teaching factory and provide income for people in the process of job training.

**HABITAT RESTORE Champaign**

cuhabitat.org/re-store

Habitat ReStore provides families with the supplies needed to furnish their homes in order to secure the funds to build homes for others. By collecting and selling gently used furniture, appliances, electronics, household items and home improvement supplies, they are able to reinvest all proceeds into the work of Habitat for Humanity of Champaign County. Reusable items from Habitat’s own deconstruction projects are often put up for sale as well.

As one of over 750 ReStores nationwide and 19 locations in Illinois, Champaign’s ReStore, which opened in 2003, has been a steady source of revenue for the organization’s efforts to build and renovate safe homes for low-income families. Virtually all administrative costs are covered by ReStore revenues, allowing other donations to go directly into home building. In addition to donating back to its programs to provide affordable housing in Champaign, the 15,000 square foot store prevents over 200 tons of materials from going to the landfill annually. Through a local cycle of giving, buying, and reinvesting, Habitat ReStore promotes both community involvement and environmental consciousness.

**OWN SOCIAL ENTERPRISE?** Check out...

- **The Community Law Project**
  Provides legal assistance to community-based organizations focused on community and economic development.
  clcru.org/community-law-project

- **CITTA Partnership**
  Offers strategic planning and consulting services to bring financial growth along with social impact.
  cittapartnership.com

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**social en·ter·prise**

[soh-shuhl en-ter-prahyz]

A publicly responsible and innovative venture, driven by unmet community needs, that exists as a hybrid of the traditional nonprofit and business models.

Broadly, these ventures can be classified into three categories defined by the Social Enterprise Alliance: opportunity employment; donate back; and transformative product or service.
Sometimes, one small change can create an echo that impacts the entire community. Because U.S. Bank believes the changes we make today will inspire even greater change tomorrow. usbank.com/communitypossible

U.S. Bank is proud to support Housing Action Illinois.

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