



Housing  
Action  
Illinois



2023

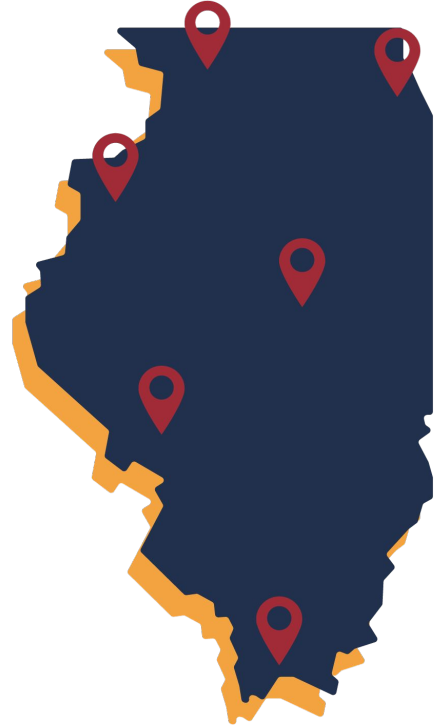
HOUSING  
**MATTERS**

# 2023 General Membership Meeting

Housing Action Illinois  
October 19, 2023  
*DoubleTree by Hilton  
Bloomington, IL*

Everyone needs an affordable, stable place to call home.

That's why we unite **175+ organizations** across Illinois in protecting and expanding access to affordable housing.



# Agenda



01. Welcome & Introductions
02. Adoption of 2022 Membership Meeting Minutes
03. Financial Report
04. Election of Directors
05. Recognition of Service
06. Our Programs & Accomplishments
07. Member Q&A
08. Announcement
09. Closing



01.

# Welcome & Introductions



# Board of Directors



**Darsonya Switzer**  
(Co-Chair)  
*Dove, Inc.*



**Carl Wolf**  
(Co-Chair)  
*Respond Now, Chicago Heights*



**Niccole Clements**  
(Secretary)  
*PNC, Springfield*



**Kurt Kuyawa**  
(Treasurer)  
*Citizens Bank NA, Chicago*



**Paula Bush**  
*North West Housing Partnership, Schaumburg*



**Bob Campbell**  
*Zion Development Corporation, Rockford*



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



**Cornell D. Lurry, Sr.**  
*Midland States Bank, Joliet*



**Horacio Mendez**  
*Woodstock Institute, Chicago*



**Jackie Newman**  
*Springfield Housing Authority*



**Laura Olvera Yarza**  
*Community Partners for Affordable Housing, Libertyville*



**Shelly Richardson**  
*Statewide Independent Living Council of Illinois, Springfield*



**Margaret Wooten**  
*Reach CDC Chicago*



**Shalonda Bedenfield**  
*Federal Home Loan Bank of Chicago*

# Housing Action Illinois Staff



**Foluke Akanni**  
*Housing Policy Organizer*



**Wanda Collins**  
*Capacity Building Specialist*



**Bibian Cristino**  
*Capacity Building Specialist*



**Marissa Diekhoff**  
*National Service Program Associate*



**Katie Ellis,**  
*Communications & Outreach AmeriCorps VISTA*



**Maria Flores**  
*Development Coordinator*



**Kristin Ginger**  
*Manager of Communications & Development*



**Willie Heineke**  
*National Service Program Manager*



**Sharon Legenza**  
*Executive Director*



**James Miller**  
*Capacity Building Associate*



**Jennifer Pallas**  
*Capacity Building Specialist*



**Bob Palmer**  
*Policy Director*



**Mare Ralph**  
*Housing Policy Organizer*



**Petra Rodríguez Everson**  
*National Service Program Associate*



**Dani Sanchez**  
*AmeriCorps VISTA Leader*



**Emily Stahl**  
*Housing Counseling Training AmeriCorps VISTA*



**David Young**  
*Director of Capacity Building*

Thank you to our generous sponsors:



JPMORGAN CHASE



Cinnaire ♦ Federal Home Loan Bank of Chicago ♦ NeighborWorks America ♦ Wintrust

# 02.

## Adoption of 2022 Membership Meeting Minutes





# 03.

## Financial Report



# FY22 Financial Report



<b>REVENUE</b>	<b>\$3,360,179</b>
GOVERNMENT GRANTS	\$2,368,503
FOUNDATION GRANTS	\$533,365
CORPORATE CONTRIBUTIONS	\$210,599
OTHER	\$210,987
MEMBERSHIP DUES	\$36,735

# FY22 Financial Report



<b>EXPENSES</b>	<b>\$3,116,340</b>
PROGRAMS	\$2,939,421
=> <i>SUBGRANTS/STIPENDS</i> <i>Comprised 50.5% of program expenses</i>	\$1,573,998
FUNDRAISING	\$90,871
MANAGEMENT & GENERAL	\$86,048

# FY22 Financial Report



<b>TOTAL ASSETS</b>	<b>\$2,430,365</b>
<b>CURRENT LIABILITIES</b>	<b>\$916,282</b>
<b>TOTAL NET ASSETS</b>	<b>\$1,514,083</b>

# 04.

## Election of Directors



# Board Slate



**Shalonda Bedenfield**  
*Federal Home Loan  
Bank of Chicago*



**Dr. Jackie L. Newman**  
*Springfield Housing  
Authority*



**Laura Olvera Yarza**  
*Community Partners for  
Affordable Housing*



**Darsonya Switzer**  
*Dove, Inc.*



**Jennifer Taff**  
*DuPage & Chicago South  
Suburbs Habitat for Humanity*



**Margaret Wooten**  
*Reach CDC*



# 05.

## Recognition of Service



# Recognition of Service



**Bibian Cristino**  
10 years with Housing  
Action Illinois



**Sharon Legenza**  
15 years with Housing  
Action Illinois





# National Recognition: Sharon to Receive Diane Sterner Award



Sharon will be honored next week with the top leadership award given by the **National Alliance of Community Economic Development Associations (NACEDA)**. The Sterner Award recognizes exceptional leadership and commitment to building prosperous communities. NACEDA is a network of 40 state and regional community economic development associations in 25 states and D.C.; through these members, NACEDA connects with almost 3,500 nonprofits across the U.S.

Under Sharon's leadership:

- Housing Action Illinois became a **HUD Intermediary**, now with 35 affiliate housing counseling agencies, and started our **AmeriCorps program**
- Our annual revenue has more than quadrupled, **growing from just over \$700K in 2008 to \$3.36M in 2022**
  - *Approximately half of this revenue is sub-granted to member organizations*
- **Our staff has doubled**, increasing from 7 to 14 full-time staff members, and we now have both a Communications and Development Team and a National Service Program Team
- We have set (and met) **explicit equity, inclusion, and diversity goals** for our Board
- Our **membership has grown from 147 organizations** in 2008 **to 175+** in 2023



# 06.

## Our Programs and Accomplishments



# Public Education & Organizing in 2023



## Organizing

- Building our coalition to more than 175 organizational members
- Mobilizing our members and allies to take action: homeless service providers, housing counseling agencies, Centers for Independent Living, and others
- Collaborating locally and nationally via individual relationships, working groups & coalitions

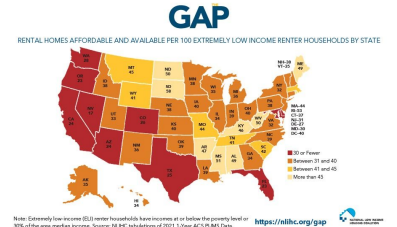


# Public Education & Organizing in 2023



## Public Education

- Educating and working with elected officials at state and federal levels
- Analysis and research: *The Gap* and *Out of Reach* co-released with NLIHC
- Education on new statewide “Source of Income” fair housing protections
- Shaping narratives through more than 25 media stories on our work and issues



Note: Extremely low income (ELI) renter households have incomes at or below the poverty level of 30% of the area median income. Source: NLIHC tabulations of 2021 1-Year ACS PUMS Data. <https://nlihc.org/gap>



# Policy Advocacy: Property Taxes

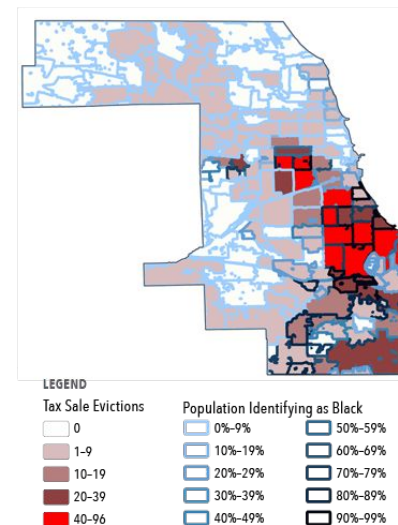


## SB 74: Creating a Payment Plan Task Force

The task force will study and make recommendations for implementation of a payment plan option to divert delinquent owner-occupied properties in Cook County from the annual tax sale. Currently:

- The tax sale puts homeowners, especially seniors and those with disabilities, at risk of losing their homes solely for delinquent property taxes.
- Black and Brown communities are especially negatively impacted, as the current system makes it harder for households to transfer wealth, contributing to the racial wealth and homeownership gaps.

TAX SALE EVICTIONS FROM RESIDENTIAL PROPERTIES IN COOK COUNTY



# Policy Advocacy: Local Planning



## Stronger Requirements for Local Affordable Housing Plans

- Content Requirements
  - Localities must identify zoning restrictions and other local policies that do not affirmatively further fair housing and/or constrain the supply of affordable housing
- Timeline Requirements
  - First-time requirement for plans to include timelines for action steps and reporting on implementation
- Amends standards for filing an appeal to the State Housing Appeals Board
- Updates the composition of State Housing Appeals Board



# Policy Advocacy: Community Reinvestment Acts



Advocating for strong Federal and Illinois Community Reinvestment Acts (CRA) through education, organizing and commenting on proposed final rules.

- Release of final Federal rules imminent
- IL CRA rules will also be finalized soon
- Stay tuned: outreach and education on new rules will begin soon



[www.ILCRACoalition.org](http://www.ILCRACoalition.org)



# Policy Advocacy: State Budget



## FY24 State Budget

Significant increases for priorities we advocated for, including record increases for:

- Emergency and Transitional Housing Program (\$40.7 million)
- Homeless Prevention Program (\$10.8 million)



This is part of a new **\$200.3 million Home Illinois budget line item**, which makes historic increased investments in preventing and ending homelessness.

Within the Home Illinois line item, \$85 million is new General Revenue Fund resources.



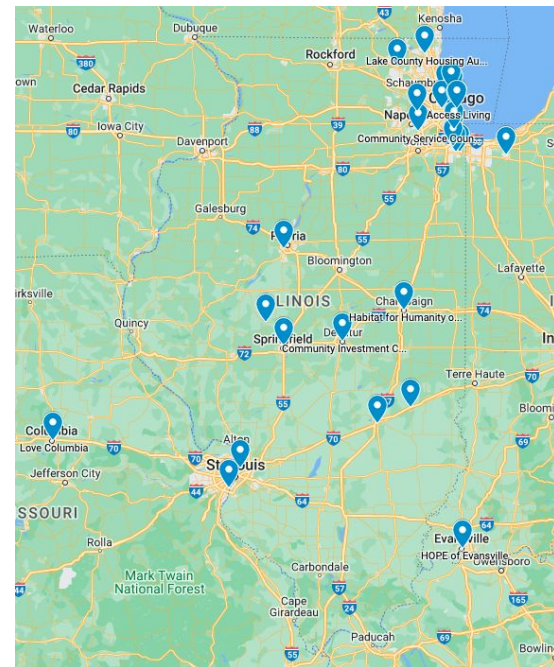


# Capacity Building in 2023



## Housing Action Housing Counseling Intermediary

- \$1.5 million award from HUD
- Affiliate Growth & Expansion
  - Erie Neighborhood House in Chicago added to network
  - Love Columbia in Missouri, is our westernmost network member
  - Western Egyptian EOC returns
- Planning additional strategic growth of our Intermediary network over the next several years



# Capacity Building in 2023



"Erie Neighborhood House is thrilled to have achieved HUD approval as a Housing Counseling Agency. This milestone reflects our unwavering commitment to empowering individuals and families in our community to secure stable and affordable housing. With this designation and affiliation with the dynamic team at Housing Action Illinois and our partners at HUD, we are better equipped than ever to guide and support our neighbors on their journey toward housing stability and a brighter future."



*Isaias Solis, Erie Neighborhood House*



# Capacity Building in 2023



## Technology & Data Standardization

- National release of **Guide to HUD-Approved CMSs** (Client Management Systems), version 3.0, in September
- **My Path To Home**: Using technology to connect the public to participating housing counseling agencies
- Housing Action continues to lead the national effort to create a housing counseling data set to better measure the impacts and outcomes from housing counseling and to position the sector for the future



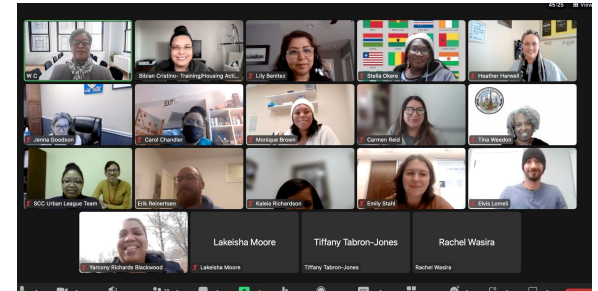
# Capacity Building in 2023



## Housing Counseling Trainings

Highlight: Creating a new generation of certified housing counselors through our unique Career Path curriculum.

- Partnership with Moraine Valley Community College
- Expanded Spanish-Language Career Path training
- Financial institution support for Career Path via scholarships
- Partnership with National Housing Resource Center and a counselor-specific job board



# Capacity Building in 2023



“Moraine Valley [Community College’s] Corporate, Community and Continuing Education Department partnered with Housing Action Illinois to provide our community with a reliable and virtuous career choice.

“Assisting consumers in the purchase of homes is a big deal, and it's a proactive position that not only helps consumers but also helps our local communities. With this partnership, our students gain exposure to a career that is needed across the country. A HUD counselor is a noble and great career and we're excited to offer it to the students in our district.”

*Syreeta Brown, Senior Program Manager*



# Capacity Building in 2023



## Developer Initiative

Facilitating the creation of an acquisition, rehab, resale ecosystem in Decatur:

- Engaging with key stakeholders to identify assets and challenges to the creation of a robust ecosystem
- Assisted the Community Investment Corporation of Decatur (CICD) to secure a \$200k contract with City of Decatur to manage homebuyer ecosystem



# Capacity Building in 2023



“For nearly two years, Housing Action Illinois helped us to develop a proposal to build a homebuyer ecosystem in Decatur. Recently, that proposal was funded by the City of Decatur. We deeply appreciate Housing Action’s assistance and guidance, particularly that provided by David Young and James Miller, to develop the proposal and ongoing support as we help Decatur residents transition from renter to homeowner.”

*James Seaberg, Community Investment Corporation of Decatur*



# National Service Program



## Last Year's Outcomes

- 20 full-year AmeriCorps members served at 15 organizations
- Recruited & managed 200+ volunteers
- Generated \$170,200+ in grants, donations & in-kind contributions
- Empowered 12,000+ people to receive housing services
- 5,200+ affordable housing units made available



**AmeriCorps**





# National Service Program



## Spotlight: Northern Illinois Regional Affordable Community Housing (NI ReACH)

- Housing Authority for Winnebago & Boone Counties
- AmeriCorps host site for 2+ years
- 100% local recruitment
- Project focus: reducing evictions for public housing residents in NI ReACH Communities



# NI ReACH: Eviction Prevention VISTA



Ezella with supplies for February's food distribution event

Learn more about Ezella's story: [housingactionil.org/amicorps](https://housingactionil.org/amicorps) »



# 2023

*A Record-Setting Year!*

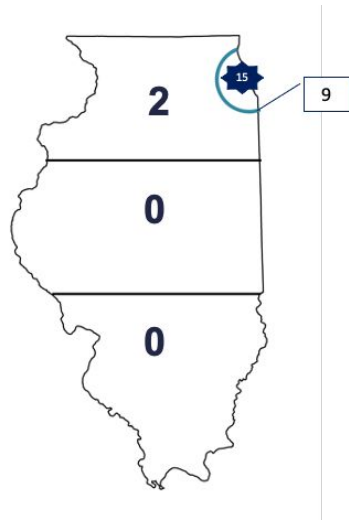


- Recruited 40 AmeriCorps members
- Nationalized Housing Counseling Corps
  - **90% Recruitment Rate in Pilot Year**
- Every organization outside of Chicago successfully recruited:
  - **NI ReACH – Rockford**
  - **Habitat for Humanity of DeKalb – Sycamore**
  - **Genesis Garden – Macomb**
  - **One Level – Decatur**

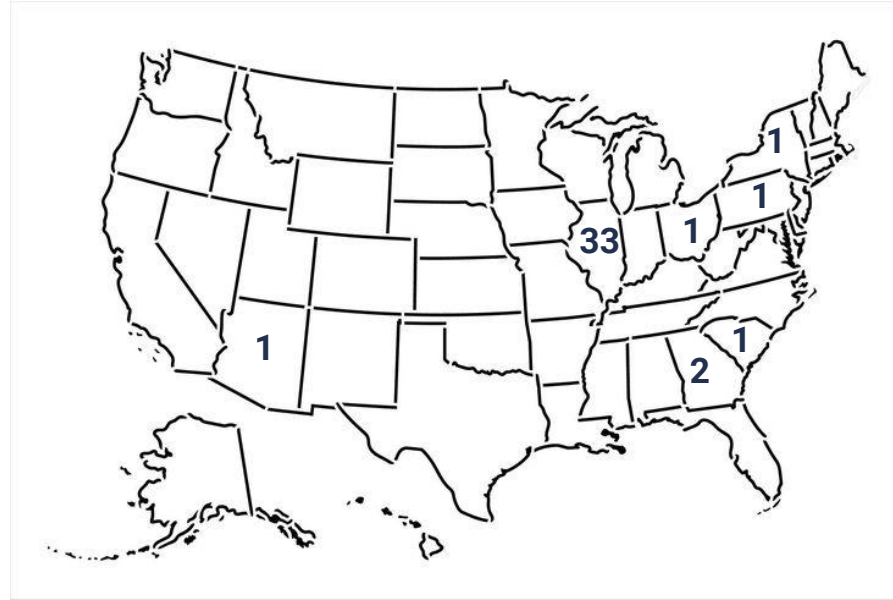


# National Service Program

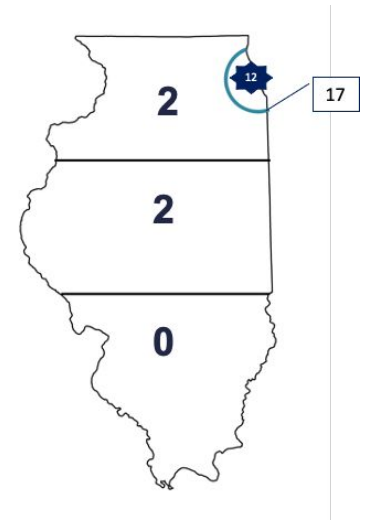
## 2022 Recruitment



## 2023 Recruitment



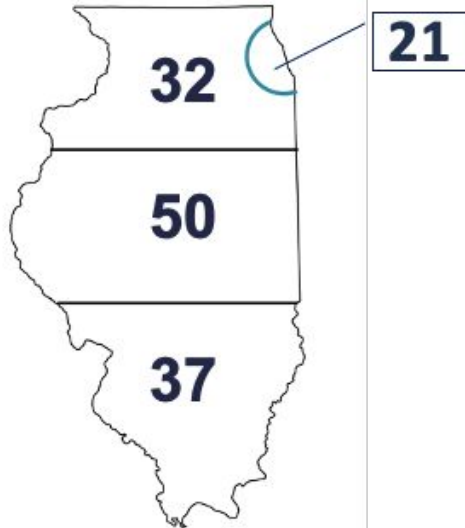
## 2023 Recruitment (IL)



# National Service Program

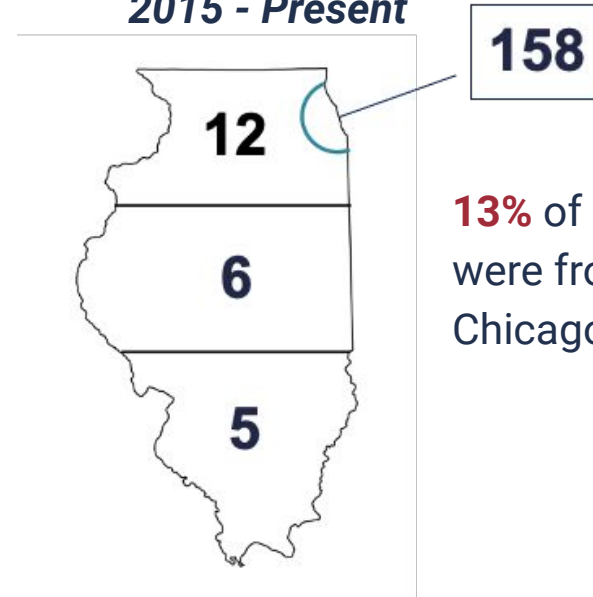
## Orgs That Received Targeted Outreach

2015 - Present



## Orgs That Submitted Applications

2015 - Present



**13%** of applications  
were from outside  
Chicago



# National Service Program



## Reason for Not Applying

## How We're Addressing It

### Chicago-Based Staff

- Full-time staff member based in Carbondale
- Role is focused on supporting central & southern IL
- Allocated travel budget for technical support, recruitment, & community events

### Restrictive Budgets

- Designed types of positions that do not require unrestricted funds
- Participation fees are due *after* recruiting the position

### Recruitment Challenges

- Streamlined recruitment process & improved marketing resources
- Recruited highest # of positions in program history this year
- Successfully recruited in Decatur, Macomb, Rockford, & Sycamore



# National Service Program



- 2024-2025 AmeriCorps Cycle
  - Housing Counseling Corps
  - Green Homes Corps
- Accepting early bird host site applications!

Contact: [AmeriCorps@housingactionil.org](mailto:AmeriCorps@housingactionil.org)



07.

Member Q&A





# 08.

## Announcement



# 2024 Annual Benefit

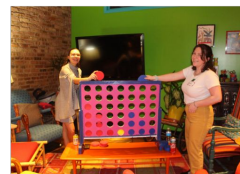


Save the date for our 2024 Annual Benefit!

## April 18, 2024

**Catalyst Ranch**

**656 W Randolph St, Chicago, IL 60661**



**Catalyst  
Ranch**  
*Space to Imagine More*



# 09.

## Closing



# Thank You



## **For being a member and supporter of Housing Action Illinois!**

With your continued engagement, we look forward to another year of leading the way to an Illinois where everyone has a good stable home.

