

housingaction ILLINOIS

2009 Annual Report

Dear Members & Supporters:

What a year it's been! The economic climate continued to present challenges to the housing market, affecting everyone from our member organizations to those seeking affordable housing, and it's still unclear when the pressures on nonprofit housing organizations and the low-income households we serve will be eased.

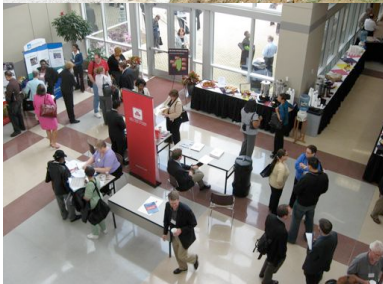
As a result, we've all had to become more resourceful and creative, including developing new strategies and building stronger collaborations to deal with the recession, the wide-variety of federal initiatives, and the decrease in funding, particularly from the state. That's where Housing Action comes in. Housing Action knows we are only as strong as our members, and that's why we focused in 2009 to provide even more training, technical assistance, information, advocacy and support to and for our member organizations. Tens of thousands of low-income Illinois residents were helped last year because of our collective efforts.

And more will be helped in the future! In an historic victory co-led by Housing Action, thousands of low-income households and renters, especially people with disabilities and veterans, will be assisted by virtue of the inclusion of \$130 million for affordable housing in the state's capital budget. This is the first time affordable housing will be included in a capital budget, and it's a significant mark of progress for our affordable housing movement.

Communities throughout Illinois thrive when families and individuals have a place to call home. Housing is a basic necessity, and we believe that public policy and government spending should protect those with this need. With your assistance, Housing Action will continue the drive for quality affordable housing in Illinois in order to strengthen communities and ensure a decent home for everyone.

Accomplishing our work during this critical year would not have been possible without the support of our members, funders and other allies, all of whom help Housing Action realize our vision of a stonger Illinois. On behalf of Housing Action's Board of Directors and staff, we thank you for your contribution to our organization's success and your continued support of our efforts.

Cheryll Boswell & Mary Ellen Tamasy, 2009 Co-Chairs, &
Sharon K. Legenza, Executive Director



Our Mission

To increase and preserve the supply of decent, affordable, accessible housing in Illinois for low- and moderate-income households.

Our Values

Housing is a human right. We believe in a society that promotes basic human needs, such as decent and safe housing for all of its members. Public policy and government spending should ensure that the basic housing needs of all people are met.

Our Vision

To create an environment where all Illinois residents, including people with the lowest incomes, have a voice in housing policy and community development. We seek to bring together community stakeholders, such as residents, businesses, and government, to work with one another to increase the supply and availability of affordable housing across the state.

Our Members

Nonprofit organizations, local governments, corporations, and individuals from across Illinois who care about affordable housing. Membership in Housing Action Illinois provides a direct link to people across the state and the country with common concerns. Members also receive reduced registration fees at our annual conference and other workshops throughout the year, and member organizations have voting rights at our annual meeting.

Contact Information

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Policy & Advocacy

- Housing Action co-lead the campaign that resulted in the first-ever inclusion of affordable housing funding in the state capital budget (see cover message for details).

- Working with our members and allies, we secured passage of House Bill 3863, state legislation requiring that, after a foreclosure is complete, the new owner of a rental property make a good faith effort to identify residents of the property, inform them that the property has been the subject of foreclosure, and provide contact information for resident concerns and repair requests. HB 3863 was signed into law in July 2009, and went into effect on October 29, 2009.

- To examine the effect of the recession on homeless service providers in Illinois, we conducted a survey in January 2009 that revealed that these providers experienced a marked increase in the need for their services late in 2008, with the likelihood that this would continue as long as the economy continued to worsen. The data showed that 71% of state-funded providers of overnight and transitional shelter reported more people experiencing homelessness compared to the six previous months. The survey results have been used to support our ongoing budget advocacy and efforts to secure adequate funding for these essential services.

Education & Organizing



Housing Action Illinois facilitates events and trainings throughout the entire state of Illinois.

The Caravan continues to be successful in bringing organizations to the table to discuss housing issues and to see the benefit of the advocacy work of Housing Action Illinois.

- **Bob Campbell**
Executive Director, RAAHC

House Action Illinois set-up dozens of in-district meetings and encounters with residents and legislators to discuss the state's need for a responsible budget. The reach of the Responsible Budget Coalition was extensive due in great part to the efforts of Bob Palmer, Policy Director for Housing Action Illinois. The fight is not over, but thanks to your activism we certainly laid a good foundation for the upcoming legislative sessions.

-**Patrick Keenan-Devlin**
Campaign Director



Policy Director for Housing Action Illinois, Bob Palmer (far left) in a television appearance panel discussion with State Representative Raymond Poe (R-Springfield) (to the right of Bob Palmer)

- We created and distributed more than 25 newsletters, action alerts and fact sheets to our members, allies, and the general public to inform people about critical policy issues and events affecting affordable housing in Illinois.

- We co-convened 9 Illinois Affordable Housing Roundtable meetings and more than 25 working group meetings to provide a forum for communication and advocacy coordination among a broad range of organizations.

- Our Annual Conference was held in October at the Renaissance Hotel Blackstone in Chicago. The Conference commenced with a pressing issue, "Federal Recovery Programs: Defining Impact to Date and Maximizing the Future Impact." Over the course of the 2 days, more than 150 housing professionals attended 17 different workshops focusing on topics covering "Affordable Housing 101," "The Future of Lending," and "The Illinois State Budget: Where Do We Stand?" Attorney General Lisa Madigan discussed her office's foreclosure mitigation efforts in her keynote address.

- Community stakeholders meetings were held during 3 days in August during our 4th Annual Caravan. Housing Action's Board and staff met with over 65 individuals representing non-profits, government and business to discuss the lack of quality affordable housing, resources, support and available funding for housing in 5 west central Illinois communities - DeKalb, Ottawa/Peru, Rock Island, Freeport and Rockford. These meetings provide essential information to Housing Action of community concerns that are key to shaping our policy advocacy agenda.

Financial Statements for the Year Ended December 31, 2009

REVENUE

Government Contracts	\$302,363	39%
Private Grants	\$429,500	55%
Membership Dues	\$23,103	3%
Other	\$24,146	3%
Total	\$779,112	100%

EXPENSES

Technical Assistance and Training Program	\$316,376	43%
Public Education and Organizing	\$174,491	24%
Public Policy and Advocacy	\$94,768	13%
Management and General	\$72,122	10%
Fundraising	\$74,459	10%
Total	\$732,216	100%

NET ASSETS BEGINNING OF 2009 \$391,922

NET ASSETS END OF 2009 \$438,818

BOARD OF DIRECTORS OFFICERS

Co-Chairs: **Cheryll Boswell**, Executive Director, METEC & **Mary Ellen Tamasy**, Executive Director, Lake County Residential Development Corp.

Secretary: **Joyce Hothan**, Executive Director, Bridge Communities Inc.

Treasurer: **Kurt Kuyawa**, Senior Vice President, Credit Officer, Charter One

BOARD MEMBERS

Linda Bookwalter, Executive Director, SWAN

Bob Campbell, Executive Director, Rockford Area Affordable Housing Coalition

Ryan Dowd, Executive Director, Hessed House

Cathy Grafton, Director of Community Services, Mid-Central Community Action Inc.

Ofelia Navarro, Executive Director, Spanish Coalition for Housing

Joe Neri, Executive Vice President, IFF

Laurie Peterson, Vice President, Community Consultant, PNC Community Development Banking

Michele Rodriguez Taylor, Executive Director, Northwest Side Housing Center, Chicago

Gail Schechter, Executive Director, Interfaith Housing Center for the Northern Suburbs

Al Timke, Housing & Homelessness Specialist, Illinois Association of Community Action Agencies

Mary Walker, Executive Director, Neighborhood Housing Development Corp.

Mike Wasserberg, Executive Director, South Suburban PADS

STAFF

Executive Director
Sharon K. Legenza

Director of Technical Assistance
Katie Gottschall Donohue

Program Coordinator
Erica Page

Program Assistant
Ami Shah

Policy Director
Bob Palmer

Outreach Coordinator
Gianna Baker

Director of Development
Harriet McCullough

Office Manager
Nieta Gates

Americorps*VISTA Volunteer: Matthew Murphy

Training & Technical Assistance



Housing Action Illinois is wonderful. Their support is essential for us to provide continuous quality services to our clients every day. Their training at minimal cost keeps our housing counselors current with educational needs and trends in the industry.

**-Livia Villarreal
Director
Southwest REACH Center**

- In 2009, Housing Action provided technical assistance and training to 8 affordable housing development organizations, 4 of which have since developed or are in the process of developing 35 units of affordable housing in Illinois, and 4 of which have increased their capacity to develop or manage housing.

- We provided one-on-one capacity building technical assistance to 9 counseling agencies across the state, ranging from designing foreclosure curriculums to applying for HUD certification to assisting in meeting funder reporting requirements, among other matters. This technical assistance directly assisted housing counseling agencies to increase the number of clients they see and improve their access to additional funding.

- In June 2009, Housing Action and the Woodstock Institute released a first-ever survey on the capacity of HUD-certified housing counseling agencies in the state. This report detailed the gap between housing counseling agency staffing capacity and the ongoing need for counseling services statewide, especially in the Chicago six county region.

- We brought 5 multi-day NeighborWorks place-based trainings for housing counselors to Illinois, thereby eliminating the need for agencies to send their staff to expensive out-of-state institutes. The 2009 trainings included: Beginning to Intermediate Foreclosure (2-day); Credit Counseling for Maximum Results (2-day); Developing & Implementing an Effective Foreclosure Program (2-day); Lending Basics for Homeownership Counselors (3-day); and Train the Trainer (Accelerated Version) (3-day). A total of 125 counselors from across the state participated.

2009 Funders

During 2009, our members and the following funders financially supported the work of Housing Action Illinois:

Alphawood Foundation
Bank of America Charitable Foundation, Inc.
Charter One Foundation
JPMorgan Chase Foundation
The Searle Funds at The Chicago Community Trust
Community Shares of Illinois
Federal Home Loan Bank of Chicago
First Midwest Bank
Grand Victoria Foundation
Harris Bank
Illinois Housing Development Authority
Chicago Tribune Charities – Holiday Campaign, a fund of the McCormick Foundation
PNC/National City Bank
Polk Bros. Foundation
State Farm Insurance Corp.
The Retirement Research Foundation
Taproot Foundation
United States Department of Housing and Urban Development



**Housing Action Illinois
2010 Annual Conference
November 4-5, 2010
Parke Hotel & Conference Center
Bloomington, Illinois**

**EARLY BIRD REGISTRATION OPEN
Members - \$125
Non-Members - \$225**

Please join us for workshops, plenary sessions, and networking opportunities, all dedicated to issues involving affordable housing. For more information, visit our website at www.housingactionil.org/conference or contact harriet@housingactionil.org.

2009 Organizational Members

Access Living Of Metropolitan Chicago
Affordable Housing Corporation Of Lake County
Affordable Housing Development Corp.
Bethel New Life, Inc.
Bridge Communities
Brighton Park Neighborhood Council
Catholic Charities of Archdiocese of Chicago
Catholic Charities - Joliet (Client Services)
CEDA of Cook County
CEFS Economic Opportunity Corp. - Effingham Branch
Central Illinois Debt Management & Credit Education
Champaign-Urbana Tenant Union
Charter One
Chicago Community Loan Fund
Chicago Rehab Network
Chicago Urban League
Citizens Lighthouse CLT
City of Champaign
City of DeKalb Planning Comm.
City of Highland Park Housing Commission
City of Hooperston
Claretian Associates
Coalition of Citizens With Disabilities In Illinois
Community Contacts, Inc.
Community Counseling Center of Northern Madison
Community Housing Association of DuPage
Community Investment Corporation of Decatur
Comprehensive Community Solutions/Youthbuild
Connections for the Homeless
Corporation For Affordable Homes Of McHenry County
Corporation For Supportive Housing
DeKalb County Housing Action Coalition
Dove, Inc./Homeward Bound
DuPage Homeownership Center
DuPage Housing Action Coalition
DuPage PADS
Eagles Nets of St. Clair County
Emerson Park Development Corp.
Ezra Multi-Service Center
FITE Center for Independent Living
Freeport Area Church Cooperative
Greater Southwest Development Corp.
GroWorks, Inc.
Habitat For Humanity of Illinois
Habitat For Humanity, Chicago South Suburbs
Heartland Alliance
Hesed House
Highland Park Community Land Trust
Homestead Corporation of Champaign-Urbana
Hope Haven
HOPE of East Central Illinois
Housing Authority of Cook County
Housing Helpers
Housing Occupants Mobilization Effort
Housing Opportunity Development Corp.
Hyde Park Transitional Housing Project
IFF
Illinois Assistive Technology Program
Illinois Association of Community Action Agencies
Illinois Department of Human Rights
Illinois/Iowa Center For Independent Living
IMPACT Center For Independent Living
Institute For Consumer Credit Education
Interfaith Housing Center of the Northern Suburbs
Interfaith Open Community
Jane Addams Senior Caucus
Joseph Corporation
Kane County Housing Action Coalition
Kankakee County Housing Authority
Kingdom Community
Lake County Coalition for the Homeless
Lake County Housing Authority
Lake County Residential Development Corp.
Lakeside CDC
Latino Policy Forum
Lawyers' Committee For Better Housing
Lazarus House
Lighten-Gale Group
Livingston County Homeless Coalition
Local Initiatives Support Corporation (LISC)
Lutheran Social Services of Illinois
Macoupin County Housing Authority
Madison County Community Development
McHenry County Continuum of Care
Menard County Housing Authority
Mercy Housing
METEC
Metropolitan Housing Development Corp.
Metropolitan Tenants Organization
Mid-Central Community Action Inc.
Mobile Home Owners Association of Illinois
MoveSmart.org
National City Corporation/PNC
Neighborhood Housing Development Corporation
Neighborhood Housing Services of Chicago, Inc.
Neighborhood Housing Services of Freeport
North Side Community Federal Credit Union
Northside Action for Justice
Northwest Side Housing Center
Northwestern Illinois Community Action Agency
Oak Park Regional Housing Center
Opportunities For Access Center For Independent Living
PACE Center For Independent Living
PADS of Elgin
Partners In Community Building, Inc.
Partnership For Home Ownership
People's Resource Center
Peoria Citizen's Committee For Economic Opportunity, Inc.
Progress Center For Independent Living
Project IRENE
Project Now Community Action Agency
RAMP Center for Individual Living
Rock Island Economic Growth Corp.
Rockford Area Affordable Housing Coalition
Rogers Park Community Development Corporation
Shawnee Development Council
Smart Money Housing A.K.A. Smart Women Smart Money Educational Foundation
South Side Community Federal Credit Union
South Suburban PADS
Spanish Coalition for Housing
Springfield Housing Authority
St. Clair County Community Development
Stopping Woman Abuse Now, Inc. (SWAN)
Swedish American Medical Foundation
The Greater Chicagoland Fellowship Club
The Resurrection Project
The Sanctuary/South Suburban Family Center
Together We Cope
Tri-County Opportunities Council
Trinity House Inc.
Unity Community Development Corporation
United Congregations of Metro East
United for a Better Community
Wabash Area Development
West Suburban PADS
Western Egyptian Economic Opportunity Council
Will County Center for Community Concern
Will-Grundy Center For Independent Living
YMCA Network
Zion Development Corp.