

## How We Meet Our Mission

"When you operate on a razor thin budget, the 5% increase in the State Emergency Food and Shelter Program funding that Housing Action Illinois secured can mean the difference between having the tools and the resources necessary to help someone become housed and merely offering them shelter."  
- Ryan Dowd, *Hesed House*

"We have a client right now who was sexually assaulted in her apartment by an acquaintance. She was able to get out of her lease and move to another neighborhood because of the Safe Homes Act. She is terrified of this guy as he threatened to kill her if she called the police. She did and he is now in custody and facing felony charges for aggravated criminal sexual assault."  
- Samir Goswami, *Justice Project Against Sexual Harm*

"Housing Action has provided us assistance with our HUD application, timely updates on housing policies, and other technical assistance that has improved our homeownership and foreclosure programs. With the help of Housing Action Illinois, we have established a solid program to help low to moderate-income and minority households improve their housing options and attain homeownership."  
- Rob Breymaier, *Oak Park Regional Housing Center*

"Housing Action has provided indispensable assistance in helping us boost our capacity and stay plugged in to current developments in areas including state housing policy, foreclosure prevention, and programs for seniors. They have been a great resource to our growing housing agency."  
- Brian C. White, *Lakeside Community Development Corporation*

"We just received our HUD certification as a housing counseling agency. Thanks to Housing Action, the application process was clear from the start. The trainings provided by Housing Action have helped us to build the skills we need to effectively serve our clients. We look forward to being a member of Housing Action for many years to come."  
- Heidi Berardi, *Family Credit Management*

"The Northwest Side Housing Center is deeply grateful to Housing Action Illinois for their assistance over the last year. With their guidance and support we have been able to secure funding through special programs, train new staff on foreclosure counseling and communicate easily with other housing counselors around the state. HAI has also helped us implement the Predatory Lending Database Program and has really been instrumental in creating a community among housing counselors that had never existed before."  
- Liz Caton, *Northwest Side Housing Center*

"Housing Action Illinois is the "Go To" organization when it comes to having access to a reliable resource. They provided us with several training opportunities, which have enhanced our counseling skills and abilities, allowing us to be even more effective with assisting our clients. On numerous occasions, because of Housing Action Illinois' position in the "Housing Community", we have been able to utilize them as a sort of "Network Central", when it comes to having access to the pool of resources and services that all of the other 87 Counseling Agencies, in the state of Illinois provide."  
- Al Guyton, *Institute for Consumer Credit Education*

"Housing Action provided a training for all Peoria area nonprofit housing developers, and in the process we learned how together we could network and maximize local resources for the benefit of the people we serve. We continue to meet after the training."  
- Robin Perry, *PCCEO*

"Emerson Park experienced staff turnover that threatened current and planned development projects. With Housing Action Illinois's assistance, technical support and trainings Emerson Park was able continue its projects with little disruption while expanding the capacity of the staff and the organization as a whole."  
- Jason Carbone, *Emerson Park CDC*

## 2007 Annual Report



August 1, 2008

Dear Members and Supporters:

As the Co-Chairs of the Board of Directors of Housing Action Illinois, we are proud to present our organization's 2007 Annual Report. As challenging as the housing market and political environment in Illinois continue to be, this annual snapshot reminds us that, by joining together, we make real the principle that housing is a basic human right.

During 2007 HAI won an increase in the Emergency Food and Shelter Grant Program, expanded the protections of the Safe Homes Act for victims of domestic violence and worked with advocates across our country to record significant progress toward the National Housing Trust Fund (which was just passed!). We helped train more than 120 non-profit housing professionals, allowing them to more effectively and efficiently provide shelter, build housing and provide housing counseling services.

As an organization, we are embarking on our five-year strategic plan with Sharon Legenza, our new Executive Director, at the helm. Sharon brings a wealth of legal skills, housing-related experience and a new perspective to Housing Action Illinois and we're excited about moving forward.

This year of progress would not be possible without the work and support of our members, our funders and all the other partners who support our mission to make housing safe, decent, affordable, and accessible for the people of Illinois. On behalf of the entire Board of Directors thank you for your contribution to our organization's success and your continued support of our efforts.

Cheryll Boswell and Mike Wasserberg

## Save the Dates!

Annual Meeting: Thursday, November 13, 2009 (in Springfield)

Annual Convention: Wednesday, April 29, 2009 (location TBA)

## Organizational Overview

### OUR MISSION

To increase and preserve the supply of decent, affordable and 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 together to increase the supply and availability of affordable housing across the state.

### OUR MEMBERS

Nonprofit organizations, local governments, for-profit companies, 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 convention and other workshops throughout the year. Member organizations also have voting rights at our Annual Meeting.

### CONTACT INFORMATION

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

## 2007 Accomplishments

- Secured a 5% increase for the State Emergency Food and Shelter Program, which funds overnight shelters and transitional housing.
- Amended the Safe Homes Act to protect more victims of domestic violence and sexual assault who are renters and need to end their lease or get their locks changed.
- Worked with groups across the country to secure passage of the National Housing Trust Fund in the House of Representatives.
- Organized a six-stop caravan through east central Illinois to meet with affordable housing advocates to discuss statewide responses.
- Coordinated and promoted more than thirty public education events around the state in November for Affordable Housing Month, a 100% increase over 2006.
- Coordinated creation and publication of a report of the 11 HUD-certified Counseling Agencies that participated in the HB 4050 Predatory Lending Database ('PLD') Pilot Program regarding the services they provided under the Pilot Program. The report found that many borrowers did not understand the terms of the loans that they were getting and that loan terms were often unaffordable and misleading for borrowers. Press coverage of the report led to positive program changes.
- Provided technical assistance to ten non-profit developers, six of which have since developed or are in the process of developing 80 units of affordable housing in Illinois, and four of which have increased their capacity to develop or manage housing.
- Offered five two-day development workshops as part of our Community Housing Developers Institute attended by over 40 participants from across the state.
- Offered a five-day Train the Trainer Methods in Pre-purchase Education and a two-day Beginning to Intermediate Foreclosure Training resulting in 80 NeighborWorks certified housing counselors from across the state.

## Looking Ahead

- We will continue to provide training and advocacy efforts that help prevent foreclosures and stabilize neighborhoods.
- We will continue to advocate for \$100 million in annual funding for affordable housing in Illinois' capital budget.
- We will advocate for state legislation to protect seniors from reverse mortgage predatory lending practices.
- We will continue to provide workshops and one-on-one technical assistance to nonprofit affordable housing developers and housing counseling agencies.
- We will co-coordinate the participation of Illinois' housing advocacy community through the Housing Roundtable.
- We will adopt and implement the four main components of Housing Action's new 2008 - 2013 strategic plan;
  - Expand membership and increase involvement in program activities.
  - Increase recognition of the Housing Action Illinois brand and identity.
  - Increase the long-term financial sustainability of Housing Action Illinois.
  - Improve our ability to tell our story and show the impact of our work and that of our members.



## Financial Statements for the Year Ended December 31, 2007

### REVENUE

Government Contracts	\$368,497	55%
Private Grants	\$246,980	37%
Membership Dues	\$23,680	4%
Other	\$35,946	5%
<b>Total</b>	<b>\$675,103</b>	<b>100%</b>

### EXPENSES

Technical Assistance and Training Program	\$239,169	37%
Public Education Program	\$180,267	28%
Policy Advocacy Program	\$99,467	15%
Management and General	\$79,692	12%
Fundraising	\$54,454	8%
<b>Total</b>	<b>\$653,049</b>	<b>100%</b>

**NET ASSETS AT THE BEGINNING OF THE YEAR** \$322,443

**NET ASSETS AT THE END OF THE YEAR** \$321,997



## Board of Directors

### CO-CHAIRS

**Cheryl Boswell**  
METEC

**Mike Wasserberg**  
South Suburban PADS

### SECRETARY

**Joyce Hothan**  
Bridge Communities

### TREASURER

**Mary Ellen Tamasy**  
Housing Opportunity Development Corp.

### BOARD MEMBERS

**Lore Baker Gause**  
Dove Inc./Homeward Bound

**Keith Brown**  
BCMW Community Services, Inc.

**Jeff Carlson**  
Zion Development Corporation

**Julie Dworkin**  
Chicago Coalition for the Homeless

**Deb Elzinga**  
Neighborhood Housing Services of Freeport

**Kurt Kuyawa**  
Charter One

**Ofelia Navarro**  
Spanish Coalition for Housing

**Joe Neri**  
IFF

**Gary Phelps**  
Southern Illinois Center for Independent Living

**Gail Schechter**  
Interfaith Housing Center of the Northern Suburbs

**Al Timke**  
Illinois Community Action Association

### STAFF

**Executive Director**  
Tammie Grossman

**Director of Technical Assistance**  
Katie Gottschall Donohue

**Program Coordinator**  
Heather Hain

**Policy Director**  
Bob Palmer

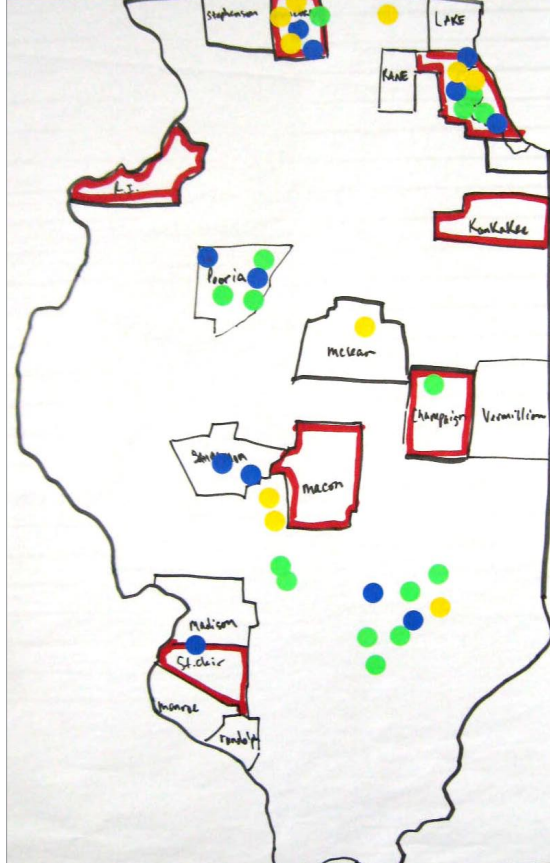
**Policy Coordinator**  
Mimi Chedid

**Development Director**  
Nate Hutcheson

**Office Manager**  
Nieta Linzy

**VISTA Volunteers**  
Rebecca McDannald  
Devin Ross  
Lauren Sanders  
Anna Schaefer

Butler Family Fund  
Charter One  
JP Morgan Chase  
Chicago Community Trust  
Community Shares of Illinois  
Grand Victoria Foundation  
Harris Bank  
Illinois Housing Development Authority  
McCormick Foundation  
Midwest Bank and Trust  
National City Bank  
Polk Bros Foundation  
Retirement Research Foundation  
U.S. Department of Housing and Urban  
Development - Office of Community Pla  
and Development  
Washington Mutual  
Wells Fargo Foundation  
William Charles, Inc.  
Woods Fund of Chicago



## 2007-2008 Members

Access Living Of Metropolitan Chicago  
Advocates For Access  
Advocates Network Of Kane And Kendall Counties  
Affordable Housing Corporation Of Lake County  
Age Options  
BMW Community Services  
Bethany Place  
Bethel New Life Inc.  
Beyond Housing, Neighborhood Housing Services  
Bickerdiike Redevelopment Corp.  
Bond County Housing Authority  
Bridge Communities  
Brighton Park Neighborhood Council  
Business And Professional People For  
The Public Interest  
Carepoint Adult, Child And Family Association  
Catholic Charities - Joliet  
Catholic Charities Of Archdiocese Of Chicago  
CEFS Economic Opportunity Corporation  
CEFS Economic Oppty. Corp.  
Center Of Concern  
Central Illinois Debt Management And Credit Education  
(CIDMCE)  
Central Illinois Services, NFP  
Champaign-Urbana Tenant Union  
Charter One  
Chicago Christian Industrial League  
Chicago Coalition For The Homeless  
Chicago Community Loan Fund  
Chicago Rehab Network  
Christian Family Development Corporation  
City Of Bloomington - Community Development  
City Of Champaign  
Coalition Of Citizens With Disabilities In Illinois  
Community Contacts, Inc  
Community Counseling Center Of  
Northern Madison County  
Community Housing Association Of DuPage  
Community Investment Corporation Of Decatur  
Comprehensive Community Solutions/Youthbuild  
Corporation For Affordable Homes Of McHenry County

Corporation For Supportive Housing  
 Crosspoint Human Services  
 DeKalb County Housing Action Coalition  
 Doorways Interfaith Residence  
 Dove, Inc./Homeward Bound  
 Duane Dean  
 DuPage County Community Services  
 DuPage Homeownership Center  
 DuPage Housing Action Coalition  
 DuPage PADS  
 Eagles Nest Of St. Clair County  
 East Bluff NHS  
 Embarras River Basin Agency, Inc.  
 Emerson Park Development Corporation  
 Family Credit Counseling Service  
 FITE Center For Independent Living  
 Freeport Area Church Cooperative  
 Greater Southwest Development Corp.  
 GroWorks Inc  
 Habitat For Humanity Of Illinois  
 Heartland Alliance For Human Needs & Human Rights  
 Heses House  
 Highland Park Community Land Trust  
 Highland Park Housing Commission  
 Homeownership Coalition For People With Disabilities  
 Homestead Corporation Of Champaign-Urbana  
 HOPE Fair Housing Center  
 Hope Haven  
 HOPE Of East Central Illinois  
 Housing Helpers  
 Housing Occupants Mobilization Effort  
 Housing Opportunities For Women  
 Housing Opportunity Development Corporation  
 Hyde Park Transitional Housing Project  
 Illinois Association Of Community Action Agencies  
 Illinois Department Of Human Rights  
 Illinois Facilities Fund  
 Illinois Valley PADS  
 Illinois/Iowa Center For Independent Living  
 IMPACT Center For Independent Living  
 Institute For Consumer Credit Education

Interfaith Housing Center Of The Northern Suburbs  
Jane Addams Senior Caucus  
Joseph Corporation  
Kane County Housing Action Coalition  
Kankakee County Housing Authority  
Lake County Coalition For The Homeless  
Lake County Haven  
Lake County Residential Development Corp.  
Lakeside CDC  
Lamb's Fold Women's Center  
Latino Policy Forum  
Lawyers' Committee For Better Housing  
Lazarus House  
League Of United Latin American Citizens, Elgin Area  
League Of Women Voters Of Geneva - St. Charles  
Livingston County Homeless Coalition  
Local Initiatives Support Corporation  
Lutheran Social Services Of Illinois  
Macoupin County Housing Authority  
Madison County Community Development  
Madison County Housing Authority  
Mattoon Area P.A.D.S.  
Maverick Advocates & Professionals  
Menard County Housing Authority  
Mercy Housing Lakefront  
METEC  
Metropolitan Housing Development Corp.  
Metropolitan Tenants Organization  
Mid-Central Community Action, Inc.  
Mobile Home Owners Association Of Illinois  
National City Corporation  
Neighborhood Housing Development Corporation  
Neighborhood Housing Services Of Chicago, Inc.  
Neighborhood Housing Services Of Freeport  
North Chicago Housing Authority  
North Side Community Federal Credit Union  
Northwest Side Housing Center  
Northwestern Illinois Community Action Agency  
Oak Park Regional Housing Center  
Opportunities For Access Center For Independent Living  
P.O.R.A.

PACE Center For Independent Living  
 PADS Of Elgin  
 People's Resource Center  
 Peoria Citizens Committee  
 For Economic Opportunity, Inc.  
 Progress Center For Independent Living  
 Project IRENE  
 Project Now Community Action Agency  
 Pusateri Development Associates  
 RAMP Center For Independent Living  
 Rock Island Economic Growth  
 Rock Island Housing Authority  
 Rockford Area Affordable Housing Coalition  
 Rogers Park Community Action Network  
 Rogers Park Community Development  
 Corporation  
 Shelters For Healthy Environments  
 Smart Money Housing A.K.A. Smart Women  
 Smart Money Educational Foundation  
 South Suburban PADS  
 Southern Illinois Center For Independent Living  
 Spanish Coalition For Housing  
 Springfield Housing Authority  
 St. Clair County Community Development  
 St. Louis Equity Fund  
 Stopping Woman Abuse Now, Inc (SWAN)  
 The Resurrection Project  
 The Sanctuary/South Suburban Family Shelter  
 Together We Cope  
 Tri-City Community Development Corp.  
 Tri-County Opportunities Council  
 TSP-HOPE  
 Unitarian Universalists For Social Justice  
 United Congregations Of Metro East  
 Wabash Area Development  
 West Suburban PADS  
 Western Egyptian Economic  
 Opportunity Council  
 Will-Grundy Center For Independent Living  
 Williamson Co. Family Crisis Ctr.  
 WillPower, Inc  
 Zion Development Corp.