

New Programs in 2020:

Community Outreach Agency for the
Emergency Rent Assistance and Emergency
Mortgage Assistance programs offered by
the Illinois Housing Development Authority:

FROM THE EXECUTIVE DIRECTOR

What else does one say? We learned a lot about housing in 2020, a year where the focus moved from housing as a product to housing as a necessity. Home became our workplace, school, gym, entertainment venue – everything.

We here at HomeStart spent the year working to address what our clients needed, what our staff needed, and what to be ready for as the world changed. Like everyone else, we kept feeling the temptation to think that in another week, or another month, things would be back to what they had always been - let's get back to "normal." And yet, was normal really working? Did our normal perception of housing really serve the community that we all live in?

In 2020 we met the production numbers we needed to, and we're grateful for the community that funds us and keeps us working to help people achieve their housing goal. We were also very grateful to be an outreach agency for the state-wide rent and mortgage assistance, and will be looking to do more of that in 2021. However, we also want to make sure that we don't lose this perspective we've gained in 2020. It was a year in which we had to really think about who we were, who we were serving, and how well we were doing to really reach out and achieve our mission. Are underserved markets faring any better with our missional work, or were they still not being addressed?

As we move into strategic planning in 2021, we invite you to join our conversations. Do you have a perspective on your neighborhood that you would like to see given more space and resources? Are you eager to help the residents around creating equity both personally and as a community? Let myself or Janessa know – **we would love to hear from you!**

SARAH BRINKMANN
Executive Director



760
760 Households helped with
rental information and intake

129
129 Households helped
with mortgage information
and intake



ANNUAL REPORT 2020



2020 Staff

- **Sarah Brinkmann** - Executive Director
- **Stephanie Rains** - Finance Director
- **Janessa Wilkins** - Resource Development and Community Engagement Manager
- **Michelle Ryan** - Project Coordinator
- **Melissa (Radick) Fry** - Regional Homeownership Coordinator
- **Valerie Cunningham** - Post Purchase Coordinator
- **Michelle Yanes** - Pre-Purchase Coordinator
- **Loretta Holte** - Housing Counselor
- **Erika Peinado** - Office Coordinator

\$19.7M
Community
Investment

2020 Board Members

Kirk Pearson
Board President/ Treasurer

Kim Kirkpatrick
Vice President

Jeanne Almasy
Secretary

- Sofia Buchanan
- Thomas Cross
- Stacy Gullikson
- Joyce Higgins
- Bjorn Hulleberg
- Danica Keeton
- Brandon Kruse
- Kelvin McIlwain
- Anne Sadler
- Cesar Sanchez
- Ginger Sreenan
- Vanessa Stanton
- Ashley Williams

2020 Funders:

- Associated Bank
- BMO Harris Bank
- Byron Bank
- Citizen's State Bank
- Community Foundation of Northern Illinois
- Gilbert Fund
- Illinois Housing Development Authority
- JP Morgan Chase
- Midland States Bank
- Members Alliance Credit Union
- Mon Valley Initiative
- NeighborWorks America
- Stillman Bank
- Wells Fargo

193 Homebuyers
Created

59 Foreclosures
Prevented

CONDENSED FINANCIAL INFORMATION

CONDENSED STATEMENT OF ACTIVITIES

REVENUE

Grants	587,472
Fees for Service	99,083
Other	155,257
TOTAL REVENUE	\$841,812

EXPENSES

Program and Administration	823,603
TOTAL EXPENSES	\$823,603

EXCESS OF REVENUES OVER EXPENSES

\$18,209

CONDENSED STATEMENT OF FINANCIAL POSITION

Current Assets	925,517
Long-Term and Other Assets	751,621
TOTAL ASSETS	\$1,677,138

Current Liabilities	227,343
Long-Term and Other Liabilities	88,947
TOTAL LIABILITIES	\$316,290

Net Assets	\$1,360,848
TOTAL LIABILITIES AND NET ASSETS	\$1,677,138