

ANNUAL REPORT 2018

Creating choice in housing,
community in neighborhoods,
and empowerment in personal
finance throughout Northern
Illinois.



HomeStart
NeighborWorks
CHARTERED MEMBER

FROM THE EXECUTIVE DIRECTOR

Looking back over our 2018 story, I am grateful for all the wonderful people and partners we were able to work with on all these projects. Our Staff continues to push for excellence, deeply committed to serving our client heroes as they make their next financial or housing decision. Our Board's expertise and leadership has kept us on mission as we moved to diversify our revenue through the Sustainable Business Initiative. Our regional partners have openly collaborated on solutions that not only support individuals, but look to plan for visible change in our communities. Here are some of our highlights from 2018:

Celebrated the 50th Anniversary of Fair Housing Law with three events:

- CommUNITY in Housing: The Importance of Neighborhoods (March)
- Fair Housing Art Contest: Welcoming new neighbors (April)
- Forum on Eviction, hosted with the Housing Action Illinois and Zion Development (July)

Engaged Resident Leadership through national and local trainings, including a group from Parenthood Promise whose leaders are completing projects in Ellis Heights

Advocated for Community Reinvestment focus with Woodstock Institute by convening agencies after the closure of bank locations, working towards solutions for seniors and low income residents in the affected area.

Purchased 307 W Main St in Freeport, IL – Come by and visit!

Thanks to everyone who engaged with HomeStart, and we look forward to expanding our services in 2019!

– Sarah Brinkmann

We value our partners who continue to financially support our services in the region, and would like to thank the following funders:

Allstate Foundation

Freddie Mac

**Illinois Attorney General's
Office**

Illinois Bank and Trust

Illinois Charitable Trust

Midland States Bank

Mon Valley Initiative

NeighborWorks® America

Illinois Housing

Development Authority

JP Morgan Chase

PNC Bank

Union Dairy

US Bank

Walmart Foundation

Wells Fargo

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WWW.NWHOMESTART.ORG | FACEBOOK.COM/NWHOMESTART

CONDENSED FINANCIAL INFORMATION

CONDENSED STATEMENT OF ACTIVITIES

REVENUE

Grants	1,082,474
Fees for Service	82,474
Other	11,847
TOTAL REVENUE	\$ 1,176,795

EXPENSES

Programs and Administration	1,287,805
TOTAL EXPENSES	\$ 1,287,805

EXCESS OF REVENUES OVER EXPENSES (111,010)

CONDENSED STATEMENT OF FINANCIAL POSITION

Current Assets	754,480
Loans Receivable	309,475
Other Long-Term Assets	565,257
TOTAL ASSETS	\$ 1,629,212

Current Liabilities.	34,448
Deferred Revenue.	78,756
Blight Reduction Program - Notes Payable	125,298
HomeStart - Due on Sale.	88,947
Net Assets.	1,301,212
TOTAL LIABILITIES AND NET ASSETS	\$ 1,629,212

Note: This condensed financial information has been excerpted from the audited financial statements of NW HomeStart, Inc.



2018 SCORECARD

\$9.1 MILLION

Direct Community and Economic Benefit

111

Homes Purchased

118

Foreclosures Prevented

32

Homes Improved

STAFF

- Sarah Brinkmann**, Executive Director
- Stephanie Rains**, Finance Director
- Racheal Falzone**, Homeownership Program Manager
- Renee Luthe**, Resource Development and Community Engagement Manager
- Cassidy Kraimer**, Leads & Marketing Coordinator
- Hannah Saunders**, Program Analyst
- Farrah Toepfer**, Housing Counselor
- Melissa Radick**, Housing Counselor
- Jazz Keyes**, Housing Counselor
- Dina Knibbs**, Housing Counselor
- Makesha Traylor**, Housing Counselor
- Farrahn Cox**, Office Coordinator



BOARD MEMBERS

- Kirk Pearson** – Board President/Treasurer
- Kim Kirkpatrick** – Vice President
- Jeanne Almasy** – Secretary

- Mustaffa Abdall**
- Thomas Cross**
- Felicia Davis**
- Stacy Gullikson**
- Bjorn Hulleberg**
- Cathy Johnson**

- Brandon Kruse**
- Kelvin McIlwain**
- Anne Sadler**
- Vanessa Stanton**
- Dee Valentino**

