

# HOPE AT HOME 2021 ANNUAL REPORT



# OUR YEAR IN REVIEW...

Entering the second year of a pandemic, HOPE Fair Housing Center continued to provide services across the State of Illinois, remaining open throughout the worst of the COVID-19 pandemic. After seeing the need in our community, we expanded our resources to provide additional aid to those impacted by the virus, while still offering HOPE's traditional underlying services. With a transition to virtual education and outreach, HOPE continued to serve those who need it the most.

## 2021 HIGHLIGHTS



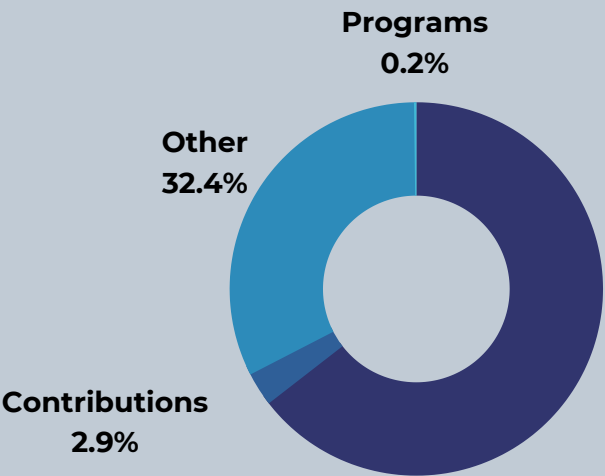
- 463 intakes
- 1,630 individuals reached through presentations
- 28 counties served
- **\$422,028 received in grant funding**

## FINANCIALS

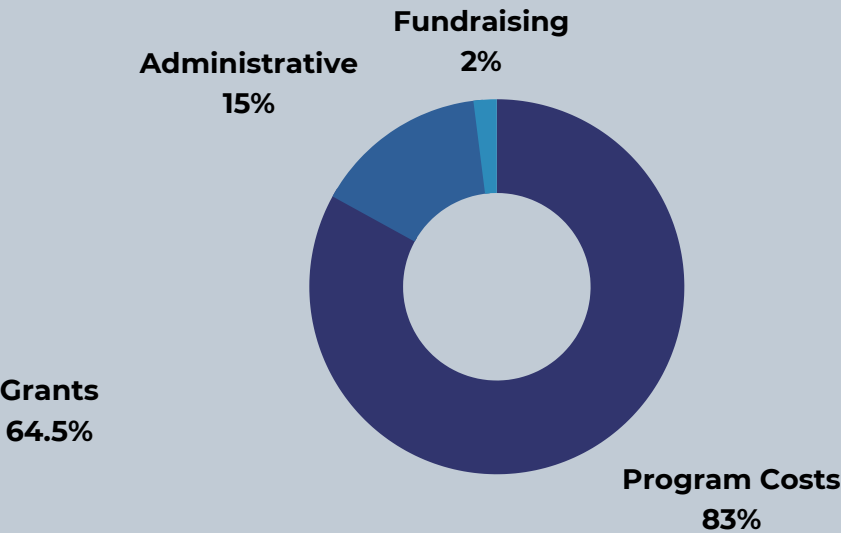
### Net Assets

January 1, 2021.....	<b>\$1,279,430</b>
December 31, 2021.....	<b>\$1,289,868</b>
Increase to Net Assets*.....	<b>\$10,438</b>

### Revenue \$653,987



### Expenses \$643,549



\*Surplus over initial predicted increase



# ENFORCEMENT

**In 2021, HOPE received 463 intakes from 28 different counties, and assisted with 22 reasonable accommodation and modification requests.**

**OF THE 463 INTAKES, HOPE TOOK ON 83 FOR INVESTIGATION, ADVOCACY AND ENFORCEMENT.**

**Reasonable accommodations and modifications HOPE successfully advocated for and were granted this year included:**

- Policy exceptions for "no fence" rule with a condo association to ensure the safety of a child with a disability
- Granting a tenant who is a domestic violence survivor an accessible parking spot and emotional support animal
- Requests for accessible parking spaces
- Month-to-month lease change to allow a person with a disability to find alternate accessible housing



- Advocacy on behalf of a tenant with a disability attempting to secure an accessible parking space, successfully working with the housing authority and municipality, ultimately securing the accommodation

- Advocacy on behalf of a client whose emotional support animal was involved in an isolated incident with a contractor visiting the property, successfully negotiating mutually agreeable terms so the client could maintain their emotional support animal

# ENFORCEMENT

**In 2021, HOPE filed complaints with the US Department of Housing and Urban Development (HUD) and the Illinois Department of Human Rights (IDHR) on 9 different matters, totaling 19 charges.**

**Charges included matters involving sexual harassment, race, source of income, disparate impact, and disability discrimination:**

- A complaint was filed against a housing provider for creating a hostile living environment and neglecting maintenance/repairs. Additionally, the complaint alleged that a tenant was experiencing retaliation and intimidation after she refused the provider/owner's sexual advances.
- A complaint was filed on behalf of a client with a disability who was denied a reasonable accommodation request by the county to maintain her two emotional support animals (miniature horses) on her property. The complaint alleged that the county incorrectly denied her reasonable accommodation request.
- A complaint was filed against a property management company overseeing a large apartment complex, alleging that they were implementing two policies that were neutral on their face, but had the effect of eliminating the majority of housing choice voucher holders from financial eligibility in the application and, therefore, causing a disparate impact based on race.

**HOPE reached settlements in 2021 on matters involving reasonable accommodation requests and sexual harassment:**

- HOPE settled a complaint with a property management company alleging that they discriminated against an individual with a mental health disability by attempting to evict them instead of approving their reasonable accommodation request. The company agreed to renew the client's lease and receive fair housing training from HOPE.
- A federal court complaint alleging that a condominium association refused to accept the client's reasonable accommodation request for an accessible parking space to their unit, was settled. The client was granted her accommodation request and monetary damages. The settlement additionally led to policy change and fair housing training for the association.

# OUTREACH

2021 was the year for rebuilding key stakeholder relationships for HOPE. Just some organizations and groups HOPE provided fair housing education and outreach included: Mutual Ground, Heartland Realtors Organization, the League of Women Voters - Wheaton, Northern Illinois University, Rotary of Wheaton, Lake County Investors Club, and Aurora Public Library District.

In 2021, HOPE participated in **36** outreach events, reaching a total number of **1,552** people.

## Advocacy Engagement

HOPE advocated alongside its civil rights partners to bring an end to source of income discrimination through the passage of HB2775, as the legislation moved from the IL House of Representatives to the IL Senate. Shoutout to Rep. La Shawn Ford and Sen. Ram Villivalam for championing the bill as chief sponsors!

HOPE Enforcement staff, along with the hundreds of statewide advocates leading on the legislation, continue to work to ensure folks experiencing source of income housing discrimination have the tools for seeking justice.

## Leadership to Life

Our then-Executive Director Evelyn Sanguinetti partnered up with several community leaders to bring together a speaker series, so

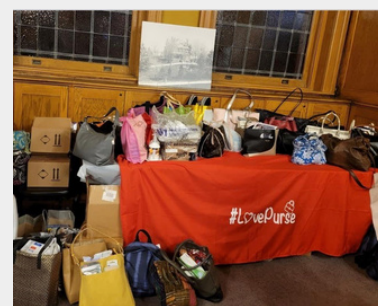
HOPE staff could learn about housing support services and resources available through DuPage County. Shoutout to all the speakers - Kenny Coles with DuPage and Kane County Housing Authority, Judges Belford, Dalton, McCluskey and Sheriff Mendrick - for their insight and sharing of resources and programs here locally designed to support folks experiencing hardship with housing.

## Bringing HOPE to Survivors

In October 2021, HOPE in collaboration with LovePurse, supported DuPage Pads clients by asking community members to donate handbags filled with toiletries and other essentials for women fleeing domestic violence.

The response was overwhelming - HOPE presented PADS with 100+ handbags to hand out to clients.

Community leaders in DuPage County spoke at this first in-person HOPE event since COVID-19 about local efforts to provide support services to survivors. Many thanks to Bridge Communities and DuPage Pads for all they do for survivors of domestic violence.





# ANNOUNCEMENTS



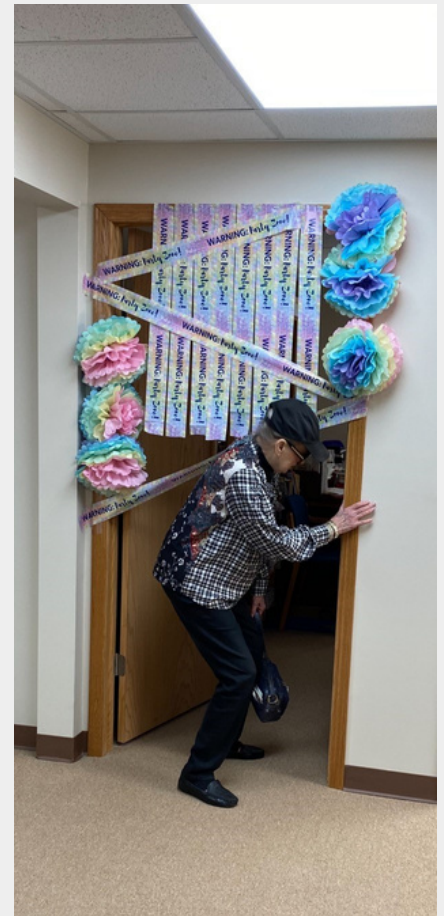
2021 was a year full of change for HOPE's team!

Longtime HOPE Team Member Shirley Stacy announced her retirement while Evelyn Sanguinetti announced she was stepping down as Executive Director.

Shirley spent more than 26 years at HOPE, working through multiple leadership changes. She was integral in day-to-day operations, including grant reporting and providing all executive support functions to the HOPE team.

Congratulations on your years of service to the people HOPE serves.

Best wishes to Shirley and Evelyn on their endeavors. We miss you!



## LOOKING AHEAD...

HOPE Fair Housing began planning its 2022 Annual Fair Housing Conference "Appraising the Future of Fair Housing" which will be held virtually April 14, 2022. We look forward to inviting housing industry professionals as well as partner fair housing advocacy organizations to present on key housing justice topics such as appraisal bias, source of income discrimination, and arrest and conviction record screenings.

Additionally, HOPE has begun planning for its 2022 expansion of fair housing services to Southern Illinois. Moreover, our enforcement team is gearing up for investigating emerging fair housing discrimination issues, including appraisal bias. HOPE is committed to staying on the cutting edge of industry trends and new research regarding housing justice.

We have big shoes to fill with the departures of Shirley and Evelyn! But we will ensure the new HOPE team members can hit the ground running so we continue pushing back against housing discrimination.

## STAFF

Executive Director.....**Michael Chavarria**  
 Director of Enforcement.....**Josefina Navar**  
 Special Projects & Grants Manager.....**Blake Mitchell**  
 Investigations Coordinator.....**June Bishop**  
 Intake Specialist .....**Rose Lachcik**  
 Director of Outreach.....**Nafia Khan**  
 Outreach Coordinator.....**Jocelyn Rios**  
 AmeriCorps VISTA Member.....**Molly McNamee**

## BOARD OF DIRECTORS

President.....**Maggie Buckley**  
 Vice President.....**Florentina Rendon**  
 Secretary.....**Patricia Mathis**  
 Member.....**Maria Padilla**  
 Member.....**Pam Terrell**



