

# HOPE AT HOME

## 2022

### ANNUAL REPORT



# OUR YEAR IN REVIEW...

The HOPE team entered 2022 with transitions as well as new fair housing advocacy opportunities - from new faces joining our team, big legal wins, and growing and developing community partnerships across the state. Additionally, with the support of a new grant from the US Department of Housing and Urban Development (HUD), HOPE began its service area expansion to central and southern Illinois. Take a look at just some of our accomplishments and accolades in 2022 - and thank you for giving our clients HOPE.

## 2022 HIGHLIGHTS



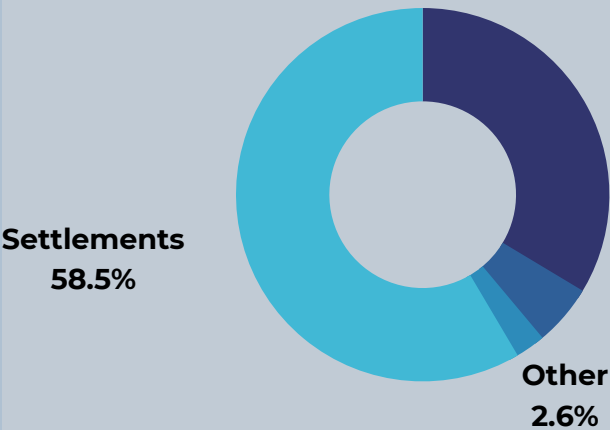
- 3 lawsuits settled
- 3 Administrative Complaints Settled
- \$66,200 issued in Security Deposits
- \$20,232.50 in grants issued for Home Modifications

## FINANCIALS

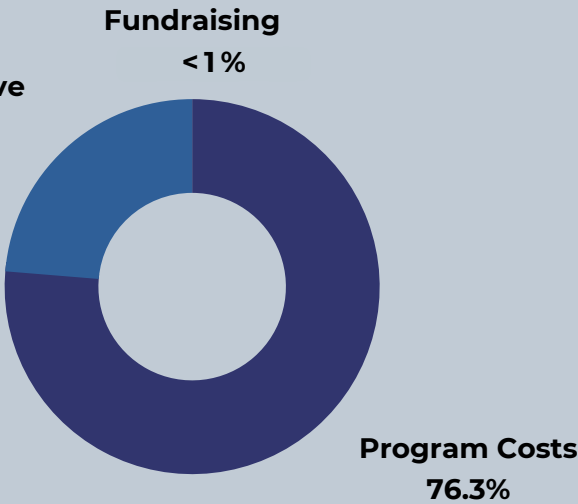
### Net Assets

December 31, 2022.....	\$2,704,976
December 31, 2021.....	\$1,289,868
Increase to Net Assets* .....	\$1,415,108

### Revenue \$2,343,079



### Expenses \$927,971



\*Surplus over initial predicted increase due to large settlements

# ENFORCEMENT

**In 2022, HOPE received 486 intakes from 31 different counties, and assisted with 20 reasonable accommodation and modification requests.**

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

- HOPE secured two new lease extensions for a client who needed more time from their housing provider to secure new housing
- A first-floor unit request was secured for a tenant with a physical disability in transitional housing
- Assisted a client in getting an accommodation granted to obtain hands on assistance from the housing provider in transitioning to a new electronic rental payment system
- Secured a first-floor unit necessary to accommodate a recently developed disability. Monthly rent for the new unit was reduced to remain affordable to the household



- HOPE provided guidance to a client on how to request a reasonable accommodation related to poor air quality impacting their physical health and provided them with a RA/RM self-advocacy toolkit created by HOPE

- Designated parking space request granted for a client whose son had a disability



# ENFORCEMENT

In 2022, HOPE reached 3 historic fair housing settlement agreements.

- On **February 7th, 2022**, HOPE Fair Housing Center - along with the National Fair Housing Alliance (NFHA) and 17 other local fair housing organizations throughout the country - reached a landmark **\$53 million agreement** with Fannie Mae (formally known as the Federal National Mortgage Association) to resolve a case arising from allegations that Fannie Mae treated foreclosed homes in communities of color unfavorably.
- On **February 17th, 2022**, HOPE filed a federal lawsuit alleging that B&A Associates and other named defendants/related entities' violated the Fair Housing Act by enforcing a blanket ban policy denying renters with a perceived and/or actual record of arrest or conviction. The lawsuit alleged the blanket ban policy had a disparate impact on Black households when they turned a Black tenant away from tenancy due to a purported arrest record. Defendants forced HOPE client Mr. Robert Johnson to move out of his apartment during the pandemic in 2021, after he was a model tenant for years while living at the Villages of Maples apartment complex in Lisle, IL. In May 2022, HOPE Fair Housing Center and their client settled the lawsuit for **\$235,000** and adhered to a policy change that removed blanket bans on arrest and conviction records at all their properties.
- On **April 29th, 2022**, HOPE Fair Housing Center along with the National Fair Housing Alliance (NFHA), South Suburban Housing Center, Open Communities, and six other fair housing organizations from throughout the country announced a **\$4 million settlement** of a federal court complaint with Redfin, one of the nation's largest real estate services companies. The complaint successfully put an end to alleged racially discriminatory practices.

## Appraisal Testing & Investigation Work

In 2022, HOPE initiated a large-scale investigation to uncover potentially discriminatory practices in Illinois' real estate appraisal industry in response to an increase in complaints and lawsuits alleging significant devaluations of homes owned by Black and Latino households across the US, as well as many recently released studies documenting the wealth stripping of Black and Latino families through the under appraisal of their homes.

HOPE's investigation included 25 appraisers throughout Illinois who conducted a series of appraisals in 5 different communities. HOPE used the nearly 40 appraisal reports gathered during this investigation to identify problematic patterns and practices. The investigation uncovered several patterns of discrimination but also surprisingly showed major inconsistencies within the appraisal process. HOPE staff are currently deep in analysis and will be releasing a full report of the investigation findings at a later date.

# OUTREACH

In 2022, HOPE's Outreach Team continued its engagement with community partners, industry professionals, and government entities. Just some organizations and community partners which HOPE provided fair housing education and outreach to included: Association for Individual Development (AID), The Neighbor Project, the City of Warrenville, DuPage County Veterans Assistance Commission, and the Housing Authority of Champaign County.

In 2022, HOPE participated in and/or facilitated **82** outreach events, reaching a total number of **23,200** people. **78** of those events were fair housing trainings.

## HOPE Virtual Fair Housing Conference

On April 14th 2022, HOPE held its first virtual fair housing conference, ***Appraising the Future of Fair Housing***.

We were joined by legislators, notable real estate professionals, community leaders and nonprofit professionals to discuss common roadblocks on our path to Fair Housing and how we can move forward. Fair housing advocate and Chicago Association of REALTORS' Hall of Fame inductee Frank Williams served as the conference keynote speaker.

During our conference, we were pleased to award Professor Michael Seng with the Fair Housing Hero award for his contributions to supporting fair housing. Seng is the founder and current Director of the UIC Law School Fair Housing Legal Support Center. He also serves as a professor at the law school.

## HOPE Security Deposit & Retrofit Programs

Thanks to funding administered by the Illinois Department of Human Services, HOPE was able to support both a Security Deposit Assistance and Retrofit (home modifications) program. Through HOPE's Security Deposit program, we were able to award up to \$1,500 to applicants. Applicants for our Retrofit Program received up to \$10,000 to those needing a reasonable modification done to their home.

In order to connect with individuals in need of security deposit and home modification assistance, we partnered with organization such as DuPage/Kendall Housing Authority, Loaves & Fishes, Housing Choice Partners, Progress Center for Independent Living, and RAMP Center for Independent Living.

HOPE helped 54 households secure a new unit by awarding a total of \$66,200 in security deposit assistance! With our Retrofit program we were able to assist 2 households needing home modifications and awarded a total of \$20,232.50. These modifications included a wheelchair ramp installation, installing bathroom grab bars, and making a bathroom accessible.

# OUTREACH

## New Source of Income Protection

On May 23rd, 2022, Governor J.B. Pritzker signed into law HB 2775, which will make source of income a new protection under the Illinois Human Rights Act. Source of Income is defined as "the lawful manner by which someone supports themselves and their dependents". This new addition to the Illinois Human Rights Act, now makes Illinois only the 20th state to have such protections.

HOPE, alongside its partners of the Illinois Coalition for Fair Housing, led the over 20-year campaign that resulted in the passage of HB 2775. Our extreme gratitude goes out to Rep. La Shawn Ford and Sen. Ram Villivalam for championing the bill as chief sponsors!

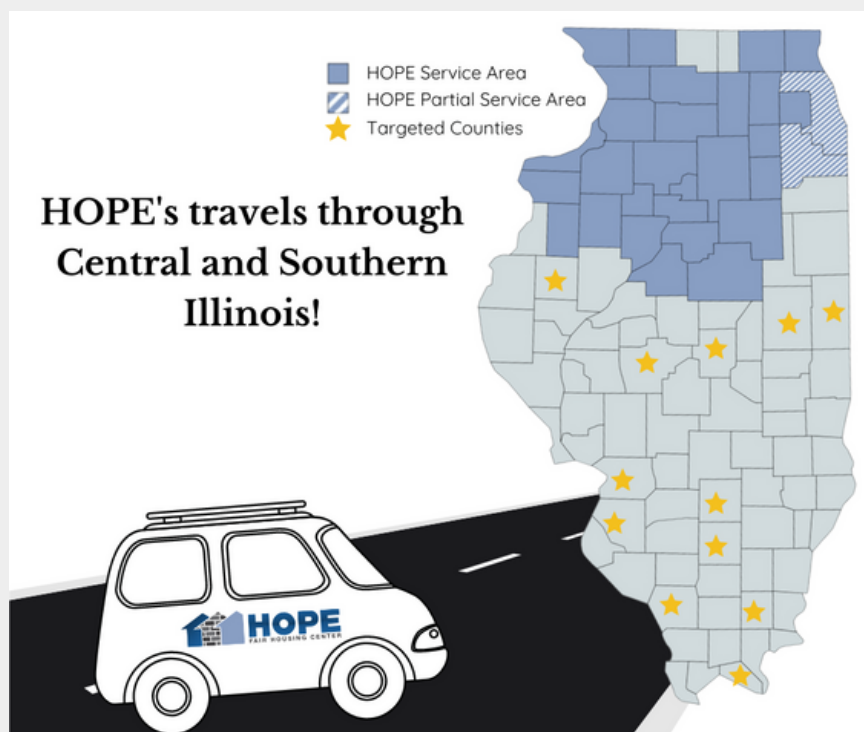
The new Source of Income protection will take effect January 1st, 2023.

## HOPE in Central and Southern IL

In November, HOPE began its education and outreach efforts to targeted counties in Central and Southern Illinois.

As the oldest and largest fair housing organization in Illinois, HOPE is on a mission to ensure residents in these areas are made aware of their fair housing rights and the resources HOPE offers.

We hope to connect with tenants experiencing housing discrimination, community organizations, and housing providers,



Our targeted counties include: Champaign, Jackson, Jefferson, Macon, Madison, Marion, Massac, McDonough, Saline, Sangamon, St. Clair and Vermilion.

We will continue these efforts into 2023 with the intention of adding the previously mentioned counties to our service area.

# ANNOUNCEMENTS



2022 was a year full of change for HOPE's team!

In January, HOPE welcomed Michael Chavarria as its 4th Executive Director. Chavarria comes to HOPE with ample knowledge and experience in fair housing.

In March, Alton "Jay" Mitchell stepped down from his role as President of the Board of Directors after more than 13 years serving HOPE and its clients as a dedicated Board Member. *Thank you Jay for all that you've given to HOPE in your service, the hurdles you've helped overcome, and the growth you've helped usher.*

In February, Jocelyn Rios joined HOPE's Education & Outreach Team as Outreach Coordinator.

In June, Rose Lachcik joined the HOPE Team as the Intake Specialist and Office Manager,

In November, Josefina Navar transitioned from her role as Director of Enforcement to HOPE's Deputy Director.

## LOOKING AHEAD...

HOPE Fair Housing began planning its first in-person conference since the COVID-19 pandemic, HOPE for Housing: *Meeting the Moment in Housing Justice*. The conference will be held at Riverside Receptions in Geneva, IL on May 17th, 2023. We look forward to hearing from dynamic speakers about trending fair housing topics and learning practical ways to bring fair housing advocacy into your work. Some of these key fair housing topics will include evictions, crime-free ordinances, and appraisal bias.

Additionally, HOPE will continue its expansion of fair housing services to Central and Southern Illinois in 2023. Moreover, our enforcement team is gearing up for investigating emerging fair housing discrimination issues, including the new source of income protection. HOPE is committed to staying on the cutting edge of industry trends and new research regarding housing justice.

### STAFF

Executive Director.....	<b>Michael Chavarria</b>
Deputy Director.....	<b>Josefina Navar</b>
Associate Director of Enforcement ...	<b>Blake Mitchell</b>
Investigations Coordinator.....	<b>June Bishop</b>
Intake Specialist .....	<b>Rose Lachcik</b>
Director of Outreach .....	<b>Nafia Khan</b>
Outreach Coordinator .....	<b>Jocelyn Rios</b>
Fair Housing Specialist .....	<b>Sasha Mothershead</b>

### BOARD OF DIRECTORS

President.....	<b>Florentina Rendon</b>
Secretary.....	<b>Patricia Mathis</b>
Member.....	<b>Maria Padilla</b>



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