

*Illinois Community Action  
Development Corporation  
2004 Annual Report*

*affordable  
housing*

*working families*



*Building Homes,  
Building Capacity*

*development*

*community action*



## Letter From The Chairperson

May 2004

Dear Members,

*In the late 1990s community action agencies had a dream of an organization that would increase their capacity and partner with them to provide affordable housing in their communities. The Illinois Community Action Development Corporation fulfills that dream. In 2003 ICADC trained community action staff, advised agencies on their participation in affordable housing, and secured funding for more intensive technical assistance. Working in partnership with local agencies, ICADC completed 42 units of affordable housing in West Frankfort and secured initial financing approval for another 42 unit affordable housing development in Beardstown.*



*ICADC Chairperson,  
McFarland Bragg II,  
Peoria Citizen's  
Committee for  
Economic Opportunity*

*The lack of quality affordable housing continues to be a serious problem for families and individuals in Illinois. ICADC and the local community action agencies are at the forefront of addressing this problem. We wish to thank our partners, the Illinois Department of Commerce and Economic Opportunity, the HHS Office of Community Services, and the Illinois Housing Development Authority. I would like to thank my fellow Board members and the ICAA staff for their work with the Development Corporation.*

Sincerely,

A handwritten signature in black ink, appearing to read 'McFarland Bragg III'. The signature is stylized and cursive.

*McFarland Bragg III  
Chair, ICADC Board of Directors  
President/CEO, Peoria Citizens Committee for Economic Opportunity,  
Inc.*

## Building Homes

**F**or families working to provide for their children, overcome adversity or improve their employment skills, quality affordable housing can be the first step towards self-sufficiency. Community action agencies have always known how important a home is. ICADC was created to help local agencies provide homes in their communities.



**Strawberry Meadows**

In 2003 ICADC completed 42 homes in West Frankfort and started the process to build 42 more homes in Beardstown. These homes are new rental units developed in partnership with local community action agencies, the Illinois Housing Development Authority,



*Welch Woods*

community officials and employers. The homes will provide new beginnings for the families that live in them and quality housing for the communities. ***It all starts with a home.***

**D**eveloping quality affordable housing requires a broad set of skills and a wide knowledge of local housing conditions and financing programs. Increasing the capacity of community action agencies and their local partners has always been a central part of ICADC's purpose. In 2003 ICADC provided workshops and technical assistance, and secured funding for an intensive technical assistance program.

## 2003 Workshops

- ✂ Introduction to Housing Counseling - 4 Day
- ✂ Developing Affordable Senior Housing - 1 Day
- ✂ Developing For-Sale Housing - 2 Day

## 104 Participants

*"This training has already **impacted** my approach by **100%**.*

*"I found the **materials very helpful** and I will also be able to use this material in relation to our present project."*

## 2003 Technical Assistance

**11** Community action agencies received **technical assistance** on multifamily, single family and senior projects.

*"Working with ICADC gave me the **confidence** to partner in the **development** of a major housing development here in Danville." - Dwight Lucas, President & CEO East Central Illinois CAA*

## Affordable Housing Collaboration

ICADC received a **three year grant** from DHHS Office of Community Services in 2003 to provide **intensive housing development technical assistance** to community action agencies. The first year has focused on **organizational assessment** and understanding the **housing needs** of local communities. By the end of the third year ICADC projects that **150 units of housing** will be in development.

### 2004 ILLINOIS AFFORDABLE RENTAL HOUSING WORKSHOPS



#### PREPARING FOR DEVELOPMENT

March 31 - April 1, 2004



#### FINANCING THE DEVELOPMENT

June 30 - July 1, 2004



#### CONSTRUCTION MANAGEMENT

August 4-5, 2004



#### PROPERTY & ASSET MANAGEMENT

September 28-29, 2004

*Presented in Collaboration  
with the  
Statewide Housing Action Coalition*

# Illinois Community Action Development Corporation

## **Statement of Activities** **Year Ended December 31, 2003** **(Unaudited)**

### **Revenue and Other Support**

Grant Revenue	\$166,314
Registration Fees	\$8,875
Development fee reimbursement	\$60,500
Development fees	\$53,134
Miscellaneous Income	-
<b>Total Revenue and Other Support</b>	<b>\$288,823</b>

### **Program Service Expenses**

U.S. Dept. of Health & Human Services	\$1,313
Administration of low-income housing developments	\$224,262
<b>Total Program Services</b>	<b>\$225,575</b>

### **Support Services**

Management and general	\$42,693
<b>Total Support Services</b>	<b>\$42,693</b>

**Total Expenses** **\$268,268**

**Change in Net Assets** **\$20,555**

**Net Assets, Beginning of Year** **\$5,700**

**Net Assets, End of Year** **\$26,255**

*ICADC would like to thank the Illinois Department of Commerce and Economic Opportunity, DHHS Office of Community Services and the Illinois Housing Development Authority for supporting ICADC and its housing developments.*

# Illinois Community Action Development Corporation Board of Directors

*June 2003 - May 2004*

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*Gail Hedges*  
Illinois Department of  
Commerce & Economic  
Opportunity  
Springfield, IL

## Mission Statement

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*The Corporation shall be a statewide community development organization devoted to working with community action agencies to address affordable housing needs for the benefit of economically challenged populations.*

*To do this, it will serve the community action network by developing affordable housing in partnership with local community action agencies and building the capacity of community action agencies to meet the affordable housing needs of their communities.*

### **Contact Information**

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