

# 2023 annual report



# a note from leadership

Writer and novelist Michael Korda said, **“One way to keep momentum going is to have constantly greater goals.”**

Fiscal year 2023 has been a year of building momentum, a year where our organizational goals have grown both in reach and depth. As Habitat Chicago continues to strive toward our vision of a world where everyone has a decent place to live, we know that we need to

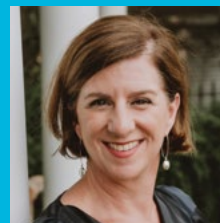
think bigger, introduce new opportunities, expand into new parts of the city, and help more of our neighbors.

This is why we are excited to share that we started our bridge building to expand to the Austin neighborhood, completed the decade-long new home development on Union Avenue in West Pullman, and launched initiatives that draw attention to racial inequities in the homeownership process.

To ensure success, big goals and plans require all of our stakeholders. Our donors, volunteers, staff and board, community partners, and participants all play a key role in moving towards healthier, more stable, and more connected neighborhoods in Chicago.

This annual report outlines some of our wins from fiscal year 2023, a year where we’ve laid the groundwork and built momentum to achieve greater goals over the next five years. Healthy neighborhoods and a stronger Chicago take all of us to achieve, and we look forward to your continued support and enthusiasm for Habitat Chicago in the years to come.

The best Chicago requires our best selves to drive it forward. **Thank you for partnering with us to make this city a thriving place for all Chicagoans.**



*Jennifer Parks*

**Jennifer Parks**  
Executive Director



*Dan Marszalek*

**Dan Marszalek**  
Chairman,  
Board of Directors

# momentum gained

**resident-led projects** **3,536** neighbors engaged across all FYE2023 Neighborhood Grants Initiative projects

**40** resident projects funded through the Neighborhood Grants Initiative

**homebuyer readiness** **76** Homebuyer University students across three cohorts

**“** [After Homebuyer University,] I now feel **very confident moving forward in the direction of homeownership.** The binder and the wealth of information available on the website certainly puts me in a different space of power over all the processes. **”**

Veronda

**volunteers** **2,293** volunteers contributed 18,867 total construction hours on our build sites

**756** individual volunteers gave 14,469 total hours of their time to ReStore

**ReStore Chicago** **5,478** product donations to ReStore, keeping 1,026 tons of items out of landfills

**\$90,207** in ReStore sales reinvested in our programs

Cover: Greater Grand Crossing residents joined community group Talking Trash to beautify traffic circles, an Earth Day event funded by our Neighborhood Grants Initiative.

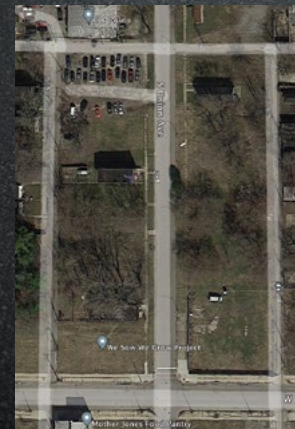
This year, Kenyatta became a first-time homeowner. Her house completed a nearly all-Habitat-built block in West Pullman.

# entire block completed

In 2012, we embarked on our first significant neighborhood investment – the 11900 block of S. Union Avenue in West Pullman. Where only three homes stood, there are now 28. Our home construction program works in tandem with our Affordable Homeownership Program, providing affordable mortgages to buyers for the homes we build.

**The results?** Ever increasing home values in West Pullman, a greater connection among neighbors, and a 90% homeownership rate on the 11900 block. And our work extends beyond S. Union, having built 40 homes overall in West Pullman since 2012 and six homes in Greater Grand Crossing since 2019.

2012



2023



**\$11,000**

average down payment assistance through our Affordable Homeownership Program

**205**

homeownership readiness self-assessments taken on our website

**14**

homebuyers served through our Affordable Homeownership Program



Board of Directors member Shahiedah Shabazz encourages the crowd during the live paddle raise.



J.R. Fleming (left) and Marisa Novara share an anecdote at our panel discussion.

## new annual benefit concept

Our annual benefit was reimaged in 2023 with the introduction of our **Build the Block Party**. A celebration of community and our focus neighborhoods, the Build the Block Party featured food from Greater Grand Crossing and West Pullman restaurants, live music from the Southside Soul Kings, and interactive experiences to learn more about our programs and their impacts.

**It was our most successful benefit event to date; we raised \$277,522 and hosted nearly 200 people.**



Food from That Jerk Spot (pictured), Twisted Eggroll, Brown Sugar Bakery, and Lenore's Kitchen Catering was featured at the Build the Block Party.

**\$23,327**

raised in person during the Build the Block Party text-to-give

**18**

ReStore items featured in the Build the Block Party silent auction

## our Race+Housing Series launch

In February 2023, we launched our Race+Housing Series with *The Cost of Housing Inequity in Chicago*, a panel discussion at The DuSable Black History Museum and Education Center featuring artist and activist Tonika Lewis Johnson, activist and organizer J.R. Fleming, and former City of Chicago Commissioner for the Department of Housing Marisa Novara.

With funding from the **Federal Home Loan Bank of Chicago** and **Baird & Warner**, this multi-

year, multimedia project shines light on how racism is woven into our housing practices and how we can all help unravel it.

**Follow our Race+Housing Series at [habitatchicago.org/race-and-housing](https://habitatchicago.org/race-and-housing).**

**“ We [need to] begin to address [race and housing] issues as a collective of people, not putting the burden and the responsibility on government and private corporations all the time. ”**

J.R. Fleming

**16**

new relationships forged with people and organizations in the race and housing space

2022 Women Build teams Belles of the Build, Ciorba Changemakers, and WISE and Skyline Council pose for a group picture.



# most successful Women Build ever

We're proud that our 2022 Women Build raised a whopping \$611,042, a 21% increase from the previous Women Build. Construction spanned four homes across Greater Grand

Crossing – two on Dobson Avenue and two on 76th Street – and included initial house and garage framing, sheathing, siding, roofing, and window installation.

**\$611,042**

total raised by the 2022 Women Build

**482**

female volunteers participated in Women Build

**21%**

increase in Women Build funds raised between 2021 to 2022



Habitat Malawi staff provide emergency shelter kits to those who lost their homes in Cyclone Freddy.

## contributions help Habitat Malawi after major cyclone

Habitat Chicago annually dedicates a portion of our revenue to Habitat Malawi. In addition to new home construction, water sanitation, and hygiene education, **Habitat Malawi responds to natural disasters like Cyclone Freddy, a record-setting Category 5 storm that made landfall in Malawi on March 13, 2023.** Catastrophic flooding displaced thousands of people; Habitat Malawi responded with emergency shelter kits, hygiene items, and cooking utensils until more aid arrived.



Cyclone Freddy lingered over Malawi for two days, causing widespread flooding.

**\$72,000**

contributed to our partner affiliate, Habitat for Humanity Malawi

**16**

international home projects funded in Malawi

**9**

initial members on our newly formed Equity Committee



In 2023, the Equity Committee began making recommendations towards organizational change.

## equity committee established

Formed in November 2022 after consulting with Morten Group, the Habitat Chicago Equity Committee was born out of an organization-wide commitment to ensure Habitat Chicago centers the principles of diversity, equity, inclusion, and accessibility (DEIA) in all our external partnerships and programs, as well as within our internal policies and procedures.

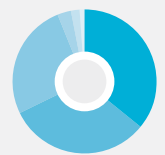
Though our vision of “a world where everyone has a place to live” also helps keep our DEIA values top of mind, our Equity Committee provides constant accountability and inspiration to learn more, listen deeper, and challenge our assumptions in order to provide more equitable and fair opportunities for all program participants, partners, and staff.

# financials

## income

contributions <sup>1</sup>	\$3,434,036
ReStore Chicago	\$1,580,852
program revenue	\$1,159,658

**total income** **\$6,174,546**



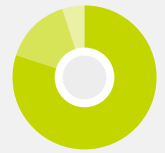
### sources of contributions<sup>1</sup>

36% Individuals	2% Nonprofit and religious groups
32% Corporations	1% Public sector
26% Events	
3% In-kind donations	

## expenses

program services	\$5,728,947
management and general	\$348,933
fundraising	\$1,109,004

**total expenses** **\$7,186,884**



### allocation of expenses

80% Program services
15% Fundraising
5% Management and general

## assets

cash and cash equivalents	\$736,232
investments	\$3,837,217
receivables <sup>2</sup>	\$2,739,066
donated materials inventory	\$114,624
prepaid expenses and security deposits	\$38,446
construction in progress	\$2,056,486
operating lease right-of-use	\$2,154,500
property and equipment	\$70,320

**total assets** **\$11,746,891**

## liabilities & net assets

accounts payable and accrued expenses	\$336,621
operating lease liability	\$2,182,665
notes payable	\$4,105,416
net assets without donor restrictions	\$4,447,675
net assets with donor restrictions	\$674,514

**total liabilities & net assets** **\$11,746,891**

### executive director

**Jennifer L. Parks**, Habitat for Humanity Chicago

### board of directors

- Dorothy Abreu**, PNC
- Amy Bilton**, Nyhan, Bambrick, Kinzie & Lowry, P.C.
- Helen Chen**, Willis Towers Watson Midwest
- Andy Dahle**, PricewaterhouseCoopers
- Felicia Dawson**, Preservation of Affordable Housing - Chicago
- Mirlene Dossous**, Robert R. McCormick Foundation
- Brian Doyle**, BMO Bank
- Brad Garlick**, W.E. O'Neil Construction
- Tracy Geimer**, J.P. Morgan Chase
- Jerome Harper**, Keller Williams One Chicago
- Christopher Johnson**, Berkshire Hathaway
- Mike Kaiser**, Hines
- Phillip Kinnison**, Accenture
- Kathy Lanyi**, Solomon Cordwell Buenz
- Dan Law**, Shure Incorporated
- Dan Marszalek**, BMO Bank
- Christopher Martinez**, Housing Forward
- Tammy Pearce**, GRAEF
- N. Neville Reid**, Fox Swibel Levin & Carroll, LLP
- Kristi Rowsell**, Harris Associates L.P., retired
- Shahiedah Shabazz**, International Cannabis Bar Association
- Joyce Vela**, LCM Architects
- Wesley Walker**, The Chicago Community Trust

### associate board

Eric Benson	Diego Montoya	Jennifer Stanton
Xavier Canady	Erin Parro	Mark Szostak
Rocco Cosentino	Parth Patel	Joseph Van Eekeren
Brian Doyle	Paula Pliszka	Danielle Vovos
Brad Garlick	Katie Proctor	Teddy Warner
Robbie Getty	Ramona Richards	Chris Watson
Chris Johnson	Christian Rios	Cory Welper
Will Knight	Bridget Sabbagh	Lauren Willett
Valerie Maloof	Maggie Schwarz	Sirui Zhou
Stevan Molinar	Bridget Sebek	

<sup>1</sup> The breakdown of total contributions of \$3,434,036 for the year was as follows: \$1,246,422 from individuals; \$1,097,338 from corporations; \$889,416 of net income from events; \$112,777 of in-kind donations; \$68,583 from nonprofit and religious organizations; and \$19,500 from the public sector.

<sup>2</sup> The breakdown of receivables of \$2,739,066 for the year was as follows: \$56,806 of accounts receivable; \$297,450 of contributions receivable; \$2,314,059 of mortgages receivable; and \$70,751 of notes receivable.

# mission partners

We are grateful to all our partners who help realize our vision of a world where everyone has a decent place to live. We could not do our work without your decision to invest in our neighbors.

While we thank all who give to our mission, these lists reflect corporate, foundation, and public funder gifts over \$10,000 and individual and family gifts over \$500.

## corporate, foundation, and public funders

Adams Street Partners	The Edward & Rose Donnell Foundation	Chicagoland Habitat for Humanity	SC Johnson
Amalgamated Bank of Chicago	Elite Staffing	Harris Associates	Shirley and Owen Siegel Foundation
Anson Industries	Exelon Corporation	Home Depot	Skender Construction
ARCO Murray	Federal Home Loan Bank of Chicago	Home Partners of America	Twin Brook Capital Partners
Bain and Company	Fifth Third Bank	Illinois Housing Development Authority	U.S. Bank
Baird & Warner	FitzGerald Associates Architects	JP Morgan Chase	U.S. Department of Housing and Urban Development
Bank of America	Freddie Mac	Leopardo Companies, Inc.	VelocityEHS
Bank of America Charitable Foundation	GTCR	Motorola Solutions	Wells Fargo Foundation
BMO	Bella S. and Benjamin H. Garb Foundation	Old National Bank	West Monroe Partners
The Chicago Community Trust	Goose Island Beer Company	Out of the Box Foundation	Women's Energy Network Chicago
Cisco Systems, Inc	Angelo Gordon Foundation	Ozinga Bros., Inc.	Zurich North America
City of Chicago Department of Housing	Habitat for Humanity International	Peoples Gas	
Constellation Energy, Inc.		PNC	
		Ring	

## individuals and families

Elisa Allan	Amy and Aaron Bilton	Bruce and Linda Byus	Eric Clinch	Brian Doyle
Mary L. Altenbaumer	Karen Bishop	Rosemary Camilleri	Jennifer Clouse	Walter Duszynski
Simon Amich	Michelle Blaise	Brent Campbell	Jeffrey and Beverly Cohen	Brian Early
Theodore Anderson	Valerie Blevins	Manny Campillo	John Coleman	Ellen Edwards
Paul and Mary Anderson	Andrea Blumstein	Mary Anne Cappelleri	Art Collazo	Michelle Epps
Edith Andrew	Demetria Boatwright	Joseph and Mary Anne Cappo	Charles Collins	Ryan Esche
Cedric Antosiewicz and Margaret Gudenas	Beth Bodan	Patricia Carpenter	Christine Collins and Russell Kohnken	Carol Evans
Adrienne Asimos	Cheryl Boock	Breeda Carr	Christopher Coordes	John Ewine
David Augustyn	Jane Born	Cookie Cash	Gerald Corrigan	Bonnie Falcone
Cameron Avery and Lynn Donaldson	Stephen Bowen and Ellen Newcomer	Kathryn Cash	John Crawford	Kristy and Steve Fercho
Thomas Baker	Neal Boyle	John Castaneda	Darnell Crenshaw	Douglas Ferdinand
Jake Barry	Judy Brady	Paula and Tom Casteen	Estate of Georgann E. Cucich	Karen Flech
Mark Basta	Hal Brierley	Linda Catalano	Anthony Cuda	Ned and Janice Forrester
William Beck	Melissa Brochu	Clinton and Brittany Chadwick	Andrew Dahle	Crystal Foy
Isa Becovic	Georgia and Mark Brown	Larry and Alana Chaness	Peter and Jen Dalton	Patricia and Gary Fridley
Michael Beemer	Jason Brown	Jen Chaplin	Richard and Mary Daly	Bob Gallo
Anna Berdizza	Doug Brown	Jennifer Chaput and David Shand	Angela D'Aversa	Jeanne Gang
Andrew Bergan	Margaret Scanlan Brown	Helen Chen	Doug Davis	Cindy Garoon
Mike Berkeley	Nancy Brown	Lina Chiu	Jeff Dehnert	Henry and Sandra Gentry
Steven Bialer and Sharon Feigon	Jinny Buchholz	Nick Circolone	Susan DeNardis	Teresa George
Joan Bieler and David Craig	Mike Buck	Abraham Clearfield	Karen Doran	Dean and Miranda Gerber
Andrea Billhardt	JoAnn and Norbert Budde	Norm Clearfield and Joan Hutchinson	Daniel Dosen	Gary and Virginia Gerst
	Lynn Buhl		Chris Downes	Shanku Ghosh
				Chris and Lisa Gibbons

Mary and Lionel Go	Dr. Herbert Kirst	Sean and Erin McGuire	Joseph Pausback	Richard and Linda Sieracki	Jake Wilkoff and Margaret Jahn	Michael Williams	Alan Worley	Robert and Debra Wrobel	Jason Zehr
Scott and Taryn Goldstein	Martin Kittaka	Kevin McLennan	Tammy and Nicholas Pearce	Ariadne Silva	Kathi Willett	Bridget Windsor	David Wright	Michael Yannell	Ryan Zerante
Jill Gordon	Edward Klingler	Colin McMahon	Neil Peck	Thomas and Courtnay Simeone	Jaarmyia Williams	Christopher and Julie Wood	Maura Wright	MJ Zaring	Ronald and Judith Zitlow
Timothy Gorman	Diane Klotnia	Mary McPolin	Madeline Pekala	Renee Simon		Michael and Mary Woolever	Rana Wright	Bob and Sharon Zehr	
Terry and Renee Graber	Melvin and Shirley Koenigs	Marcelle McVay and Dennis Zacek	Robert Pell	Renee Skeete					
Shirley Graudin	Gary Kohn	Kathleen Menzer	Michael and Kate Pfeffer	Dominique Slezak					
Norma Green	Lois Korda	Ashlee Pforr		Ronnie Sokol					
Jeffery Griffin	Nicholas Korwin	Diana Pittro		Kelly and Edward Somers					
Raj Gupta	John and Sandra Kreger	Paula Pliszka		Stuart Sondheimer and Bonnie Lucas					
Jennifer Haas	Catherine Kulback	Kevin Point		Charles Sonneborn					
Olivia Hagerty	Michele Kurlander	Don and Martha Pollak		Sondra Sonneborn					
Jason Hall	Elizabeth Kurth	Katie Proctor		Spencer Sophie					
Hank and Catherine Handelsman	James Landenberger	Katherine Proctor		Matthew and Christina Speh					
G. Walter and Darlene Hansen	Kathy Lanyi	Eilis Purcell		Matt and Marnie Spiegel					
Nancy and Jack Hartung	Stacy Laughlin	Adesh Ramchandran		Alaina Spiers					
David Hastings	Dan Law and Eleanor Chye	Jamie Redmond		Matthew Steinmetz					
Ernie Hatchell	Bill and Blair Lawlor	Neville and Adonna Reid		K. Jack Stewart					
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Roberta Jaworski	Chris and Bill Marks	Betsy Rubinstein and Emily Lonigro		Adam Tritt					
Justine Jentes	Dean Marks	C. Rubinstein		Joel Turk					
Nancy Johnson	Amanda Marshall	Kelly Ryan		Marianne and Patrick Turk					
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Kyle Kalinowski	Stephanie Martinez	David Samuels		Karen Van Meter					
Thomas Kasko	Sarah Mattes	Coty Sandberg		Joseph Van Oosbree					
David Kasper	Jon McCabe	Dale Sanders		Bob Vanecko					
Mark Kazmer	Robert and Margaret McCall	Ryan Sanders		Katrina Veerhusen					
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Michael and Rosalind Keiser	Jack McCarthy	Eric Schaller		Jeffrey Vogelsang					
Alexander Keller	Jeffrey McCarthy	Maria Scherer		Michael von Bodman					
Dan Keller	Christopher V. Martinez and Jennifer Susman	David and Judith Schiffman		Wesley Walker					
Maura Kennedy	Stephanie Martinez	Dawn Schuette		Fred Walz					
Scott and Maria Kennedy	Sarah Mattes	Jennifer Schultz		Els Weeg and Greg Porta					
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	Jack McCarthy	Alex Sharpe		Raymon and Linda Whitney					
	Jeffrey McCarthy	Tracy Shellabarger		Dana Wiesner					
	Jeffrey McCarthy	Barbara Shelly							

## ReStore/corporate in-kind

A-American Custom Flooring	Colectivo Coffee, Lincoln Park	Home Depot	Lowe's Home Improvement	Sloomoo Institute
Accenture LLP	Consumer Supply Co.	Hyatt Hotels Corporation	Lusso Design Resource	SMART Golf & Fitness Instruction
Advantage Gallery	Crafty Beaver Home Center	Hyatt Regency Chicago	Made In Cookware	SRE Holdings, LLC
Affordable Portables	Crate & Barrel	Hyatt Regency McCormick Place	Mercy Home for Boys & Girls	Standard Lumber Company
Alison Victoria Interiors	Dan Rak Design	Il Porcellino	ML Group Design + Development	STK Steakhouse River North
Allermuir   Senator	Eighty-Eight Inc.	IMC	NeoCon	Studio 41
Amazon "Night Sky" series	Eli & Elm	International Housewares Association	Oakton Community College OSIM	True Value
Amberleaf Home	Farmer's Market Garden Center	JC Licht/Gordon's ACE Hardware	Overstock.com	Twisted Trunk Glenview
Amy's Nail Gallery	Ferguson	KOVAL Distillery	Pinot's Palette	Variant Collaborative
Bang Bang Pie & Biscuits	Four Corners Tavern Group	Left Bank building ( <i>owned by PGIM</i> )	Pottery Barn	Versacart
BMO Bank	Floor & Decor	Legacy Hospitality	Reddington Designs	Visual Comfort ( <i>formerly Circa Lighting</i> )
Boffi   De Padova Chicago	Girl & the Goat	Lettuce Entertain You	Rejuvenation	
Bottle & Bottega	The Goddess and the Grocer	Lightology	Ronald McDonald House	
Chicago Botanic Garden	Goose Island Beer Company	Linn-Mathes, Inc.	Sarah Montgomery Design	
Christopher Peacock	Haute Living	Lou Malnati's	Shure Incorporated	
City Haus Interiors	HMR Designs		Skokie Chamber of Commerce	
ClimateGuard	HNI Workplace Furnishings			

## Cars for Homes donors

Rated one of the top charity car donation programs by Forbes, Cars for Homes turns your old car, boat, or other vehicle into a monetary donation to Habitat Chicago. Learn more at [habitatchicago.org/CarDonations](https://www.habitatchicago.org/CarDonations).

Nahid Afzali	David Dies	John Kilkenny	Scott Newberger	Kayla Sivesind
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