



# *Annual Report*



Housing Authority of  
**Champaign County**

Growing & Moving Forward Together



**PAGE 02**  
LETTER FROM LILY WALTON

**PAGE 03**  
LETTER FROM DR. GRANT HENRY &  
BOARD OF COMMISSIONERS

**PAGE 04**  
2024 OPERATING BUDGET  
& FINANCE

**PAGE 05**  
HOUSING CHOICE VOUCHER  
PROGRAM

**PAGE 06**  
PROPERTY MANAGEMENT & RAD

**PAGE 07**  
RESIDENT ENGAGEMENT

**PAGE 08**  
DEVELOPMENT AND  
CONSTRUCTION

**PAGE 09-10**  
MOVE TO WORK (MTW) &  
LSS INITIATIVES

**PAGE 11-14**  
YOUTHBUILD

**PAGE 15**  
SUMMARY OF ACHIEVEMENTS

## LETTER FROM LILY WALTON

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Dear Friends and Supporters,

It is with great pride and gratitude that I present the 2024 Annual Impact Report for the Housing Authority of Champaign County (HACC). Each year, this report provides an opportunity to pause and reflect on the work we have done and the progress we continue to make in service to our community.

At HACC, our mission goes beyond bricks and mortar. We believe housing is the foundation for opportunity, stability, and growth. Our programs are designed not only to provide safe and affordable homes, but also to connect individuals and families to the resources and support they need to thrive.

This year's report showcases the dedication of our team, the strength of our partnerships, and the resilience of the residents we serve. From housing developments to supportive services, we remain committed to creating pathways for success throughout Champaign County.

We invite you to explore this report and join us in celebrating the many ways our mission is being realized every day. Your continued support, collaboration, and engagement are vital as we work together to build a stronger, more inclusive community.

With appreciation,

Lily Walton  
Executive Director

# LETTER FROM DR. GRANT HENRY

Dear Community Members,

Over the past year, I have had the privilege of witnessing the unwavering commitment and perseverance of our team at the Champaign County Housing Authority. Through challenges both expected and unforeseen, our staff has remained dedicated to our mission—ensuring that safe, affordable housing is accessible to all who need it.

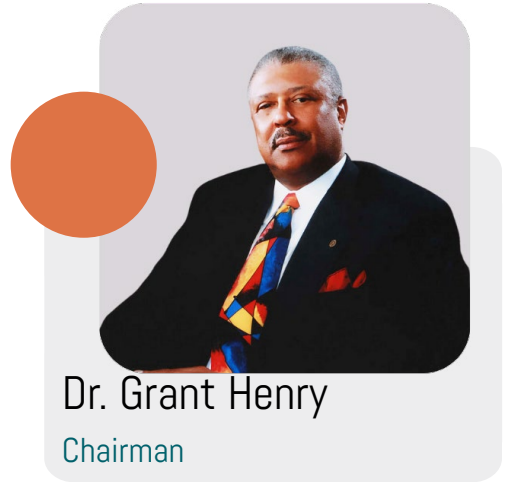
Their resilience and adaptability have been truly commendable. Whether adjusting to new protocols, finding creative solutions to better serve our residents, or strengthening community partnerships, they have consistently gone above and beyond. Their efforts have made a meaningful impact on the lives of those we serve, reinforcing our vision of a stronger, more supportive community.

On behalf of the Housing Authority of Champaign County and our Board of Commissioners, I extend my sincere gratitude to our hardworking team, our community partners, and you—our valued constituents. Your trust and support allow us to continue this vital work, and we are honored to serve you.

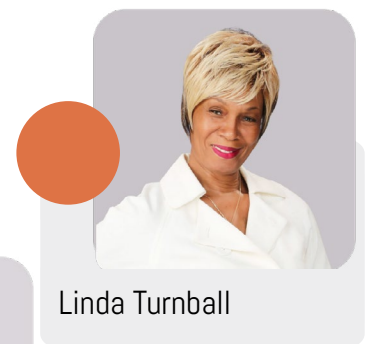
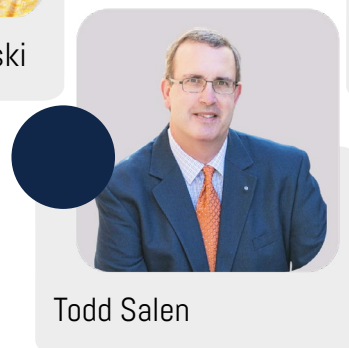
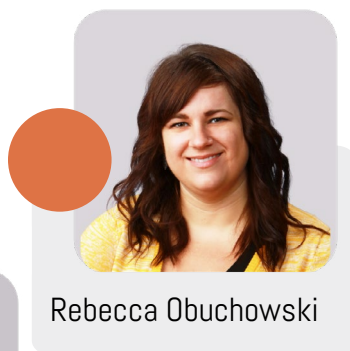
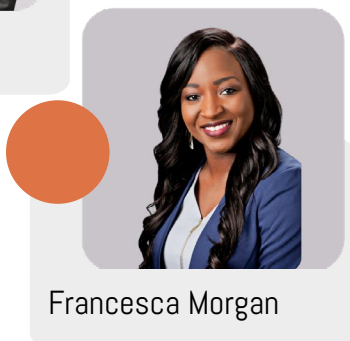
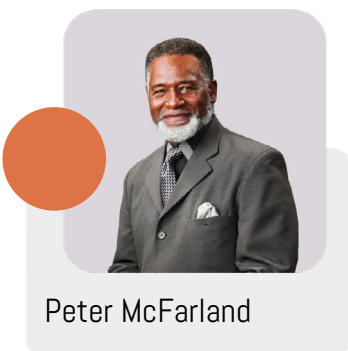
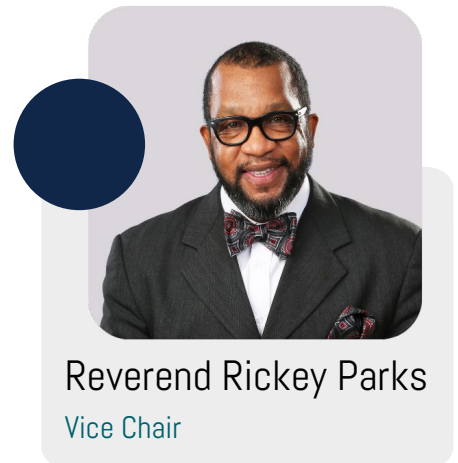
With appreciation,



Dr. Grant Henry  
Chairman of the Board of Directors Champaign County Housing Authority



## HACC BOARD OF DIRECTORS



# 2024 Operating Budget & Finance

## REVENUE

Housing Choice Voucher	\$19,716,999
Property Management	\$2,282,531
YouthBuild	\$1,252,183
Central Office	\$823,540
Business Activities	\$400,988
FSS Grant	\$114,830
Other Grants	\$47,445

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**Total Revenue****\$24,638,516**

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## EXPENSES

HAP Expenses	\$16,132,131
Payroll	\$3,208,071
Administration	\$1,820,510
Fees	\$681,556
Maintenance	\$598,724
Taxes & Insurance	\$343,865
Utilities	\$312,573
MTW Activities	\$243,476
Resident Services	\$124,670
Development Expenses	\$26,034

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**Total Expenses ..... \$ 23,491,610**

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# HCV

## *Program*

4000

As of August 2024,  
new families off waiting list

512

Families searching for units

356

Families admitted  
to the program

96

Families terminated  
from the program

97.80%

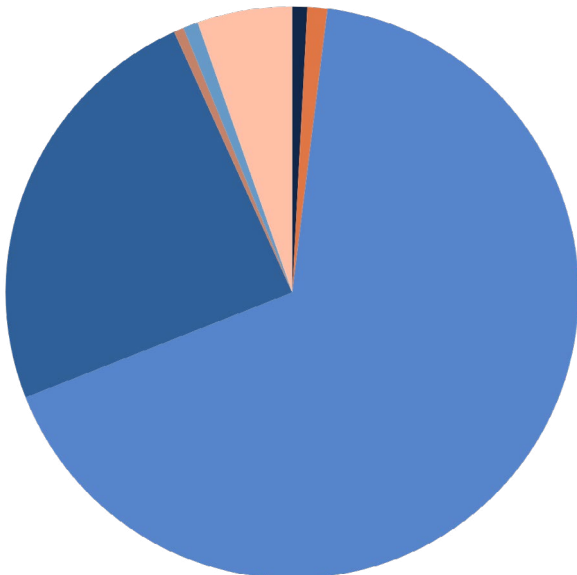
Vouchers for MTW Tenant Based  
utilization for December 2024

# PROPERTY MANAGEMENT & RAD

## 2024 Occupancy Rates of HACC Developments

Development	10%	20%	30%	40%	50%	60%	70%	80%	90%	100%	Total
Columbia Place	<div></div>										99.5%
Haven Court	<div></div>										95.3%
Haven Flats	<div></div>										97.7%
Hayes	<div></div>										100%
Manor at Prairie Crossing	<div></div>										98%
Maple Grove	<div></div>										100%
Oakwood Trace	<div></div>										87.8%
Pinewood Place	<div></div>										96.7%
Steer Place	<div></div>										100%
Washington Square	<div></div>										90.3%
Youman	<div></div>										94.2%

## 2024 Demographics of HACC Residents



3	American Indian / Alaska Native
4	Asian
238	Black / African American
0	Black / African American, American Indian / Alaska Native
86	White,
2	White, Black/ African American
3	White, Other
19	White, Black / African American, American Indian / Alaska Native, Native Hawaiian / Other, Pacific Islander



# RESIDENT SERVICES & COMMUNITY ENGAGEMENT





# CONSTRUCTION & DEVELOPMENT



## 108 Hessel

New office space for LSS and YouthBuild. Vast majority of the work has been performed by YouthBuild students including carpet removal, trim removal, drywalling, painting and panel removal. Project expected to be completed by the end of February.



## Maple Grove

Renovation of two buildings on park street to house the homeless. Renovations include a new 8ft fence around the property, new plumbing lines in the entire property, new drywall, appliances, flooring, cabinetry. Project set to be complete by Spring 2025.



## Steer Place

Renovations for the home of the elderly in Urbana. This project is a 3 phase renovation project. Renovations include new cabinetry, painting, drywall, and updated common areas. Project completion slated for end of year.



## HJIIP

Housing program for justice involving individuals. This project aims to renovate 4 existing scattered sites to accommodate families transitioning out of the justice system. These updates include roofing replacement, HVAC updates, drywall, radon mitigation, asbestos mitigation and painting.



## Oakwood Trace

Site updates including repaving the parking lots, removing the onsite lighting and updating it.



# MOVE TO WORK & LSS INITIATIVES

## LSS

- Zero terminations in 2024 for non-compliance due to MTW requirements
- 83 households moved to self-sufficiency
- 47 students enrolled in school or a job training program
- 60 workshops were held
- 25 outreach events were hosted or attended by MTW staff
- Received \$10,000 from Old National Bank to support self-sufficiency activities

## SHIFT

- Increased enrollment by almost 50
- Over \$90,000 in incentives earned this calendar year for a total of \$206,610
- Hosted the first SHIFT Graduation Celebration honoring all participants that have graduated from the program so far
- Held all 4 quarterly PCC meetings
- Applied for renewal FSS funding and was approved for an increase from \$115,000 to \$368,000
- Four SHIFT graduates, all of whom are now homeowners

### **Tyeashia Carroll 2024 Graduate**

Purchased her home in 2024 utilizing the HACC down payment assistance program.

### **Leon Hounnou 2024 Graduate**

Utilized the HACC down payment assistance program in 2024.

### **Al'Kela Ervin 2024 Graduate**

### **Crystal Elmore 2024 Graduate**

## SMALL BUSINESS OPPORTUNITY & WORKFORCE DEVELOPMENT PROGRAM

- 2 small businesses created and approved for small business grant
- 11 current participants in the Penn Foster Adult Education Program
- Partnered with the Small Business Development Center of Champaign County to hold two webinars about starting a small business in Illinois
- Provided over \$24,000 in education and career assistance such as scholarships, laptops, certifications, and more





## LOCAL HOMEOWNERSHIP PROGRAM

- One participant received \$15,000 in down payment assistance.
- Two participants received homes through the Habitat for Humanity program

## HEALTHY BEGINNINGS

- All four units still currently occupied.
- Total of \$28,142.69 saved in escrow.

## FYI

- 9 referrals received this year; 6 currently housed.
- Applied for and received an additional 9 vouchers from HUD in 2024.

## SPONSOR BASED VOUCHER PROGRAM

- Reentry (WIN Recovery & FirstFollowers) – 2 referrals
- U of I Illinois Commitment – assisted 2 students
- YouthBuild – 5 referrals; 2 housed, 2 searching
- Champaign County Home Visiting Consortium – all 10 referrals utilized
- Champaign County Regional Planning Commission – all 10 referrals utilized
- Cunningham Township Supervisor's Office – all 10 referrals utilized
- CU TRI – 2 referrals utilized

## SUPPORTIVE SERVICES

- 356 households assisted.
- 82% of funds went towards security deposits assisting in the increase in the HCV utilization.
- Assisted in the development of the project with Volo to provide broadband/fiber to select HACC properties.
- The department continues to partner with the U of I Community Data Clinic with the Digital Navigators Training program.
- 2 Digital Navigators "Train the Trainers" cohorts were successfully completed resulting in 15 new trainers.
- 4 of the trainees will have the opportunity to train others during the spring 2025 cohort.

## ENRICHMENT FOUNDATION

- 3 households received Youth Enrichment Scholarships totaling \$1,426.00.

## ADOPT-A-FAMILY PROGRAM

- HACC provided gifts for 9 families for a total of 27 children.
- Carle Hospital's Angel Tree Program provided gifts for 3 families serving an

## EMERGENCY FAMILY SHELTER

- Individuals Served by Emergency Family Shelter (EFS): 110
- Number of families who moved to permanent housing: 55





## YB AWARDS

**\$20,000**

Faith in Place Tree Canopy & Workforce Community Grant

**\$329,545**

Illinois YouthBuild Coalition

**\$150,000**

Champaign ARPA



**ARPA Grant**



The Housing Authority of Champaign County YouthBuild Program has had a dynamic and impactful 2024. Their achievements span a wide range of activities, demonstrating a commitment to both personal and professional development.



The program engaged in community give-back initiatives like the Chili's Give Back, celebrating their alumni, including Neil St.'s Graduation Dinner and an alumni event at Jupiter's, and marked the success of their students with graduation ceremonies at the Orpheum in Champaign for both the Fall 2023 and Spring 2024 classes, with classes in Urbana as well.



The students also focused on hands-on training and skill development through Oakwood Trace apartment turnovers, various construction projects including one project with First Followers, as well as Hessel's hands-on training with our Construction & Development Manager.



YouthBuild celebrated Juneteenth with a BBQ, was rewarded with a Six Flags graduation trip, and gained recognition through a feature in the News-Gazette. Finally, they've continued to recruit and support new students, with 19 enrolled in the Spring 2024 class and 21 in the Fall 2024 class.



UNIVERSITY OF  
**ILLINOIS**  
URBANA - CHAMPAIGN

Furthermore, they've prioritized leadership and networking by participating in the Illinois YouthBuild Coalition's YB Leadership Summit & Construction Challenge in Springfield. The programs have emphasized personal growth through the first Mental Toughness session, team bonding trips like the one to TimberPointe Camp, and college exposure through visits to EIU and a tutoring partnership with the U of I College of Education.

# Deshawn (DJ) Walls Jr.

Class of Spring 2024

HACC Construction and Project Management Intern



"YouthBuild has made my life get so much better—spiritually, emotionally, mentally. YouthBuild is like a family. It's a good feeling being here and makes me want to go to school every day. I am not doing it because I have to, but because I want to. YouthBuild has all the resources to help me succeed in life, helping me change my life for the better. They have helped me get over bad habits and create good habits in my life: I even make my bed every day now! How I think, how I move, how I carry myself as a young man—YouthBuild gave me the life skills I needed."









# SUMMARY of ACHIEVEMENTS



## HACC won the following awards of Merit:

- Award in Affordable Housing for Pinewood Place
- Award in National Association of Housing & Redevelopment Officials for HACC Community Resue Plan
- Award in National Association of Housing & Redevelopment Officials for HACC Education and Community Connection Initiative
- Award in National Association of Housing & Redevelopment Officials for HACC Home is Possible Initiative
- Award in Resident & Client Services for HACC YouthBuild City Grants Initiative
- Award in Resident & Client Services for HACC Mental Health Initiative
- Award in Resident & Client Services for HACC Next Steps
- Award in Resident and Client Services for YouthBuild Habitat Build



- Our very own CEO, Lily Walton made Central Illinois Magazines Annual Forty under 40 in 2024!
- HACC has established its very first Monthly Community Newsletter, 'The Housing Hub'
- HACC has been renewed as a 'Moving to Work' Agency by HUD until 2039.



# Housing Authority of Champaign County

Growing & Moving Forward Together

## Contact Us

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## Get Connect

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