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A letter from our Executive Director

Lily
Walton



It is with great appreciation that I present the 2025 Annual Report for the Housing Authority of Champaign County (HACC). This report reflects another year of meaningful progress, innovation, and dedication in service to the residents and communities we are privileged to support.

At HACC, our work continues to be rooted in the belief that housing is more than a place to live. It is the foundation for opportunity, stability, and long-term success. Throughout 2025, we remained focused on strengthening that foundation through high-quality housing, supportive services, and community-centered initiatives.

This year marked several significant accomplishments. We were honored to receive five NAHRO awards, a testament to the creativity, commitment, and professionalism of our staff and partners. We also celebrated the completion of the Hessel Office Building, which now serves as a dedicated space for LSS and YouthBuild, expanding opportunities for education, workforce development, and supportive services. Equally important were the moments we shared directly with residents. In 2025, we hosted a variety of community events designed to foster connection and support.

These gatherings reflect our commitment to building not just housing, but safe, strong, engaged communities.

This report highlights the collective efforts of our staff, residents, partners, and stakeholders who make this work possible. Their dedication continues to drive our mission forward and inspires us to keep **expanding pathways to opportunity across Champaign County.**

Thank you for your continued support, collaboration, and trust. We invite you to explore the 2025 Annual Impact Report and join us in celebrating the progress we have made together as we look ahead to an even stronger future.

Lily Walton

A letter from our Chairman

Dr. Grant G. Henry



Dear Community Members,

Over the past year, I have had the privilege of witnessing the continued dedication and commitment of the Housing Authority of Champaign County. Throughout 2025, I was able to attend many resident gatherings and community moments, each one reinforcing the importance of connection and shared purpose.

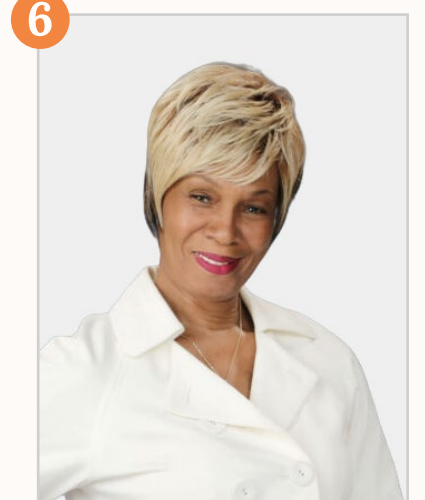
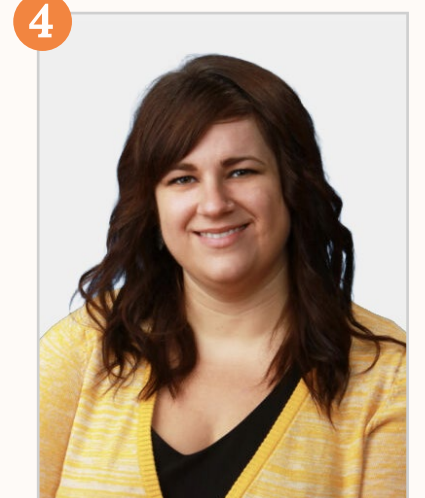
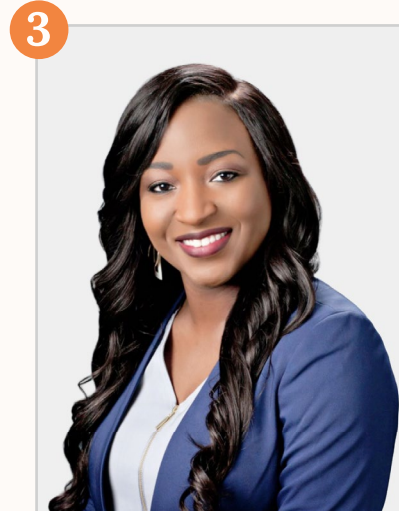
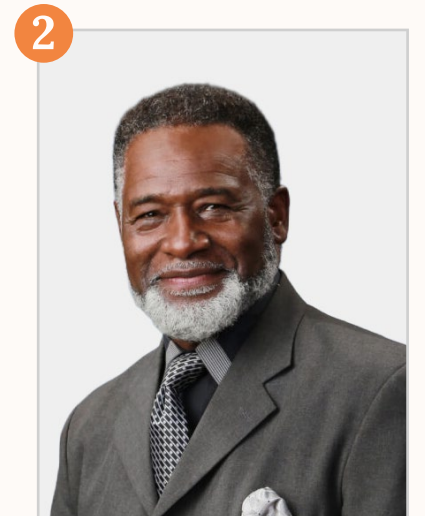
It has been inspiring to see our communities grow stronger each year. The engagement of residents, the collaboration of partners, and the dedication of staff all contribute to neighborhoods that are not only supported, but empowered. These collective efforts reflect a deep commitment to service and to building lasting opportunities across Champaign County.

On behalf of the Board of Commissioners, I extend my sincere appreciation to our staff, community partners, and residents. We sincerely appreciate the collaboration and commitment that help move this work forward each day.

HACC

Board of Commissioners

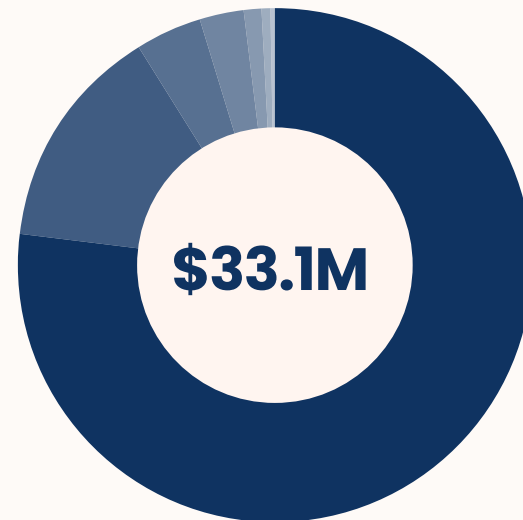
1. Reverend Rickey Parks
VICE CHAIR
2. Peter McFarland
3. Francesca Morgan
4. Rebecca Obuchowski
5. Todd Salen
6. Linda Turnbull



OPERATING BUDGET & FINANCE

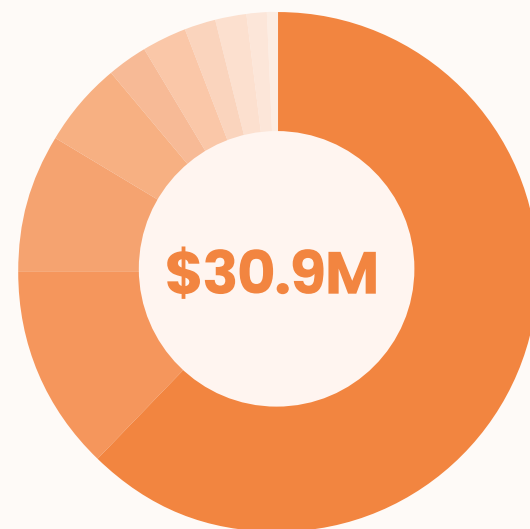
Revenue

■ Housing Choice Voucher	\$25,538,678
■ Property Management	\$4,678,844
■ YouthBuild	\$1,388,694
■ Central Office	\$862,375
■ Business Activities	\$330,604
■ FSS Grant	\$208,170
■ Other Grants	\$64,237



Expenses

■ HAP Expenses	\$19,323,180
■ Payroll	\$3,901,112
■ Administration	\$2,728,584
■ Maintenance	\$1,601,921
■ Fees	\$841,623
■ Utilities	\$772,109
■ Taxes and Insurance	\$614,427
■ Residents Services	\$559,220
■ MTW Activities	\$311,763
■ Development Expenses	\$292,713



HCV PROGRAM

Family Updates

91
Off Waiting List

12
Searching for Units

336
Admitted into Program

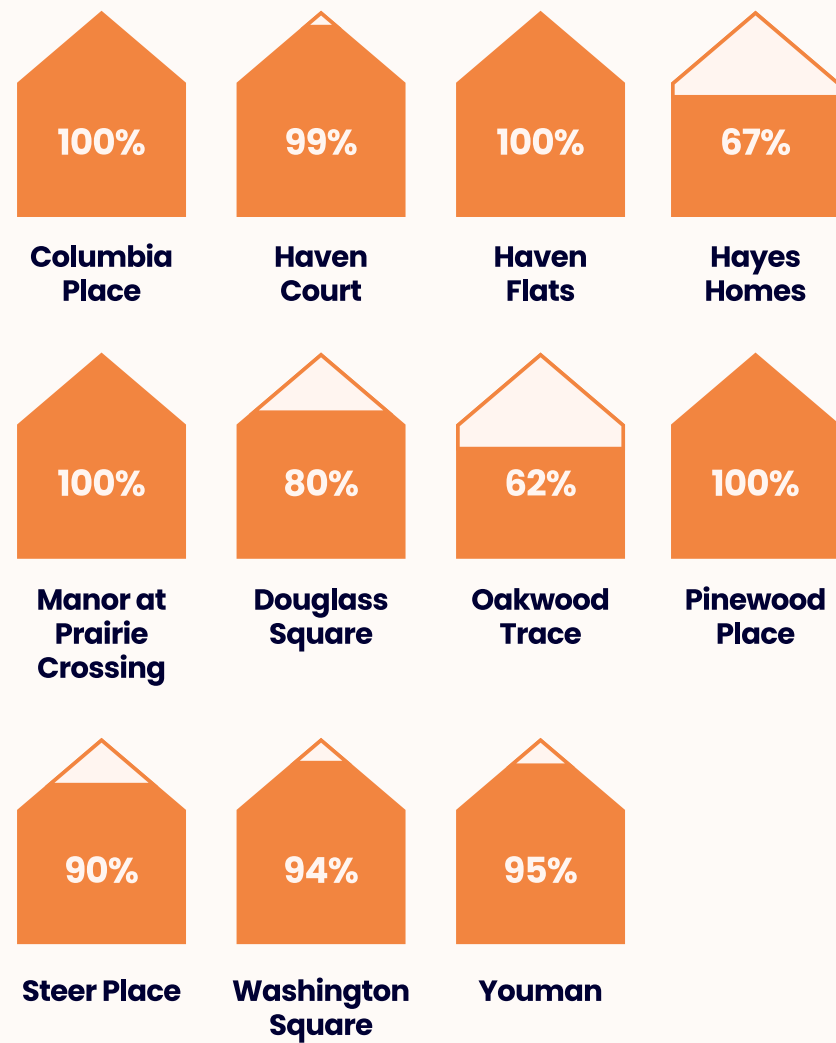
99
Terminated



MTW Tenant Based Utilization
103.3%

PROPERTY MANAGEMENT & RAD

2025 Occupancy Rates of HACC Developments



2025 Demographics of HACC Residents

75.2%

Black/African American
(342)

23%

White (105)

1.8%

Other/Asian/Hispanic
(8)



Resident Engagement

Built through connection



DEVELOPMENT & CONSTRUCTION

PROJECT UPDATES

Maple Grove



Both 302 and 306 E Park have passed all post-construction inspections and are fully ready for lease-up.

Steer Place



Phase II construction is approaching construction completion by end of 2025, lease-up pending HQS inspections. Demolition on Phase III has already begun.

108 Hessel



All construction has been completed but currently ADA improvements are to be made to 1st floor bathrooms and exterior entryway. Currently out for bid.

Oakwood Trace

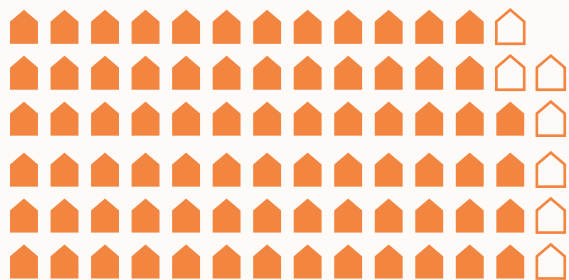


All unit turnovers have been completed and are ready for HQS inspection/lease-up. In addition, Fannie Mae inspection to be completed by 1/15/2026.

MOVE TO WORK & LSS INITIATIVES

LSS

76 households moved to self-sufficiency



7 total terminations (3 PBV, 4 HCV)

50 students enrolled in school or job training

43 workshops held

13 outreach events attended

0 donations received

SHIFT

\$80,500

earned in incentives

Four graduates



with an incentive payout of

\$20,850

50 People enrolled

3 PCC meetings held

\$358,800 (FSS Grant) Donations & grants received

Small Business Opportunity & Workforce Development Program

\$37,338* invested in educational & career resources

32 individuals served



12 enrolled in Adult Education program with Penn Foster

zero businesses created and approved for the grant

Strong Partnerships

Illinois Mobile Worknet Unit
Offered resume writing and job search assistance, along with webinars on job readiness & professional development.

Small Business Development Center
Offered webinars teaching participants the necessary skills for starting a small business in Illinois.

Sponsor Based Voucher Program

Referrals

- 4** Champaign County Home Visiting Consortium
- 3** U of I Illinois Commitment
- 2** YouthBuild
- 2** Champaign County Regional Planning Commission
- 1** Reentry (WIN Recovery)
- 0** Cunningham Township Supervisor's Office
- 0** CU TRI

236 families served

Support Services

Utilities	\$5,417.22
Security Deposits	\$198,568.87
Application Fees	\$4,008.20
Bus Passes	\$1,345.00
Phone Service	\$315.27
Emergency Housing	\$3,234.75
Furniture	\$2,967.00

\$215,781 support services total

Youth Enrichment Scholarships

\$1,505
6 Children
4 Families

Adopt a Family

55 Children
25 Families adopted
Support from Carle Foundation Hospital Angel Tree Program and Kraft-Heinz, assisting 6 families.

ESF

24 Families served
11 out of 18 households exited (Exited into permanent housing.)

* Actual Number: \$37,338.34

“““

No matter where life leads us, we rise, we build through YouthBuild.



Tamara Bell
2025 HACC YouthBuild Valedictorian

YOUTHBUILD

Financial Awards

City of Champaign

\$150k

IL YouthBuild Coalition

\$340k*

CU Church

\$7k

Student Statistics

100%

graduation rate
63 certificates earned

↑ 17%

students served in 2025
41 students served in 2025
240 served since program start

70%

moving onto secondary education

15 students entering internships

4 students working at HACC

Gender Demographics



Male 123 Non-Binary 1
Female 116

Race Demographics



African-American 212 White 14
Hispanic 13 Asian-American 1

* Actual Number: \$340,131.25

YOUTHBUILD MILESTONES

- ★ Habitat for Humanity Build in Rantoul
- ★ Alumni Speakers at Champaign Coalition Gun Violence Panel
- ★ YouthBuild Supportive Housing MTW Plan Submission



SUMMARY OF ACHIEVEMENTS

- Organized and hosted Prom Pop-Up Shop
- Organized and hosted Homeownership Informational
- Published the 2024 Annual Report
- Published HACC Catalog of Services
- Organized a Community Informational for partnering organizations
- Implemented electronic check-in kiosk for the main building
- Implemented the MTW Activity: Emergency Housing Supportive Services where we designated \$1.5 million to local organizations to provide immediate assistance in providing housing to those in need

Received Five Awards by NAHRO for 2025 Community Innovations Awards:

- HACC Bridging the Childcare Gap Initiative
- HACC Career and Resource Connection Initiative
- HACC Resume to Reality
- HACC YouthBuild Empower ED Project
- HCV Waitlist Management Initiative





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HACC 
**Housing Authority of
Champaign County**

Growing & Moving Forward Together