



Annual Report

FISCAL YEAR 2023

**JUNE 1, 2022 –
MAY 31, 2023**



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Letter from the Board Chair

Dear neighbors, friends, and partners,

ICCF Community Homes experienced some of its greatest challenges and biggest successes in fiscal year 2023. We have experienced the same financial pressures as nonprofits nationwide due to economic uncertainty at both the global and individual level. But when I look at the progress that the ICCF team has made, and the community that has contributed in creative ways, I see hope. I see partners who are building housing opportunities that defy the expectations of our current moment.

Signs of hope included ICCF celebrating the opening of our 56-unit building The Southgate, our first senior living community; the continued rehabs and sustainability upgrades of the scattered site homes in the Community Homes Initiative; and the long-awaited upgrades at Family Haven which consisted of new windows, siding, and property improvements. At Family Haven, we also brought hope to 29 families, including 53 adults and 116 children, by providing shelter and resources. And we did not stop there: our homeownership team helped 438 individuals graduate from homeownership education, and 32 households became new homeowners!

ICCF Community Homes exists to come alongside the most marginalized in our community as they move forward on their housing journey. In turn, this has positive ripple effects on health, income, debt reduction, and household stability. The neighbors we serve are some of the most affected by our current economic headwinds. But they are also the most capable of accomplishing great things when given equitable opportunities. Thank you for giving of your time and talent, for staying motivated to address the housing crisis, and for helping as many neighbors as possible to create homes where they can thrive.

Sincerely,

Lee Hardy
Board Chair

Inclusive Housing



After 15 months of construction, **56 rental units** opened at The Southgate, our first senior living community.



“We are very happy. Finally after 25 years living in the USA, now we are homeowners.”

María and José, First-Time Homebuyers

5 homes were sold as part of the Community Homes Land Trust, bringing the total to 16 homes since the program’s inception in 2020.



14 single family homes were renovated.



8 homes received a GreenStar Certification for sustainability, bringing our total to 30 homes.



123 households moved into an ICCF home.



Family Haven



29 families received shelter at Family Haven.

21 of those families exited Family Haven.

18 of those families who exited moved to a positive destination, and **10 families** were able to secure permanent housing in leases after exiting Family Haven.

Those 29 families include **169 people: 53 adults** and **116 children**.

“One of my goals was to have my own space and ICCF gave me that opportunity. You helped me become independent and build structure in my life.”

Yazzmin,
ICCF Resident

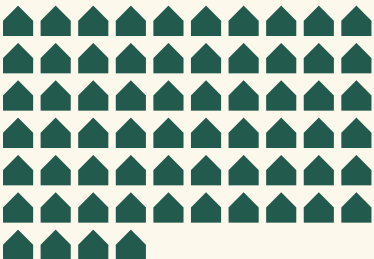


Thanks to generous donors, we were able to renovate Family Haven and make this place even more safe and welcoming for families.

We installed new windows, siding, and a new shed, and painted exterior doors.

Supportive Services

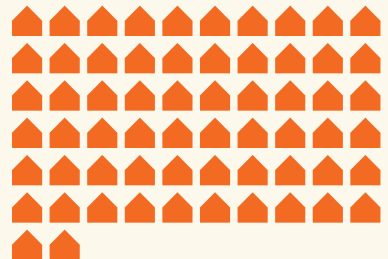
65 families received rapid re-housing support.



38 families received emergency housing vouchers.



62 families received permanent supportive housing services.



Resident Engagement



5 Community Connectors gave **66** residents 1:1 support and hosted **64** group events.

157 residents enrolled in rent reporting to improve their credit score.

28 residents achieved a total of **54 goals** they set for themselves with the support of a Resident Advocate:

- 36 economic/budgeting goals
- 9 educational goals
- 4 mental health goals
- 3 physical health goals
- 2 relational/communal goals



142 children received school supplies, food, or transportation coordination, while **600 children** were invited to a youth engagement pilot program.

Homeownership Programs

438 neighbors graduated from the Introduction to Homeownership Class.

314 neighbors participated in an in-person or virtual attendance option. We hosted 20 in-person classes, including 2 Spanish classes and 1 accommodation in American Sign Language. **124 neighbors** participated in the self-led online option.



22 neighbors graduated from the Financial Capabilities Class.

195 neighbors participated in the Family Self-Sufficiency program.

32 new homeowners closed on their homes.



5 purchased through the Community Homes Land Trust.

18 purchased through an Individual Development Account with match savings.

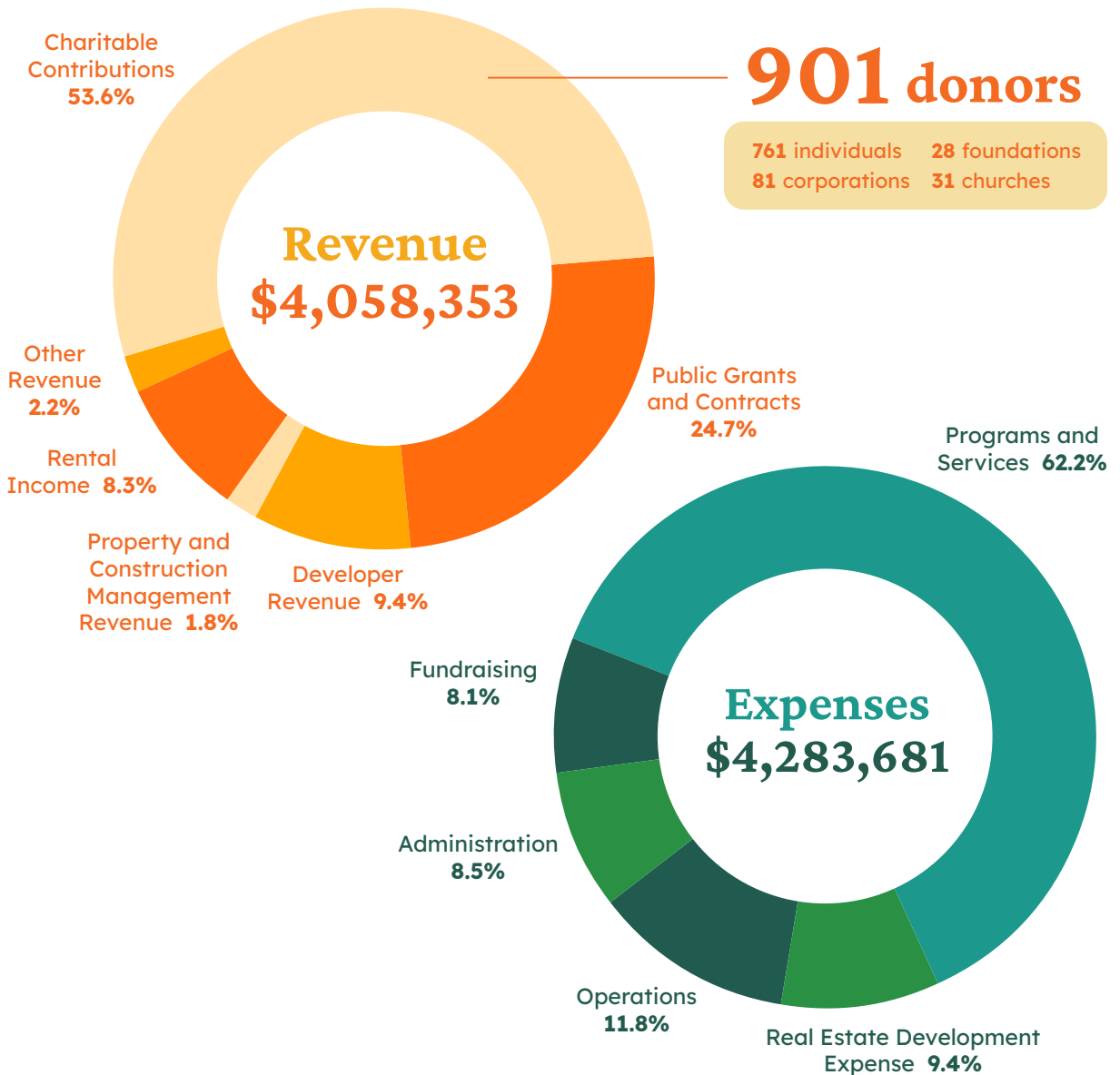


“ICCF gave me direction in what to do and where to go instead of feeling like I’m jumping into water without a life vest.”
Andrea, IDA Program Participant

Balance Sheet

Assets		MAY 31, 2023	MAY 31, 2022
CURRENT ASSETS	Cash and cash equivalents	3,061,480	2,909,424
	Receivables	668,819	310,505
	Investment securities	10,378,487	10,564,895
	Restricted cash - current portion	171,649	1,306,683
	Prepaid expenses and other current assets	82,939	34,469
	Total current assets	14,363,373	15,125,976
PROPERTY AND EQUIPMENT	Property and Equipment	4,342,617	5,059,918
OTHER ASSETS	Housing properties	2,275,054	2,783,947
	Construction in progress	93,878	119,163
	Long-term receivables and receivables from affiliates	11,219,818	11,190,626
	Investment in affiliates	8,654,868	8,519,524
	Total assets	40,949,607	41,067,791
Liabilities & Capital			
CURRENT LIABILITIES	Trade accounts payable	225,515	146,291
	Construction retainage payable	40,240	21,316
	Payables to affiliates	20,491	108,959
	Deposits and prepaid rent	16,221	32,177
	Accrued compensation	255,003	214,958
	Other accrued liabilities	1,744	4,063
	Total current liabilities	559,216	525,462
LONG-TERM LIABILITIES	Long-term liabilities	6,378,680	8,246,688
	Total liabilities	6,937,895	8,954,585
CAPITAL	Fund balance	34,237,040	33,145,571
	Net Income	(225,328)	1,091,469
	Total capital	34,011,712	32,113,206
	Total liabilities and capital	40,949,607	41,067,791

By The Numbers



684 volunteers spent **10,513** hours working on **26** homes, in addition to working at Family Haven, Tapestry Square, Steepleview, and ICCF's community center. Their hard work is valued at **\$316,977!**





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