



Annual Report

FISCAL YEAR 2024

JUNE 1, 2023 –

MAY 31, 2024



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Letter from the Board Chair

Dear neighbors, friends, and partners,

This year we celebrated 50 years of ICCF Community Homes. As we rejoice in this milestone, we reflect on our founding desire to address affordable housing and look forward to ICCF's ongoing efforts to change the narrative of housing insecurity. We cherish our place in Grand Rapids and our home at 415 MLK has proved essential to continuing to serve our community. Our partnerships have shaped and grown our mission, and we look forward to new and continuing partnerships that inspire us to develop equitable opportunities, affordable homes, and thriving neighborhoods.

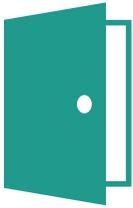
We celebrated many joys this past year. Veronica Arvizu's 25 years of faithful service at Family Haven has blessed thousands of families experiencing homelessness. We broke ground on the Seymour Christian School redevelopment, transforming an abandoned site into a 27-unit affordable condominium community. September's trolley tour showcased the impact of our shared efforts on local neighborhoods. And we honored 28 families who achieved homeownership with our support services. These are just a few of many reasons to celebrate!

With that joy comes hope. We hope the past 50 years of growth inspires us to continue working alongside our neighbors in their housing journeys. We hope our capable neighbors continue to flourish in the community, and motivate our community to flourish. We hope for God's continued blessings in our effort to work towards housing justice in West Michigan through more equitable and thriving communities. Thank you for your time, talent, and motivation to address housing insecurity, helping our neighbors to prosper.

Sincerely,

Cameron Young
Board Chair

Inclusive Housing



235 Participants received Housing Counseling Services and helped **28 new homeowners** close on their homes!



ICCF signed a lease with City of Rest (an outreach of Pilgrim Rest Missionary Baptist Church) and Rev. Gaddy for a Live/Work space at Steepleview Apartments (501 Eastern). This is a market rate unit, but ICCF Community Homes is contributing part of the rental payment for a youth empowerment initiative through the church in the space.

7 homes were sold as part of the Community Homes Land Trust, bringing the total to **23 homes** since the program's inception in 2020.

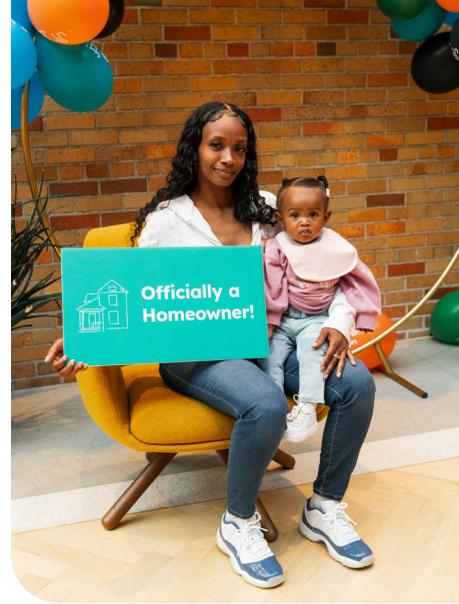


28 single family homes were renovated.



147 households moved into ICCF homes.





Family Haven

Our six-unit emergency shelter supports entire families who are experiencing homelessness, allowing them to stay together while pursuing permanent housing.

21 families—**112** people: **32** adults and **80** children—accessed Family Haven services: shelter, clothing assistance, employment support, hot meals, case management, transportation, and youth education support.

21 families (**100%**) were able to secure permanent housing (found leases) after exiting Family Haven.

Renovations to siding, gutters, windows, and HVAC systems at Family Haven make this place even more safe and welcoming for families.

“We wouldn’t be in housing without staff support.”

Former Family Haven Residents



Supportive Services

61 families received rapid re-housing support

7 families received emergency housing vouchers

51 households participated in Permanent Supportive Housing and received case management services



Homeownership Programs

515 neighbors graduated from the Homebuyer Education Class

443 neighbors participated in an in-person or virtual attendance option

 **24** in-person classes, including **2** Spanish classes and **1** Swahili class

72 neighbors participated in the self-led online option

215 neighbors participated in the Family Self-Sufficiency Program (FSS)

21 neighbors graduated from FSS



7 purchased through the Community Homes Land Trust

20 purchased their first home with the help of ICCF's Individual Development Account program

28 first-time homeowners closed on their homes



Resident Engagement

78 residents enrolled in rent reporting to improve their credit score, making a total of **258** residents currently enrolled

5 Community Connectors hosted **193** group events

Mental Health Resources and Counseling Support were provided to over **25** residents, including **11** youth residents

166 children received school supplies, food, or transportation coordination

139 residents received assistance with basic need coordination including school supplies, food, cleaning supplies, hygiene items, and transportation support



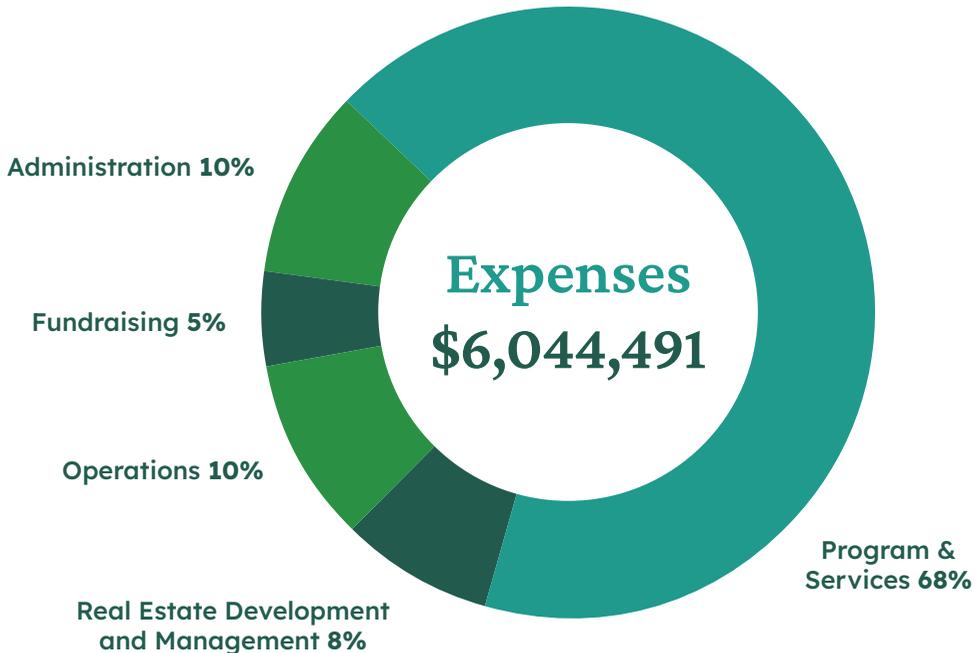
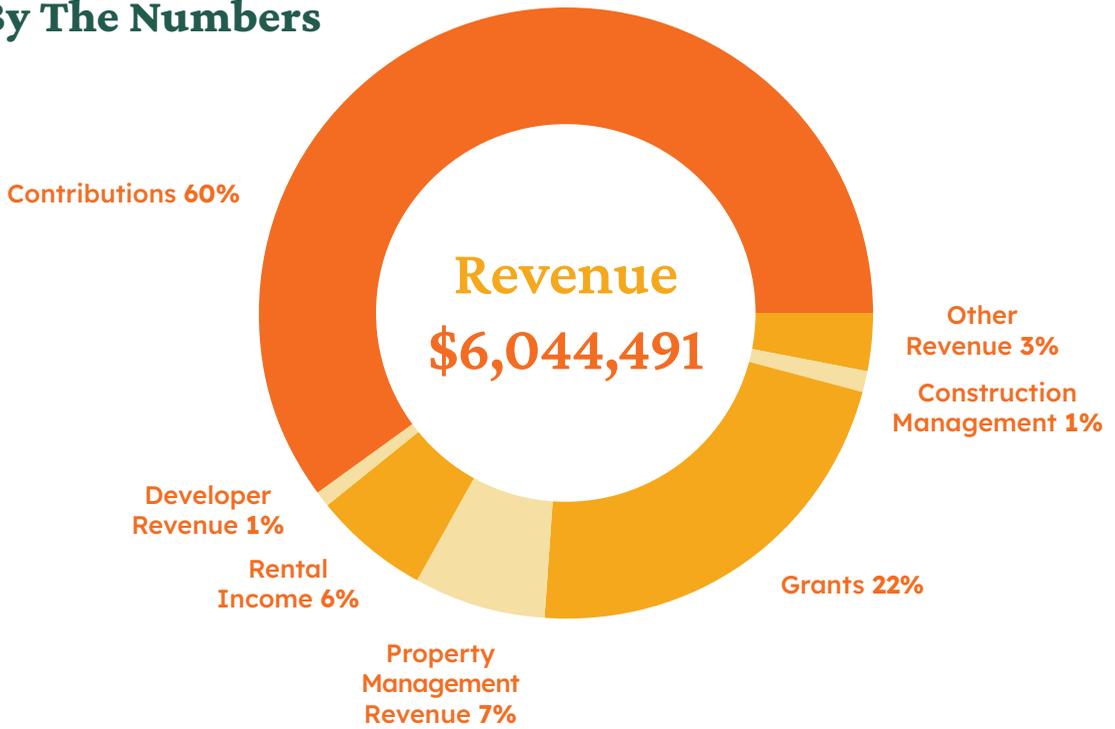
“These homes are not just addresses; they are gifts of life to those we can bless with them.”

Maria, ICCF Volunteer

Balance Sheet

| Assets | 2024 | 2023 |
|---|--------------------|--------------------|
| Current Assets | 12,370,661 | 12,857,874 |
| Other Assets | 12,265,550 | 31,199,697 |
| Assets Held for Resale | - | 264,602 |
| Other Property and Equipment | 4,061,095 | 4,374,388 |
| Housing Properties and Equipment | 98,302,145 | 83,780,887 |
| Total Assets | 126,999,451 | 132,477,448 |
| Liabilities & Net Assets | | |
| LIABILITIES | | |
| Current Liabilities | 6,439,704 | 5,225,011 |
| Long-term Debt | 48,660,292 | 49,470,812 |
| Total Current Liabilities | 55,099,996 | 54,695,823 |
| NET ASSETS | | |
| Without Donor Restrictions | 68,892,712 | 75,188,098 |
| With Donor Restrictions | 3,006,743 | 2,593,527 |
| Total Net Assets | 71,899,455 | 77,781,625 |
| Total Liabilities and Net Assets | 126,999,451 | 132,477,448 |

By The Numbers





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Equitable opportunity. Affordable homes. Thriving neighborhoods.