



**HOLSTEN
HUMAN
CAPITAL
DEVELOPMENT**

**ANNUAL
REPORT**

2021

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MESSAGE FROM EXECUTIVE DIRECTOR & BOARD CHAIR

While many people say they want to forget 2021 due to the many challenges of the COVID pandemic and the global social unrest, I say, every day we can find something to be thankful for. This is our opportunity to say thank you to all of those who continue to believe in supporting what HHCD does and stands for: building strong communities with healthy, engaged families, children, and seniors.

Holsten Human Capital Development didn't have an annual fundraiser, but we had an awesome year! Our partners supported our residents and clients with a wide array of donations such as clothing, winter coats, healthcare products, beauty products, gift cards, food, and - yes - money, to buy the things that were not donated. We are thankful for their generosity.



- **Food donations** were a big part of our community's success last year. Our partnership with the *Chinese American Service League* allowed us to feed not only our Chinese senior population, but also our African-American seniors and any other senior that demonstrated a need. *Lakeview Pantry's* contributions helped feed our seniors in the Edgewater/Uptown community. *One Chicago*, in the central Gold Coast area, donated food, and our Board member *Jacqueline Hayes* assisted in providing food, socks, gloves, sanitizers, and masks for our formerly homeless residents of Lawson House via her *Chicago Help Initiative* organization.
- *America's Beauty Show's* "Beauty is Love" campaign chose us to receive **beauty products and hair care items** to be shared and distributed to our residents, clients, and partner agencies and churches. The smiles those items generated were totally heartwarming! The recipients were so happy to get full-sized bottles of shampoo and conditioner as opposed to the normal travel sizes usually gifted. It made them feel valued. We knew they appreciated everything we give, but these high-end full-sized gifts were like an unplanned holiday celebration.
- 2021 also saw us **relocating almost 400 single-room-occupancy residents** from the former Lawson YMCA, while it undergoes a 2-year major renovation. For this huge endeavor, we worked with many landlords, and donors, including *RedStone Equity Partners*. Contributions helped us supply these residents with bus cards, laundry cards, food, beds, totes for storage, and sometimes clothing, bed linens, and towels, in addition to counseling services.
- Renovations and buildout of our new **food pantry in Joliet** have begun and will be completed soon, thanks to the generosity of the *City of Joliet* and *HUD*. Our pantry feeds low and very low-income individuals not only in our housing complex, but anywhere in Will County.

The photos help tell our story, but if you would like to volunteer at our food pantry in Joliet, participate in our giveaways throughout the year, or join us for a well-being phone tree, you can feel the joy of giving firsthand; a joy you will never forget!

A handwritten signature in black ink that reads "Jackie Taylor Holsten". The signature is fluid and cursive.

Jackie Taylor Holsten, Executive Director
Holsten Human Capital Development Corporation, NFP

ABOUT US

OUR MISSION

Our mission is to strengthen at-risk populations by expanding their access to viable resources that promote self-sufficiency, wellness, and stability through comprehensive service provision, developing low-income and affordable housing, and fostering economic development.

OUR COMMUNITIES

HHCD operates programs in low-income, affordable and mixed-income family, senior, and single adult housing communities across Chicagoland, including Near North, Uptown, South Loop, Gold Coast, North Lawndale, West Garfield Park, Riverdale, and Joliet.

WHAT WE DO

HHCD lives its mission by providing workforce development programs for job seekers and employers, and comprehensive resident services for families, youth, seniors, and formerly homeless at-risk individuals to maintain stable, independent, and healthy lifestyles; and by collaborating with partners to build strong communities.

OUR PARTNERS

We partner with area non-profit organizations, government entities, local councils, foundations, universities, health care providers, and businesses to expand resources and create a holistic approach to service provision and community building.

WHO WE SERVED IN 2021

In 2021, Holsten Human Capital Development assisted Will and Cook County residents with applying for rental assistance through the Illinois Housing Development Authority, and managed programs at the following properties and provided social services to over 3,000 households.

Wilson Yard Senior	Parkside of Old Town	Hilliard Senior
Wilson Yard Family	Lawson House	Hilliard Family
Lawndale Apartments	Historic Strand	Midwest Apartments
Whistler's Crossing	North Town Village	River Walk Homes

STORY

Holsten Human Capital Development (HHCD) is a 501c3 non-profit organization with the mission to strengthen at-risk populations by expanding their access to viable resources that promote self-sufficiency, wellness, and stability.

HHCD began as a division of Holsten Real Estate Development Corporation, one of Chicago's foremost developers of affordable, market rate, mixed-income, and mixed-use housing. HHCD was added in 1999 to support Holsten's collaborative model of securing community input, improving commercial and retail spaces, providing employment, and advocating for community revitalization.



In 2001, HHCD assisted 80 CHA residents in making the transition to private housing at North Town Village, one of the first developments to integrate public housing with moderate and market rental as well as market for-sale units. Since then, HHCD has helped CHA residents transition to private, mixed-income housing. It has played an integral role in the development of successful mixed-income projects by providing comprehensive services and fostering community among diverse new neighbors.

HHCD has grown to assist families in more neighborhoods than just those in the CHA mixed-income communities of North Town Village, Parkside, and Hilliard. We have partnered with Holsten Real Estate to co-redevelop the Historic Strand from a hotel to affordable housing on the southside of Chicago.



We are partnering with Holsten Real Estate Development Corporation to redevelop the former Lawson House YMCA in Chicago's Gold Coast from sleeping rooms to 400 affordable studio apartments with in-house resident service partner agencies. Construction on that begins in January 2022, and beginning in late 2023, residents will move into the renovated property, designed specifically for individuals with special needs or at risk of experiencing homelessness.

Today, HHCD has satellite offices in Riverdale, Garfield Park, South Loop, Uptown, Near North, and Joliet. Each neighborhood is different, but the mission always remains the same: promoting self-sufficiency and providing the tools.



TEAM

BOARD

Holsten Human Capital Development's Board of Directors is a dynamic group of people dedicated to the mission and vision of HHCD, and working tirelessly to ensure that the mission comes to fruition.

Jackie Taylor Holsten | Chair
Fitz Miller | Vice Chair
Dana Travis | Treasurer
Dora Parks | Secretary



Yolanda Deen
Jacqueline Hayes
Erma Medgyesy

Carolyn Nelson
Charles Scaife II
Candace Jennings Sowell

Rona Fourte
Rosette Stavrou



STAFF

Meet the HHCD staff @ hhcd.org



KEY PROGRAM AREAS

COMMUNITY BUILDING

Consortium-building with community institutions, local businesses, and non-profit partners to offer educational seminars, wellness programming, financial literacy, parent and youth development programs, and recreational activities to bring new neighbors together around common interests.



RESIDENT AND FAMILY SERVICES

Programming for residents and families involves a wide variety of services as the need arises, often incorporating comprehensive assessment, case management, and services for families, seniors, and homeless, at-risk adults.



EXAMPLES OF BENEFICIARIES OF OUR PROGRAMS

- River Walk Homes provides residency and social services—including wellness screening and financial literacy education—to over 800 (adults, children, and families) who are below the poverty line, and access to an on-site fresh food pantry for the residents in need from the Will County area.
- Lawson House provides residency to over 500 adults... 187 of whom were formerly homeless, have been diagnosed with one or more disabilities, and receive social service assistance. We are currently temporarily relocating these residents in preparation for Lawson undergoing a total rehab!
- Hilliard Homes provides residency to over 600 adults and families, all of whom can benefit from on-site HHCD social services as needed—about 75% of seniors served are Chinese Americans.



OUR YEAR: ANOTHER YEAR OF SERVICE DURING COVID

Our focus has been on mitigating the spread of COVID-19, implementing government-mandated safety practices, and encouraging all to do the same. Our in-person social events have slowly resumed as some can be done safely, and residents have been grateful that we can provide safe opportunities as a source of socialization.

Understanding that our residents with underlying health issues have a heightened sense of anxiety and loneliness during the ongoing pandemic, our HHCD staff was proactive in making wellness checks on our residents by phone. Additionally, we helped families access funding through the State Homeless Protection fund, to maintain their apartments!

FIRST QUARTER HIGHLIGHTS

- We celebrated the 102nd birthday of resident Miss Anita Harris, including arranging spaces for her to share snippets of her life story on ABC-7 and WCIU's The Jam
- Hosted virtual events including a workshop on budgeting resources for residents, monthly resident Poetry Club, and monthly Bingo Nights
- Held a February "Know Your History" essay contest for residents, whose winning essays introduced the community to their family members, friends, and even a fellow HHCD neighbor! All winners had their essays shared and received \$100 gift cards
- Celebrated HHCD HEAL Pantry's first My Pantry Express distribution, which allowed us to give out 22 online/ drive-up orders at the University of St. Francis in Joliet
- Provided on-site, free COVID testing available at Midwest Apartments
- Distributed toys to our residents, thanks to the donations arranged by the Northern Illinois Food Bank
- Provided safe, socially-distanced in-person workshops for residents including one designed to provide health screenings and referral services, one to allow residents to interview for available job opportunities, and another for students interested in summer employment and opportunities
- Distributed, through our partnership with YWCA, 210 "Blessings in a backpack" and 70 meals from World Central Kitchen to residents at our Hilliard location
- Arranged Easter egg painting classes and basket giveaways



SECOND QUARTER HIGHLIGHTS

- Our staff led by example in getting vaccinated, providing vaccine hesitation education, and connecting residents with resources for vaccination

- Provided ongoing food box deliveries through our partnership with Lakeview Pantry, serving our Wilson Yard Senior residents and Wilson Yard Family residents



- Connected residents to help available through the Chicago Rental Assistance Program and IHDA Rental Payment Program

- Assisted Lawson residents with the temporary move and finding ways to make sure the pantry met the needs of the most vulnerable in the community

- Participated, in conjunction with local Chicago Police Department partners, in a walk to raise awareness of Children Abuse Prevention Month & Sexual Abuse Awareness Month



- Held a Summer Jobs Application Day at Hilliard, assisting youth with completing online applications



- Facilitated ongoing resource fairs, virtual wellness webinars, painting classes, and craft opportunities

- Hosted opportunities for residents to be physically active outdoors in a safe, distanced atmosphere that allowed them to maintain the River Walk HEAL garden, which nourishes local HHCD & Will County residents

- Extended the food pantry to service Wilson Yard Family & Senior



- Honored our residents who have graduated from their schools and programs during this difficult year

THIRD QUARTER HIGHLIGHTS

- Designed and disseminated monthly mental & physical health newsletters for residents
- Facilitated the involvement of several young women from Hilliard in the Junior Chef Program in conjunction with HHCD partner University of Illinois; the youth learned about kitchen safety and how to make tasty meals at home

- Hosted back-to-school events at multiple locations, thanks to True Rock Ministries, NUUP, and West Garfield Park - just a few of our community partners across Chicago
- Assisted residents in signing up for the Family Self-Sufficiency program to allow for extra income when they acquired new jobs



- Assisted residents in applications for financial assistance for housing through the Illinois Rental Payment Program, State Homelessness Prevention Funds, and the Illinois Department of Human Services' emergency rental assistance program

- Facilitated free haircuts and school supplies for school children in conjunction with partner Labor of Love

- Held safe, socially-distanced events including free blood sugar, blood pressure, and oxygen saturation checks; on-site vaccination clinics; walking clubs; baby shower in conjunction with HHCD partner Catholic Charities; weekly support groups to help residents achieve their goals, movie events; painting classes, and sessions about vaccines and boosters in conjunction with partner Oak Street Health



FOURTH QUARTER HIGHLIGHTS

- Arranged safe, socially-distanced events connecting residents with resources included signups to assist with lowering electricity bills, monthly Bingo events
- Held costume contests and distributed treats for youth for Halloween
- Supported partner Chicago Chesed Fund (Lincolnwood, IL) by donating extra walkers and crutches we had on-hand
- Sponsored an event for youth with holiday music and snacks as they wrote letters to Santa requesting 3 gifts they want for Christmas; as part of the partnership between HHCD, Chicago Housing Authority, and YWCA, each of the young people participating received a gift before Christmas
- Collected gifts between November 15 and December 15 for the HHCD Toy Drive, receiving 190 gifts! Residents were encouraged to signup if they were interested in receiving a toy for their child
- Arranged mobile food truck for food delivery to Hamlin
- Distributed Winter holiday greeting cards with gift cards to Target
- Held ornament painting class
- Decorating a tree with hopes and wishes for the next year
- Coordinated with partner Oak Street Health for a pre-Thanksgiving Bingo for residents with nice prizes. And Caption Call gave a presentation about free captioning services for landlines and cellphones, to provide individuals with hearing loss an instant caption of what the other caller is saying
- At Lawson, staff cooked and delivered Thanksgiving dinners to residents; at Hilliard, staff held a raffle for residents – winners chose either a gift card or a Thanksgiving basket with all the fixings for a traditional feast
- As a recipient of the “Beauty is Love” campaign by America’s Beauty Show, HHCD was able to give away full-size bottles of shampoos and conditioners as well as other haircare items to its residents
- Held Holiday Raffle events for residents of Wilson Yard Senior and Family Buildings and the Historic Strand, giving away gift bags for everyone and \$25.00 Gift Cards to raffle winners
- Hosted festive holiday wreath decorating event
- Arranged Hilliard’s Youth Winter Celebration, where youths selected a toy and received Christmas cookies, a candy cane, and pictures by the tree while Christmas music played

LAWSON

Lawson House, formerly known as Lawson YMCA, originally opened as a full-service hotel with social services that helped people get through the Great Depression, shifting to housing after World War II. In partnership with Holsten Real Estate, HHCD has been on a journey of co-redeveloping this historic building in Chicago's Gold Coast from sleeping rooms to efficiency apartments.

Over the last few years, we have secured temporary financing for the early stages of the project, counseled approximately 400 adults (many with special needs) living in typical sleeping rooms, relocated those residents to temporary or permanent locations, cleaned out the entire building, and secured \$128,000,000 in financing to completely renovate the 583 sleeping rooms, 200,000 sq. ft., twenty-five story 1930s Art Deco skyscraper into 400 apartments with private kitchens and bathrooms!

During 2021 in particular, we were hard at work in pulling together the pieces to make it to this point. We were able to find many landlords willing to work with us to temporarily house our residents for this transitional period. Since many were being displaced from their familiar Gold Coast surroundings, the donations of our friends and supporters allowed us to supply these temporarily relocated residents with not only counseling services, but also tangible goods: bus cards, laundry cards, food, hygiene and personal care items, beds, totes for storage, and sometimes even clothing, bed linens, and towels.

And at the tail end of 2021, after seven years of chasing, planning, and never losing sight of our goal of enriching lives, HHCD and Holsten Real Estate had the financial closing for the Lawson House Redevelopment! Our work on this project of course continues, but we are thrilled and buoyed with the significant strides we made in 2021, and thank you all for your support!



IN MEMORY OF DORI WILSON, LONGTIME FRIEND OF HHCD

In early 2021, HHCD lost a longtime friend and supporter of HHCD: Dori Wilson. Prior to joining HHCD's team as our publicist, Dori had been a longtime board member of Lawson House YMCA prior to HHCD's purchase of the building. After the purchase, Dori's tenacious enthusiasm for the causes she championed grew to include HHCD. Through her joining the HHCD Board, attending countless staff meetings, offering insight into difficult situations, pulling together special events and fundraisers over the years, and utilizing her gifts for how to tell HHCD's story, she quickly became a foundational support of this organization.

Dori never hesitated to *show up for us* by always attending our bazaars, picnics, and fundraisers, *support us* through her own donations and by encouraging her own friends to donate to us, and *speak up* for us through all the media coverage she secured through the years.

Dori will always be missed, but we'll make sure she's remembered in our Lawson re-opening in 2024.

If you'd like to make a donation to HHCD in memory of Dori, please reach out to our HHCD office to do so.



GRANTS & SERVICE REVENUES

We are grateful for the Grants and Services Partners which helped us accomplish our work. These include:

Holsten Management (\$416,340): Holsten manages over 3,000 rental units throughout the Chicagoland area and contracts with HHCD to provide services to its residents in need. The main focus is on public housing and affordable families, but to ensure a healthy community in their mixed-income communities, no resident is turned away for basic services or referrals.

ROSS (\$46,521): The ROSS grant allows for more comprehensive programming and outreach to the families in the Cabrini community.

HUD - Lawson (\$346,031): Provide funding for staff and bus passes and laundry cards to 187 previously homeless residents.

George L. Shields Foundation, Inc. (\$25,000 annually): We could not do our programs without the generosity of this grant. We are able to provide food-focused events for residents for Mother's Day, Father's Day, Thanksgiving, Christmas, etc., as well as access to cultural events, bus passes, and laundry cards for residents.

Kankakee County Community Services, Inc. SCSEP Program Participant (\$50,000): SCSEP serves low-income, unemployed persons who are 55 years of age and older by placing them in part-time community service assignments and by assisting them in developing skills and experience to facilitate their transition to unsubsidized employment.

Community Development Block Grant (CDBG) Funding (\$90,000): The City of Joliet funds HHCD through CDBG dollars to provide a "Case Management Services Program" at River Walk Homes that includes a comprehensive anti-poverty approach to address poverty.

We Will Grow -Will County Land Use (\$1,000): HHCD receives grant funding from Will County Land Use yearly to provide an organic garden at River Walk Homes through the "We WILL Grow School and Community Garden Program."

Joliet Junior College (\$25,000): Joliet Junior College provides HHCD at River Walk Homes with three paid student internships. These internships provide students the opportunity to enhance their resume, learn more about a chosen industry or career field, become more knowledgeable about general work functions, and build contacts for future job searches.

Joliet FY20 CDBG (\$332,000): Awarded for the purpose of renovations needed to relocate the current pantry to its new location within the Management Building.

(Our Grants, cont'd)

Will County Center for Community Concerns (\$48,412): Provide for the purchase of food items for the Healthy Eating and Lifestyle (H.E.A.L.) Pantry to assist in forming a healthy food opportunity to address food insecurity and hunger issues in the Will County Community.

Will County Land Use CDBG Public Service (\$20,500): This grant is being used to fund The Holistic Health Resources Program, which provides health resources in an accessible and comfortable setting to residents of Will County.

NIFB Unmet Needs Application (\$3,114): Awarded by a grant to Northern Illinois Food Bank through the Community Foundation of Will County to purchase necessary items for the food pantry.

In addition to Operational Grants and Services Revenue Contracts, HHCD was able to qualify for several COVID-specific grants. These grants allowed us quickly expand our services and meet the increased needs of our residents and Organization as a result of the pandemic.

IHDA Community Outreach Grant (\$34,995): Assisted renters who suffered rent distress during the 2021 COVID pandemic, helping ensure housing stability.

United Way of Will County (\$12,000) Awarded for the purchase of freezers and merchandisers for the pantry in response to the increased need due to Covid-19.

NIFB Unmet Needs Application (\$7,250): Awarded for the purchase of freezers and merchandisers for the pantry in response to the increased need due to Covid-19.

NIFB Agency Equipment Needs (\$2,380): Awarded for the purchase of freezers and merchandisers for the pantry in response to the increased need due to Covid-19.

U.S. SBA Paycheck Protection Program (PPP) Forgivable Loan (\$194,024): Received from the US SBA to preserve and protect the ability of HHCD to maintain its employment workforce and necessary operating expenses during the Pandemic.

Will County CARES Act 2nd round (\$2,000): Awarded to pay for additional staffing or other pantry needs due to Covid-19.

Will County CARES Act 2nd round (\$10,000): Awarded to pay for additional staffing and other pantry needs due to Covid-19.



HHCD COMMUNITY PARTNERSHIPS

Fulfilling our commitment to the communities we serve is a task we cannot do all on our own. We are pleased to work with well over a hundred individuals and organizations with whom we share a vision, and some of our 2021 partnerships included:

- Cathedral Area Preservation Association (CAPA)
- Chicago Housing Authority
- City of Chicago
- City of Joliet
- World Vision
- Will County Health Department (WCHD)
- Parenting University
- Joliet Public Library
- Catholic Charities
- University of Illinois Extension Program
- Various Health Care Providers
- Illinois Nutrition Education Program
- Chicago Park District
- Prairie Farms Dairy
- United Way of Will County/Community Consortium
- Big Brothers and Big Sisters
- State Farm Insurance
- Center for Elders & Disability Law
- Junior Achievement
- iLEAD B.S.T.E.M. Teen Program
- Joliet School District 86
- Congress Hotel Sheraton Hotel
- Whole Foods
- Ronald McDonald House
- Loyola University Law Students
- Jacqueline Hayes (Chicago Help Initiative)
- Erma Medgyesy (George L. Shields Fdn.)
- Denny Clinic
- Near North Health Center
- Moody Bible Institute
- Ministry Full Gospel
- Joffrey Ballet
- Chicago White Sox, Chicago Cubs, Chicago Sky, Chicago Auto Show
- Will County Center for Community Concerns
- Kankakee Community Center
- Northern Illinois Food Bank
- Joliet Junior College (JJC)
- Harvest Tutoring



GET INVOLVED WITH HHCD... HELP US GROW!

Thank you for reading about Holsten Human Capital Development.
Please do not stop at reading... volunteer to help us continue to grow!

Every Penny Matters

We realize that not everybody can provide a financial contribution.
We thank those who are able to do so.

Volunteer and Help Us Make a Difference

We are very dependent on VOLUNTEERS who help us with our programs that
serve children, families, and seniors.

o Volunteer with a particular program: _____

o Volunteer around the office with phone calls and other tasks

o Volunteer in a different way: _____

Preferred HHCD site(s) for volunteering: _____

Name: _____ Phone: _____

Email: _____

Address: _____

If you're interested in volunteering, please CALL Sharon at (312) 274-9144, EMAIL us at info@hhcd.org or MAIL this form to us at Volunteers, Holsten Human Capital Development, 1034 West Montrose Avenue, Chicago, IL 60613

Thank you for reading our 2021 Annual Report!



Connect With Us!
(312) 274-9144 | info@hhcd.org