



# **HOLSTEN HUMAN CAPITAL DEVELOPMENT**

## **ANNUAL REPORT**

2022

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# MESSAGE FROM EXECUTIVE DIRECTOR & BOARD CHAIR

Holsten Human Capital Development had another fantastic year!

The year saw our residents coming together, leaving the home more, and reacquainting themselves with their neighbors through the safe and creative forms for engagement we created.

Our HHCD "family" (yes, that's each of YOU who continue to think of us, write, send emails, share our calls for donations, drop off tangible goods, and send financial gifts) has so much to celebrate!



- **Food donations** continued to be a part of how we served our community in 2022. Through our donations of food via our generous partners and donors, our continued community garden, and the renovation of our food pantry in Joliet, we were able to serve thousands of meals over the year. As grocery costs continued to rise, our residents were grateful for an accessible way to feed their families.
- 2022 was a major year for progress in the renovation of the former Lawson YMCA. With **almost 400 single-room-occupancy residents** temporarily relocated during the renovation, we have continued to make a concerted effort to keep residents updated on our progress so we can be reunited after the Grand Re-Opening in Fall 2023.
- As our residents reengaged with the community this year, we had plenty of **resources to connect** them with, as we worked to help them gain the tools for self-sufficiency. From successful applications for city and state programs, to scholarships received, to jobs secured, to estate planning documents executed, to health screenings obtained, our residents were empowered all year long with what they needed for their next steps. And our staff got to share with them in the success stories from those connections!

This report is just the briefest overview of how we served our community in 2022, but there are so many more stories and smiling faces than would fit in these pages. If you'd like to be a part of bringing those smiles to faces, reach out and let us know how you'd like to volunteer. Whether you'd excel at packing baskets, making phone calls to our most vulnerable residents, gathering donations, or teaching a skill, we'd love to invite you to give back to this special group of people. Hope to see you this year at one of our events... and maybe even in next year's report!

A handwritten signature in black ink that reads "Jackie Taylor Holsten". The signature is fluid and cursive, written in a professional style.

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 providing comprehensive services, 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 2022

In 2022, 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  
Wilson Yard Family  
Lawndale Apartments  
Whistler's Crossing (Riverdale)

Parkside of Old Town  
Lawson House  
Historic Strand  
North Town Village

Hilliard Senior  
Hilliard Family  
Midwest Apartments  
River Walk Homes (Joliet)

# 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 have partnered 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. During 2022 the building was constructed on schedule, 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.



# 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  
Marie Cavey Waldorf



## STAFF

Meet the HHCD staff @ [hhcd.org](http://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.



## WORKFORCE DEVELOPMENT

Vocational and soft skills training and job placement, GED preparation, academic and career coaching, and targeted youth services including job readiness training, school re-engagement, college and advanced training preparedness, and summer youth employment.

## 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 adults, many of whom were formerly homeless, have been diagnosed with one or more disabilities, and receive social service assistance. Those residents have been temporarily relocated as we work on the total rehab of Lawson!
- 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.



# 2022: OUR YEAR IN SNIPPETS

*In the third year of the ongoing pandemic, we have focused on helping our residents come to terms with the new reality: counseling them as they grapple with their mortality, offering safe in-person social events, and continuing to arrange virtual events for those who prefer the safety of participating with the community in that way.*

*Our team at HHCD has systematically worked together to find creative ways to encourage and engage our residents in a variety of ways as we help them thrive in their lives as individuals and as a part of the vibrant HHCD community.*

## FIRST QUARTER HIGHLIGHTS

- We celebrated the 103rd birthday of resident Miss Anita Harris!



- Hosted Hats & Gloves Giveaways for residents to select winterwear to keep them warm
- Distributed boxes of food from HEAL Pantry to individuals
- Partnered with Chicago Furniture Bank to secure furniture for resident needs
- Coordinated on-site screenings for HHCD residents, testing for COVID, HIV, Diabetes, and for other health conditions
- Helped residents apply for funds through programs like the City of Chicago Rental Assistance Program
- Hosted giveaways for residents to pickup dental care kits to keep their mouths healthy

- Provided safe, socially-distanced in-person opportunities for residents, including weekly walking groups, motivational workshops giving residents tools to develop plans to accomplish their goals, and tips for decluttering
- Helped residents with various needs, by scheduling individual appointments to help them plan for financial success, providing counseling services, assisting in job application and interview preparation, and offering basic computer training to improve their personal and professional lives



- Hosted weekly virtual BINGO events as a way to continue to engage the community during Chicago's coldest season



## SECOND QUARTER HIGHLIGHTS

- Through our partnership with YWCA, distributed 100 backpacks of food
- Developed Spring and Easter events for residents, including Easter egg hunts, Easter basket distributions, a "Healthy Rabbit 'Give Toys Not Chocolate'" event, and more
- Hosted Sip & Paint events for residents to explore their artistic sides
- Hosted Mother's Day and Women's Day Giveaways
- Put on Father's Day and Men's Day Celebrations



- Held socially-distanced activities for residents, including walking, zumba, and other exercise opportunities
- Threw Juneteenth Celebrations for our residents
- Created Graduation celebrations to honor and celebrate the achievements of our grads
- Helped residents apply for Chicago Pilot program, and celebrated with those who were accepted into the program
- Led a Brookfield Zoo Field Trip for HHCD residents

- Distributed goody bags of haircare products to residents
- Partnered with Will County Health Department to provide a dental services van on-site for residents



- Offered Scholarship information sessions for those considering further education and needing financial assistance
- Hosted workshops on avoiding scams
- Conducted individualized classes on assistance with computers, cell phones, and other personal technology devices
- Brought in healthcare pros to do screenings for blood pressure and BMI screenings
- Coordinated a summer food program on-site at Hilliard through CHA



### THIRD QUARTER HIGHLIGHTS

- Hosted on-site workout classes for residents
- Connected residents with resources and opportunities



- Offered workshop class on Chicago Public Library and how to access the library's online resources like audiobooks, magazines, movies, and e-books
- Hosted Back-to-school events at various sites, including one with 3x Olympian Aja Evans distributing supplies
- Secured Chicago White Sox tickets which we used as giveaways for very excited residents
- Shared a Symptoms of Depression education session with residents in conjunction with a regularly-scheduled Bingo event
- Coordinated Estate Planning for residents, covering Power of Attorney documents for health and for property, and Last Will & Testament
- Held Back-to-school Basketball Clinics
- Assisted residents in applying for the Chicago Rental Assistance Program

- Participated in the "National Night Out" for the various districts of our sites. Each event had information and various giveaways, with one of the young people from Hilliard Homes winning a new bike
- Connected and visited with the various residents who are undergoing health problems and surgeries, checking in on them and letting them know we care
- Threw a Senior Ice Cream Social both for those who wanted to spend time with fellow residents, and for those who preferred to take their ice cream to-go
- Distributed phones and tablets to residents who applied for them through the Safelink program
- Followed up with participants of our scholarship information session. Among applicant successes, one resident got a Chicago Housing Authority scholarship and an IL Legislative Black Caucus Foundation scholarship, and we celebrated with her!



- Arranged transportation for residents to Aldermanic events, where residents enjoyed a range of events, including bingo, raffles, cash prizes, dancing, and giveaways

## FOURTH QUARTER HIGHLIGHTS

- Hosted an event on trauma, helping residents identify and process experienced trauma, and find ways to cope
- Completed renovations of the HEAL Food Pantry in Joliet, and held an open house in November!
- Celebrated resident Doris Kennerbrew's 88th birthday
- Held pumpkin decorating contests, including one pairing senior citizens and youth together for team decorations
- Hosted Halloween Movie Day for residents, with pizza, pop, chips, and an assortment of seasonal candy packed into a bag decorated personally by an HHCD resident
- Provided several safe Halloween options for kids, including "Trunk or Treat" events and "No Tricks Just Treats" giveaways for trick-or-treaters ... One group of residents and staff worked together to assemble 100 treat bags for resident children to receive, along with a Taffy Apple and bag of chips for each!



- Offered continued computer classes to residents for a variety of individual needs. One resident utilized AI programs to create an image to accompany a poem she wrote



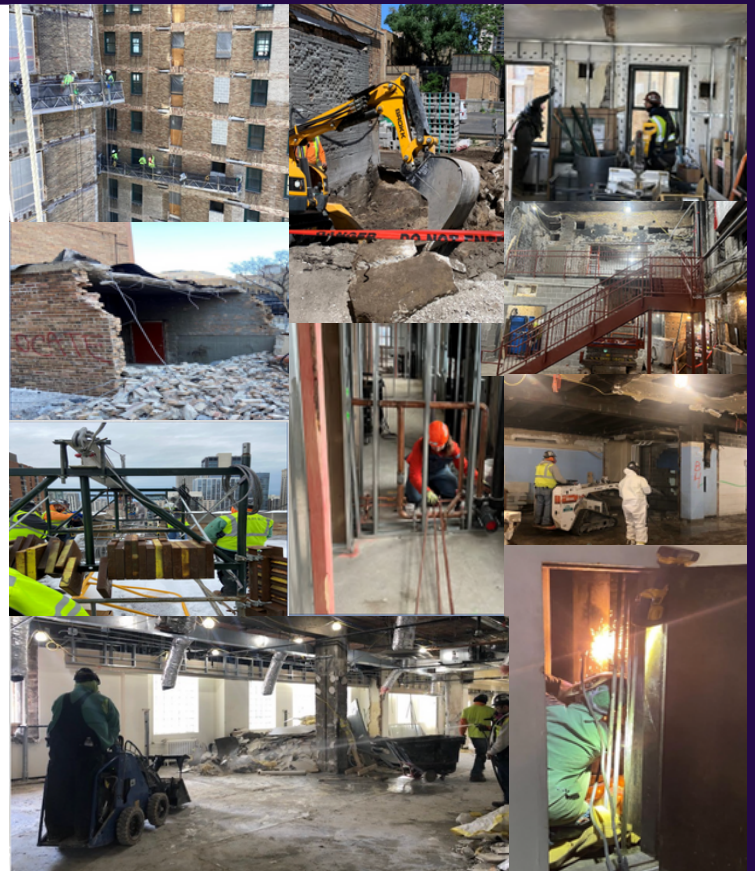
- Spread the cheer through several holiday events, including a November raffle, with winners receiving hams or gift cards... and one where participants also enjoyed a visit by Alderman Dowell, giving out turkeys and chatting with residents
- Held Holiday Raffle events for residents of Wilson Yard Senior and Family Buildings and the Historic Strand, giving away gift bags for everyone and \$25.00 Gift Cards to raffle winners
- Hosted a Winter Holidays Meet & Greet with State Rep Lakeisha Collins
- Presented World AIDS Day Workshop with ribbons, games, education, and resources for the community
- Hosted several winter holiday events, from movies and ornament decorating, to giveaways, to toy fairs and distribution... some just for adults and some for the whole family... all dedicated to spreading holiday cheer!

# LAWSON HOUSE REDEVELOPMENT

*Photos Courtesy of Walsh*

In partnership with Holsten Real Estate, HHCD has been on a journey of co-redeveloping the historic Lawson House, formerly known as Lawson YMCA, in Chicago's Gold Coast from sleeping rooms to efficiency apartments.

Having completed the financial closing for the Lawson House Redevelopment just before the start of 2022, our team spent the year embarking on the transformation of the building (a daunting, estimated two-year rehab), and making strides toward the Grand Re-Opening scheduled for Fall 2023. Be on the lookout for more details on that, and make sure you're signed up for our email update list!



## SAYING GOODBYE... AND THANK YOU!

In 2022, after over 7 years as part of the HHCD Family - and over 25 years as part of the Lawson family - Ms. Alvena Clark retired!

Alvena joined the Holsten family when we gained the Lawson property and knew we wanted to maintain a connection to the faces the residents had already known for years. Little did we know, when bringing Alvena on board with our team, that she would be such a natural fit for our family.

Always quick to volunteer and share her winning smile, Alvena championed HHCD's mission day in and day out, and residents and staff alike looked forward to every interaction with her, knowing their days would get brighter.

Alvena, we'll miss you, but we wish you all the best... and a very happy retirement!

# A FEW BRIEF STORIES



Our pantry and garden at our Joliet location continues to fill a desperate need in the community. Weekly, our team is handling donations from our partners to supplement our own food, packaging boxes, and distributing healthy foods to hundreds of individuals!



Our staff works diligently to help our residents find ways to utilize technology to meet their needs. From resumes and job searching, to furthering their education, to creating artistic pieces for the edification of the community, HHCD residents know they can reach out to our staff not just for a use of the computers themselves, but also for the accompanying cheerful and tech-savvy assistance!



Camille Anderson is a former Lawson resident who was relocated to 551 W. Elm. She met with a staff member who helped her identify changes in her life she'd like to make and to work through the barriers. As a result of the conversations and work she was able to pursue a position in a job she is passionate about. We love helping clients reach their goals!

One of the great things about our partners is that partnering in one area often leads to even more partnership!

Our friends at Walsh and Farr joined us to pack holiday gift baskets - with scarves, hats, gloves, and gift cards - for distribution to our residents as we wished them a warm and healthy end to their 2022!



# GRANTS & SERVICE REVENUES

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

*(Please note: this may be a partial list as we included the major revenue streams, and we apologize for any omissions or exclusions.)*

**Holsten Management (\$442,337):** 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 (\$77,686):** The ROSS grant allows for more comprehensive programming and outreach to the families in the Cabrini community.

**HUD - Lawson (\$393,809):** These two grants assist 187 previously-homeless residents by funding counseling staff and providing both bus passes and laundry cards - the very essentials for independent living.

**George L. Shields Foundation, Inc. (\$25,000 annually):** We could not do our programs for the formerly homeless that call Lawson home 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.

**Community Development Block Grant (CDBG) Funding (\$107,866):** The City of Joliet assists in funding staff and programs 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 (\$23,147):** HHCD receives grant funding from Will County Land Use yearly to assist in providing an organic garden at River Walk Homes through the "We WILL Grow School and Community Garden Program."

**Will County Center for Community Concerns (\$53,756):** 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 Will County is made possible through the WCCCC grant.



**(Our Grants, cont'd)**

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.



Will County R3 Renewal (\$64,198): From Will County as part of the statewide Restore, Reinvest, and Renew program, this grant supports HHCD's efforts in Joliet to address the ongoing food insecurity issues in the community, by providing food pantry services to community members.



Joliet Township Grant (\$5,700): This grant is from the Township of Joliet, awarded to HHCD's River Walk location for programs/services to benefit the residents of Joliet, specifically to purchase tables and chairs for the Community Room to accommodate programming and events such as After School programming, Narcotics Anonymous meetings, Job Fairs, Health Fairs, and other events addressing the needs of the residents.



IDPH's "WE In the World" Grant - Arise Covid (\$36,333.33): ARISE (Activating Relationships in Illinois for Systemic Equity) awarded this grant to our Joliet location as part of the opportunities made available to communities that have experienced historic and present-day inequities in the context of COVID-19, to advance community resilience, sustainability, well-being, and equity.

Northern Illinois Food Bank (\$38,000): Food insecurity is an ongoing dilemma that NIFB is passionate about; the organization partners with HHCD to ensure their reach is consistent and effective. This amount includes 3 NIFB grants: Unite Cohort, Improving Access, and My Pantry Express (MPX), a grant specifically to enable our River Walk H.E.A.L. food pantry to serve as an MPX pickup site, providing much-needed food to the community.



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# 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 2022 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
- Walsh Construction
- Farr Associates
- 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
- D'Arcy Motors





# 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.

[Click here to contribute today!](#)

## **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](mailto: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 2022 Annual Report!***



**Connect With Us!**  
**(312) 274-9144 | [info@hhcd.org](mailto:info@hhcd.org)**