



Story of Success

Leydy Anaya is one of many first-time homebuyers who seek out counseling from Spanish Coalition for Housing. Leydy had a walk-in appointment with one of our HUD-Certified Housing Counselors, Jeanette Rodriguez, to learn more about homeownership and how she could find success.

Leydy is an ITIN borrower and needed help navigating the complex processes involved in purchasing, but she was willing to do the work to achieve the American Dream. Jeanette helped Leydy learn about her options and the programs available to ITIN borrowers.

Leydy was able to pursue affordable homeownership through a conventional loan. Jeanette also connected Leydy with an FHLB DPP Grant of \$10,000 in downpayment assistance from the Federal Home Loan Bank of Chicago. With the help of Jeanette and these resources, Leydy successfully purchased and is now a happy homeowner in Schaumburg, a Chicago suburb!

Why We Serve

Spanish Coalition for Housing's mission is to **build generational wealth** through housing counseling, financial education, and advocacy, by connecting low-to-moderate income households to resources that create **housing stability, homeownership, and economic mobility**. We aim to decrease the racial wealth gap and build financial prosperity.

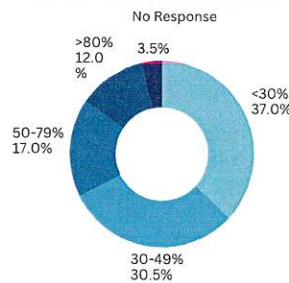
Homeownership plays a critical role in bridging the wealth gap and provides opportunities to build generational wealth in Latine and Black communities. Purchasing a home marks an investment into a community, bringing about more stable housing costs and an opportunity to build equity. SCH occupies a unique role as an organization centered on housing and financial education as a tool to support minority communities across the region.

Every family needs a safe home that they can afford, and SCH strives to make their housing goals a reality. We work to ensure all community members have knowledge to access safe, sustainable homeownership and set them on the path toward generational wealth.

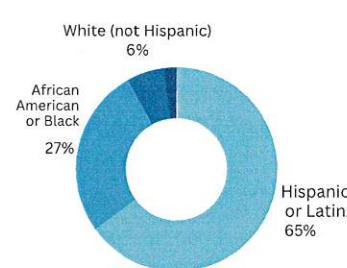
Who We Serve

We serve families across Cook County, collar counties, and Northwestern Indiana.

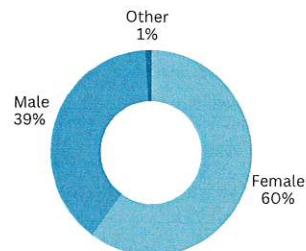
Income Based on Area Median Income



Ethnicity and Race



Gender Identity



How We Serve

In 1966, Spanish Coalition for Housing (SCH) began as a collaboration of groups from Chicago's north and south sides that sought to address issues facing the Latino community. SCH became a leader in the fight against housing discrimination, redlining, and disinvestment from financial institutions and is now one of the largest and most established housing counseling agencies in the Chicagoland area.

SCH provides bilingual and culturally competent programming so that our clients can develop capacity and responsibility in meeting their financial and housing needs. Additionally, we advocate for and proactively promote additional resources for low-to-moderate income community members. Our Comprehensive Housing Counseling program includes financial education and coaching, pre-purchase counseling, post-purchase counseling, and foreclosure prevention.

SCH is asking you for help continuing our mission. You can help thousands achieve their homeownership dreams, and create millions of dollars in value for your constituents by permanently funding affordable homeownership efforts.

Pre-Purchase



475 households served, supporting first-time homebuyers to become mortgage ready.

Conducted **54** educational workshops for First-Time Homebuyers.

Post-Purchase

Over **824** households served through counseling and education to support asset building, maintain safe, sustainable and affordable homes.



Chicago Bilingual Landlord Association (CBLA)



Over **430** small landlords counseled and connected to resources to maintain safe, sustainable and affordable housing for over **1,720** rental units throughout Chicago.

Outreach & Education



Over **1,900** households educated on affordable rental housing resources.



In 2023, Spanish Coalition for Housing served over **5,500** households

Period: January 1, 2023 through December 31, 2023

Homes Purchased



Assisted **169** families to purchase their first home.

Avg. purchase price: **\$261,547**; Connected over **\$1.1M** in Down Payment Assistance; Leveraged over **\$44.2 Million** in community investment through conventional/ nonconventional financing and subsidies.

Foreclosure Prevention



289 households counseled to preserve housing and prevent foreclosure.

Landlord & Tenant Outreach and Education



Conducted **397** educational workshops, outreach and training events across Chicago for renters and owners of 2-to-4 unit properties.

Minority Serving Institution (MSI) National Training



Provided capacity building training to **6** UNIDOS US Affiliate organizations representing Puerto Rico, San Antonio, Phoenix, Miami, Brooklyn and Chicago

Affordable Mortgage Capital Needs



Over **\$80** Million in affordable mortgage capital needs for homeownership.

Financial Capability/Literacy



1,169 households served through education and coaching on financial management, budget preparation and asset building.

843 households had a measurable improvement in credit score, decreased debt load, increased savings.

Community Investment/Preservation



\$28.1 Million in home equity and loan value preserved through foreclosure prevention program.



Health & Housing

Connected over **100** households to preventative health care and housing counseling to improve health outcomes and stabilize housing.

In partnership with Wellness West and Center for Housing and Health, SCH launched a flexible housing pool and successfully housed **5** clients.

National MSI HUD Pilot with City Colleges of Chicago

Provided targeted housing counseling and education across City Colleges of Chicago to support financial education, homeownership and housing stability needs. Engaged over **130** CCC households through workshops and events. Directly engaged over **5,000** students and staff through campus wide outreach.

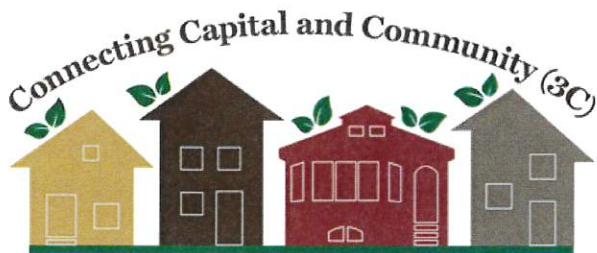


Housing Stabilization + Homeless Prevention

Connected over **\$5.6M** in emergency rental and mortgage assistance funds to

447 households, impacting over **1,340** individuals across Chicago and Cook County to stabilize housing & prevent homelessness.

*In partnership with Federal, State of Illinois, City of Chicago, Cook County and private philanthropy.

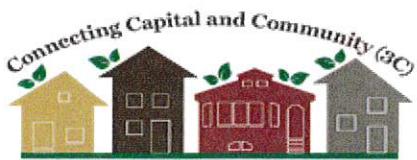


What is 3C? 3C is a collaborative initiative between lenders, developers, and community navigators that aims to give Chicagoans a **smoother path to homeownership** in two West Side communities: **East Garfield Park and Humboldt Park.**

If you are a resident looking to purchase a home in East Garfield Park or Humboldt Park, this is available for you:

- Free HUD-certified buyer education and counseling services
- Affordable new construction homes available from 3C developer
- 30-year fixed mortgage loan with **3.5%** interest rate and no private mortgage insurance
- Closing cost assistance available
- Up to **\$100,000** available in purchase assistance from City of Chicago's [Building Neighborhoods and Affordable Homes](#) Program (BNAH) that may be layered with other down payment assistance

Neighborhood Area Residents Household Income Limits	Grant Amount	Non-Neighborhood Area Residents Household Income Limits	Grant Amount
Below 80% of AMI	\$100,000	Below 80% of AMI	\$90,000
81 - 90% of AMI	\$90,000	81 - 90% of AMI	\$80,000
91 - 100% of AMI	\$80,000	91 - 100% of AMI	\$70,000
101 - 120% of AMI	\$70,000	101 - 120% of AMI	\$60,000
121 - 140% of AMI	\$60,000	121 - 140% of AMI	\$50,000



3C Loan Product Overview

LOAN PRODUCT

- Loan available through Neighborhood Lending Services (NLS)
- 30-year fixed mortgage loan
- No private mortgage insurance (PMI)
- Interest Rate - 3.5%*

ELIGIBILITY REQUIREMENTS

- **Attend 8-hour homebuyer education classes** and counseling sessions delivered by 3C housing counseling agencies (HCA)
- Intent to purchase a 3C Developer home located in pilot areas of **East Garfield Park and Humboldt Park**
- Must be borrower's **primary residence** (owner-occupancy)
- Household income: **120% AMI or less**
- Long-term resident priority
- Meet NLS underwriting requirements
- Buyer contribution must not be less than \$1,000 from their own funds.

GEOGRAPHIC AND PROPERTY REQUIREMENTS

Must purchase homes built either in **East Garfield Park or Humboldt Park** by a 3C Developer Alliance participant: Citizens Building a Better Community, GMP Labs, Inherent L3C, KMW Communities, NHS Redevelopment Corporation, and Nath Construction LLC.

Property Types

- Single-family detached
- 2-4 flat

PURCHASE ASSISTANCE

- City of Chicago's Building Neighborhoods and Affordable Homes Program provides up to \$100K in purchase assistance
- A \$2,000 grant is available, while funding lasts, to assist 3C borrowers with closing costs
- Other downpayment assistance may be layered. Check funding source for requirements.
- No cash back at closing

3C Loan Product Overview



- ✓ **Loan available through Neighborhood Lending Services (NLS)**
- ✓ **30-year fixed mortgage loan**
- ✓ **No private mortgage insurance (PMI)**
- ✓ **Interest rate - 3.5%**
- ✓ **1-4 unit properties**

Must purchase homes built either in East Garfield Park or Humboldt Park by a 3C Developer Alliance participant:

Citizens Building a Better Community, CMB Labs, Inherent L3C, KMW Communities, NHS Redevelopment Corporation, and Nath Construction LLC.

Eligibility Requirements

Homebuyer Education and Counseling - Through 3C HUD-certified counseling agencies

Owner-Occupancy - Must be primary residence

Household Income - 120% AMI or less

Intent to Purchase - 3C Developer home located in East Garfield Park and Humboldt Park

Buyer Contribution - Must not be less than \$1,000 from their own funds

Purchase Assistance - City of Chicago's Building Neighborhoods and Affordable Homes Program provides up to \$100,000 in purchase assistance. Other down payment assistance may be layered. A \$2,000 grant is available to assist with closing costs. No cash back at closing.