

Friends of Genesis Celebration & Fundraiser

FRIENDS OF GENESIS

Thursday, October 11, 2012

5pm | The Metropolitan Club | Willis Tower | 233 South Wacker Drive

HEALING HANDS

Join Genesis Housing Development Corporation in celebrating our 16th Annual Friends of Genesis Celebration & Fundraiser on **Thursday, October 11, 2012.**

In keeping with this year's theme: **Healing Hands: Celebrating Community Keepers**, we are honoring the following community servants who are also devoted supporters of Genesis:

- **Honorary Chair Norman Williams** (IL Service Federal)
- **Rob McGhee** (US Bank)
- **Melinda Kelly** (Chatham Business Association)
- **Alderman Robert Fioretti** (2nd Ward)

Event Details

Thursday, October 11, 2012

5:00 p.m. to 8:00 p.m.

The Metropolitan Club in Willis Tower, 233 S. Wacker Drive

Open Donation

Entertainment will be provided by "Jazz Lady" Robin Watson.

You will have a chance to bid on fabulous prizes in our silent auction, which will help support our mission to rebuild communities through affordable housing, financial and credit education, business development and job placement assistance.

Reserve your space today!

Register online at www.genesisihdc.org or call (773) 994-6670

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Our Programs & Services

- Housing Services
- Foreclosure Prevention
- Housing & Real Estate Development
- Financial Literacy
- Real Estate Services
- Green Technology Training

From Vacant to Vibrant



Do you believe that something beautiful can come from blighted, vacant lots? Well, a vacant lot we own at 4312 S. Greenwood in the Bronzeville community, which is part of a pilot program to transform 50 vacant lots into productive green spaces, is proof that this is possible.

In partnership with Chicago Biofuels, Chicago Conservation Corps (C3) and Green Corps (Chicago), 150 sunflowers were planted in our lot.

Growing sunflowers can address environmental hazards such as toxic soil and storm water runoff; create materials which can be used in the bio-fuel supply chain; connect community partners to emerging green jobs opportunities; and serve as the foundation for community vegetable gardens or fruit bearing orchards.

This project not only improves the beauty of the neighborhood; it also increases property values.

Building Blocks Day 2012



Two contractor partners committed to our vision and mission

On Saturday, June 2, 2012, we held our **annual Building Blocks Day** where community and corporate partners teamed with Genesis staff to help provide sustainable minor home repairs, accessibility upgrades and weatherization services to the entire block of 7800 block of South Aberdeen.

As a result of our work, 12

homeowners are living more safely and comfortably in their homes.

Our annual Building Blocks Day is our response to homeowners living in unhealthy and unsafe conditions, but are unable to afford necessary repairs.

Many thanks to our partners for making this year's event a success.

- Bath Crest
- Boeing
- Dept. of Commerce and Economic Development
- Emerald How (Eco-conscious Construction)
- Lowes
- Midwest Properties Construction
- NHS
- Renacer Westside Community Network, Inc.
- Synergy Environmental Solutions, Inc.

Mortgage Foreclosure Mediation Program



We help families keep their homes through foreclosure workshops and assistance

The staff of Genesis and Kenwood Oakland Community Organization (KOCO) are going door-to-door to recruit homeowners in foreclosure so they can take advantage of **FREE** Mortgage Foreclosure Mediation Program.

This program was created by The Circuit Court of Cook County to help homeowners in foreclosure. You may be able to reach an agreement with your lender

about your mortgage.

We add an extra level of support by providing counseling to participants through monthly workshops at one of our locations. We also spend one week a month at the Court House.

To request assistance from Genesis, call (773) 997-6670 or visit www.genesishdc.org.

Otherwise, call (877) 895-2444 Monday - Friday between 8:30 a.m. to 6:00

p.m. to schedule a free meeting with a housing counselor, followed by a consultation with an attorney.

You can also visit www.CookCountyForeclosureHelp.org to request an appointment online and to learn more about the eligibility requirements to participate in the mediation program.

Illinois Hardest Hit

We have helped 75 families stay in their homes with over \$1 million in loans through the Illinois Hardest Hit Program

If you are a homeowner in the Chicago area and your income has fallen by at least 20 percent, you could receive up to \$25,000 in mortgage help under the Illinois Hardest Hit program.

This program provides a 10-year, forgivable loan to help bring you current on

delinquent mortgages and then keep you current for up to 18 months with temporary mortgage payment assistance while you work to regain sufficient income to be able to afford your mortgage.

To apply for Hardest Hit, visit our site at <http://www.genesishdc.org/>

[hardestHitIL.php](#) and choose **Genesis Housing Development Corporation** for your housing counseling agency to conduct your eligibility screening.

Contact Genesis for more information at (773) 994-6670.

Steel Shipping Containers for Homes?

You read correctly. Steel shipping containers can be converted to strong, safe, comfortable and eco-friendly housing in just 90 days.

And Genesis Housing is at the forefront of these developments. Nine containers are being transformed into an energy-efficient three bedroom and two-and-a-half baths on the Northwest Side.

With a pre-development grant from Enterprise Community Partners, we are redesigning and putting homes together.

A container-based home offers a fast, green, and sustainable approach to building. These inter-modal

steel building units (ISBUs) are manufactured in a factory-controlled environment so they are standardized and reliable. They can be used to build an average-sized home with almost no wood. And they blend in perfectly into the surrounding neighborhood, without a hint of its original corrugated-steel exterior.

Pre-Fitting Off-Site

When building with ISBUs, the building blocks are ready-made and ready to transport. The house blueprints are reviewed and each unit is custom fit for construction.

In a home where four containers are to sit side by side, all but the outermost

side panels are removed so that, once connected, the ISBUs create an open 40 x 32 foot interior space. The vertical steel support beams are left in place for load-bearing purposes.

Openings are cut into the outer walls for doors and windows. Porches and patios can be attached. Also, pitched roofs can be added.

The Northwest Side container home is expected to sell for an estimated \$350,000.



This home on the 7700 block of Maryland is currently under renovation by Genesis and will be available September 2012.

Energy Rebates & Home Weatherization

Energy Rebates

Energy Impact Illinois, along with your local utility, is providing rebates to help lower your energy bills, improve the comfort of your home, and enhance its value.

For a limited time, homeowners can save 70%, up to \$1,750, off the most cost effective and permanent energy efficiency improvements: air sealing and insulating. It is easier than ever to take advantage of this limited time offer.

If you own a single family home or a 2-4 unit building AND if you have service

from Peoples or North Shore Gas, or are a Nicor Gas and ComEd customer, you are likely eligible.

To start reducing your energy bills by 30% or more, **Call 1-855-9-IMPACT** or visit **EnergyImpactIllinois.org**

Home Weatherization

Starting in January 2013, Genesis Housing will be weatherizing homes in the Chatham, Auburn Gresham and Greater Grand Crossing communities.

Eligible residents can receive up to \$5,000 worth

of home improvements. Participants are selected on a first come, first served and must meet program qualifications.

Program details will be posted on our website at www.geneshdc.org as the date approaches. However, you may contact Payton Staley at (773) 994-6670 or pstaley@geneshdc.org for more information.

Since 1996, we have built over 50 newly constructed single-family homes on the South Side of Chicago.



Energy saving windows



Genesis homes for sale

Genesis Homes for Sale

Beginning November 2012, Genesis Housing will present the first of ten housing units completed under the State of Illinois Neighborhood Stabilization Program. We invested over \$200,000 per home to renovate eight foreclosed and vacant single family homes and two flats in the Chatham, Auburn Gresham and Greater Grand Crossing communities.

The newly renovated properties will be available for sale at reduced prices as a means of stabilizing and re-neighboring the community. Four of the created units will be for rental to lower income families.

More information will be available on our site at www.genesishdc.org as the sale date approaches. Visit often to ensure you don't miss this opportunity.

\$15,000 Homebuyer Down Payment Assistance

Qualified homebuyers can receive a \$15,000 grant to assist with the down payment for a new home through City Lift, a program developed through a partnership between the **Illinois Attorney General Lisa Madigan, the U.S. Department of Justice and Wells Fargo**. This program was designed to support the city's housing market recovery by offering down payment assistance grants totaling \$8.2 million and other resources to prospective Chicago-area homebuyers.

The grant is forgiven after 5 years of ownership and applies to owner-occupied purchases only. The buyers do not have to be first time homeowners, but they cannot own another property by the time of closing. In addition, pre-qualification and eight hours of pre-purchase financial counseling are required.

The City Lift event takes place on October 26 and 27 at McCormick Place in Chicago. Pre-register before October 24 by visiting www.wellsfargo.com/citylift or by calling (866)802-0456.

Contact Genesis

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