



LUCHA

# Our Model

## Advocacy



## Education



## Development



Founded in 1982, LUCHA advances housing as a human right through advocacy, education and affordable housing development.

We believe that a safe, affordable home is not just a roof over one's head, but the foundation for thriving, empowered communities. We remain committed to development that centers community voices and leads to systemic change.

By fighting for fair and affordable housing, we are strengthening our neighborhoods and building lasting wealth. We recognize that diversity enriches and contributes to every community, and that all people deserve respect and dignity.

Rooted in these values, our programs work together to advance our mission, ensuring that every household has access to the resources and support they need to succeed.



# Message from the Co-Executive Directors

Dear Friends,

At LUCHA, we believe that housing is a human right. For 43 years, this belief has guided our work across neighborhoods as **we build, protect, and preserve affordable housing**. Together, we give our neighbors a chance to thrive in the community they call home.

This year, we saw firsthand how partnerships and purpose can transform lives and strengthen neighborhoods. **LUCHA is especially proud to celebrate one year of partnership with Association House**. This strategic alliance, with the help of you – our donors, stakeholders, staff and participants - has helped expand access to affordable housing, supportive services, and pathways to stability.

Among our key achievements this year was the **completion and grand opening of Encuentro Square**. This affordable housing development **provides 89 families with safe, quality homes in Logan Square**. It is **Enterprise Green Communities-certified** due to its positive environmental impact, projected to reduce 26,000 tons of CO<sub>2</sub> and save over \$131 million in water and energy costs over its lifetime.

Beyond development, LUCHA's **homebuying workshops and legal services connected more than 150 individuals and families to affordable homeownership** – helping them stay in the neighborhoods they love and preserve their community's culture.

These accomplishments highlight **how crucial our work is in a time of growing uncertainty**. Our community faces pressure from federal funding cuts. Families are navigating disruptions to vital programs like SNAP. Tenants are afraid to leave their homes due to heightened immigration enforcement. Through it all, LUCHA remains a steady source of support, advocacy, and hope.

We are preparing for an ambitious next chapter including the historic conversion of a church into 100% affordable housing at La Herencia, phase two of Encuentro Square, and the recapitalization of scattered-site units across West Town and Logan Square. And we recently expanded our team, welcoming community leader, Christian Díaz, to support these goals.

We are deeply grateful for your continued partnership and support. **Together, we are shaping a future where every Chicagoan has access to a safe, stable, and dignified place to call home.**

With Gratitude,



*Lillian Bui*

**Lillian Bui**  
Co-Executive Director  
& Senior Director for  
Strategic Initiatives



*Lincoln Stannard*

**Lincoln Stannard**  
Co-Executive Director  
& Senior Director of  
Community Development



Angeles and her family posing in the courtyard of their home, Encuentro Square.

## Encuentro Square: A Place to Call Home

*This year, LUCHA and developer partner, Evergreen Real Estate, celebrated the grand opening of Encuentro Square. This two-building, multi-family development sits on the 606 Trail in Chicago's Logan Square community and **provides 89 units of affordable housing**. As this neighborhood faces rising rent prices and longtime resident displacement, this project was a necessary step toward preserving the culture of this community. **Encuentro Square is more than a building. It's a promise to our neighbors that their stories, culture, and future will continue to thrive for generations to come.***

Last year, Logan Square native Angeles, watched the once abandoned factory lot at Cortland and Ridgeway transform. Pushing a stroller carrying precious cargo – her newborn son – she watched as the foundation was poured, as concrete began to climb six stories high, and as the exterior was wrapped in brilliant orange glimmering in the summer sun.

Just four blocks away, she and her husband were living in a run-down apartment, and **the family was quickly outgrowing their cramped space**. Facing a landlord who was increasing their rent and unwilling to make much-needed repairs, they knew it was time to move on.

As they began their search for new housing, it felt clear that Logan Square was no longer affordable. But, just as Angeles and her husband were preparing to relocate further west to Portage Park, **they received a life-changing call: they had been selected for a three-bedroom apartment at Encuentro Square.**

When Angeles and her family moved in, it marked a new beginning. Standing by the window in their new apartment overlooking the Chicago skyline, she felt an overwhelming sense of calm. **She could finally envision the better life she had been searching for.**

**Encuentro Square started to feel like home.** Her days became filled with warmth and light. It was the place where her son took his first steps. It was where she welcomed family and friends with pride. It was the start of a fresh chapter.

**"My favorite part about living at Encuentro Square is peace of mind. Knowing that we're safe and secure. You get a sense that the community really cares about you."**

*Angeles, Encuentro Square Resident*

Not long after moving in, Angeles' husband was laid off. After years of 60-hour workweeks to provide for their family, the sudden loss brought panic and uncertainty. But, when they contacted management, they were met with nothing but support.

"It's so easy to talk to the staff here, and they will understand if you are going through a hard time," explains Angeles. **"They communicate with us as actual people.** It made it easier for us to stay positive."

Angeles' family had the space to navigate the crisis. Her husband soon found a new job with better pay, benefits, and the flexibility to be more present with his family.

Just a year ago, Angeles was consumed by worry over rent and bills. **Today, she says she feels free to plan for the future.** With another child on the way, Angeles and her husband are already dreaming about one day owning a home where they can continue making memories that last a lifetime.

*A special thank you to those who brought Encuentro Square to life, especially Evergreen Real Estate Group, Canopy / architecture + design, Chicago Department of Housing, Chicago Department of Planning and Development, Chicago Housing Authority, Palenque LSNA, Leopardo Construction, and All Construction.*



Photo credit: Christopher Barrett

# Data Highlights

## Who do we serve?

At LUCHA, we believe every person deserves a place to call home and a community that cares. Every home closed, workshop completed, and tenant supported brings us closer to building a stronger, more inclusive city where everyone belongs.

**689** tenants housed in **282** permanently affordable units.



### 102 families

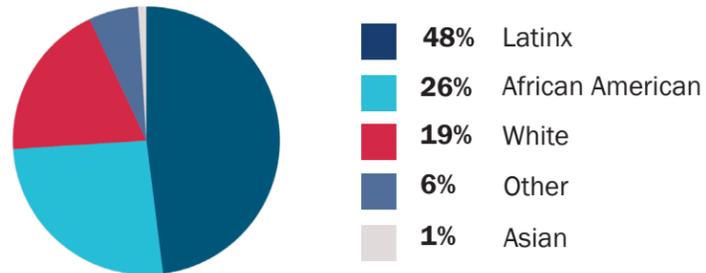
empowered with the knowledge and confidence to take the next step toward owning a home in a first-time homebuyer workshop.



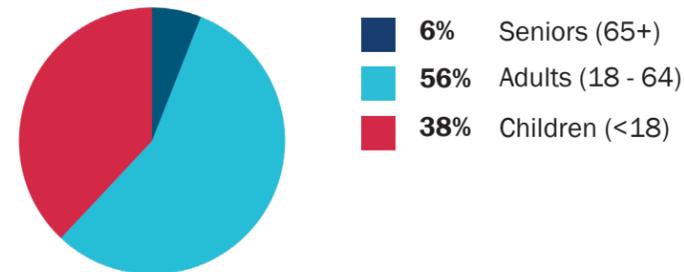
### 24 individuals

received 1-1 support from resident services in accessing healthcare, maintaining housing, or other wraparound services.

## Race/Ethnicity



## Age



In December, LUCHA celebrated the groundbreaking of La Herencia Apartments, a first-of-its-kind project transforming the historic Humboldt Park United Methodist Church into 22 permanently affordable homes. Read the [full story](#) published by *Block Club Chicago*.

[Read More!](#)

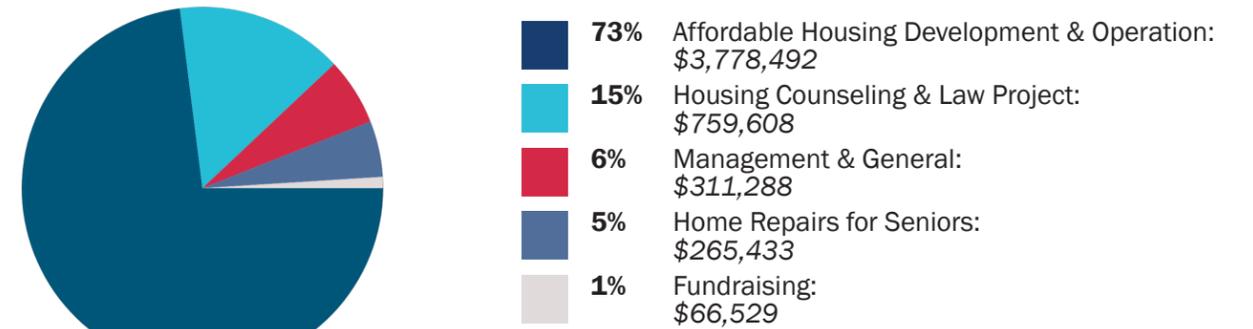


## Financial Accountability

### Where Our Funding Comes From & Additional Revenue



### How We Use Our Resources



Financials for Fiscal Year January 1, 2024 to December 31, 2024

## A Heartfelt Thank You to Our Donors

Your generosity makes this work possible. Thank you for championing housing as a human right.

### 2024 Donors

Aaron Akers  
Lillian Bui  
CIBC  
Ralph Cintron  
Alexander Disney\*  
Nancy Heil  
Damion Heron  
Kristin Horne  
Huntington Bank  
Nancy Johnson  
William G McGowan Charitable Fund  
Christy A Prah  
Ellen Ray  
Allison Sorenson

### 2025 Donors

Trevor Tejada-Gervais  
Cynthia Ullrich  
Aaron Akers  
Applegate & Thorne-Thomsen  
Lillian Bui\*  
Byline Bank  
Dalia Cajigas  
CIBC  
Alexander Disney\*  
Elevated Chicago  
Nancy Heil  
Kristen Horne  
David Hossler\*

Hub International  
Old National Bank  
Polk Bros Foundation  
Julie Rodriguez  
Carole Stannard  
Lincoln Stannard

\*These individuals give monthly to provide reliable and sustainable support to powering impact.

2024 Donors from January 1, 2024 to December 31, 2024. 2025 Donors for from January 1, 2025 to December 6, 2025.



Jequan came to LUCHA determined to give his wife and daughters a home of their own. With LUCHA's guidance through homebuyer workshops and one-on-one counseling, he gained the tools, confidence, and support to make that dream a reality. Scan the QR code to read [Jequan's full story](#).

[Read More!](#)





## Board of Directors

Ralph Cintrón, Ph.D.

*University of Illinois Chicago*

Nancy Johnson

*Adtalem Global Education*

Julie Rodriguez

*Association House*

Kristin Horne

*Here to Stay Community Land Trust*

Juan Carlos Linares

*Association House*

## Our Team

Lillian Bui

*Co-Executive Director*

Maria Galarza

*Operations Director*

Eduardo Díaz

*Maintenance Helper A*

Lincoln Stannard

*Co-Executive Director*

Raisa Alicea

*Staff Attorney, Law Project*

Angelo Maestre

*Chief Engineer*

Christian Díaz

*Project Manager, Equitable  
Community Development*

Guillermina León

*Senior Housing Counselor*

Ana Vélez

*Project Assistant*

### ***Housing Partners:***

Illinois Housing Development Authority  
Chicago Department of Housing  
Chicago Housing Authority  
Chicago Low-Income Housing Trust Fund

### ***Member Of:***

Chicago Rehab Network  
Elevated Chicago  
Housing Action Illinois

Illinois Housing Council  
Latino Policy Forum  
Palenque LSNA

## Contact Us

(773) 276-5338  
1116 N. Kedzie Avenue  
Chicago, IL 60651

## Follow Us!



@LUCHACHicago



@luchachicago