



Housing  
Opportunity  
Development  
Corporation

**2020**

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**ANNUAL  
REPORT**

**BUILDING A  
BETTER WORLD  
TOGETHER**



## 2020 HIGHLIGHTS



### **HEART'S PLACE OCCUPIED.**

Heart's Place in Arlington Heights was fully leased and provides 18 units of supportive housing to individuals living with a disability.



### **CARY SENIOR LIVING COMPLETED.**

Construction was completed on the 62 unit Cary Senior Living. The project received green certification.



### **SPRUCE VILLAGE BUILT.**

This 44 unit supportive housing development in Palatine was under construction for all of 2020. Staff began leasing from a 200 person wait list.

### **CLELAND PLACE CONSTRUCTION BEGUN.**

Financing was closed and construction began on this new 16 unit family project in Wilmette at the end of 2020 and will be completed in 2021.

### **BROADVIEW SENIOR UNDER CONSTRUCTION.**

In partnership with Ross Financial, Broadview Senior, a new 70 unit senior development, in Broadview began construction in 2020.



### **RENTAL BUILDINGS MANAGED.**

HODC currently manages 349 rental units at 24 locations in ten suburban communities. Service Coordinators work with over 100 tenants with disabilities.

# A MESSAGE FROM OUR LEADERSHIP

**Kristin Berg, President  
HODC Board of Directors**



Thanks to your generous contributions in the last year, you have made an impact on the lives of our residents. As partners, we have made it possible for them to enjoy the safety, stability, and community of a permanent, affordable home. Together, we are building a better world.

The year 2020 will go down in history as one of the most challenging due to COVID-19. The resilient staff and board of HODC found ways to keep our residents and themselves safe, from vigilant cleaning, wellness checks, help with accessing rental assistance funds, continuity of our rental, maintenance, and service functions, to adding new directors to our board, and updating our Strategic Plan. Having a home has never been more important. I am excited to tell you that HODC found a new home at 5340 Lincoln Avenue in Skokie. Not only does this move offer security of ownership, but it also provides space for our growing organization. The building will be named for Richard Koenig, our Executive Director who has been the driving force for the organization since 1997. We look forward to celebrating with all of you at an Open House as soon as it is safe to do so.

Even as we managed the pandemic, the HODC board turned its attention to the future and our Strategic Plan. Implementation of 3 key goals is underway: improve our public outreach through enhanced communications; build board capacity to strengthen our governance; and build an additional 200 units over the next 3 years (increased from the former goal of 300 units by 2027). With the opening of Spruce Village (44 units), 86 more under construction (16 in Wilmette and 70 in Broadview), and 26 approved for financing, we feel confident in our ability to do more, so we must do more. We could not have achieved this without our determined staff and Volunteer of the Year, Pete Peyer, who brought his development experience with the Village of Skokie to HODC.

You are invited keep an eye out for future updates to our website and follow us on social media to learn more and stay informed about our projects. You can help us fight housing insecurity as ever increasing housing prices in the northern suburbs cause more hard-working families, seniors and the individuals living with a disability struggle to make ends meet. The average time on a waiting list for affordable housing runs two to five years with many waiting longer. We believe everyone should have access to a home they can afford in a community of their choice.

Thank you for supporting HODC!

*Kristin Berg*

# THANK YOU TO OUR 2020 DONORS & SUPPORTERS

Housing Opportunity Development Corporation deeply appreciates the following individuals, foundations, and organizations who supported our work in 2020.

## INDIVIDUALS

### Gifts of \$5,000 or more

Anonymous  
Kristin Berg and Randall Schmidt  
William and Leslie Sholten

### Gifts of \$1,000 or more

Cinda Axley  
Kim and Jacqueline Clawson  
Kitty and Steve Cole  
Michael Cornell  
Kathleen and Ralph Cortez  
Roy Gottlieb  
Alan Heichman  
Jack Kaplan and Dr. Marian Macsai  
Richard and Sharon Koenig  
Steve and Lori O'Hara  
Keith and Suzanne Ross

### Gifts of \$500 - \$999

Jim, Nancy, Katie and AJ Hansen  
Stephen and Anita Friedman  
Valerie and Keith Kretchmer  
Sydney Zimelis and Joe Kanengiser

### Gifts of \$100 - \$499

Anonymous  
Mr. and Mrs. Richard Amend  
Mr. and Mrs. Robert Berner Jr.  
Thomas and Kimberly Brya  
Stuart Cleland  
Glenn and Ann Dalhart  
Sally and John D. Daniels  
Patti and Lee Fiorio  
John and Elza Garnett  
Otis Gatlin and Felonda L. Acrey  
Pat and Joe Hinkel  
Roger and Monika Hymen  
Richard Jones  
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Robert and Anne Kaplan  
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Laurie and Greg Sapp  
Mr. and Mrs. Richard Schuster  
Bruce Seanor  
Margaret Sents  
Clarice and Rolf Stetter  
Brian and Patti VanCleave

### Gifts up to \$99

Anonymous  
Anonymous  
Nancy and Thomas Canafax  
Elliot and Tamar Frolichstein-Appel  
Mr. and Mrs. Tom Garden  
Theodore and Judith Joseph  
Ed and Ellen McManus  
Martin Moss  
Laure Pientka  
Susan and David Snyder  
Margaret Wanat

## MAJOR GRANTS

\$10,000 from **Blowitz-Ridgeway Foundation** for Service Coordinators

\$27,421 from **HUD** through **Housing Action Illinois** to provide homebuyer counseling

## TRIBUTE GIFTS

In memory of Jean Cleland on behalf of Mr. and Mrs. Carlson  
In memory of Jean Cleland on behalf of David Cleland  
In honor of Marshall Samuels on behalf of Barbara and Stuart Hochwert  
In honor of Breonna Taylor on behalf of Melani Kaplan  
In memory of Fred Axley on behalf of Mr. and Mrs. William Kelly  
In honor of Kristin Berg on behalf of Nan and Chris Parson  
In memory of Jean Cleland on behalf of Elizabeth Phillips  
In honor of Kathy Cortez on behalf of Candace Pullano

## CORPORATIONS & FOUNDATIONS

### Gifts of \$1,000 or more

Centrust Bank  
Church of the Holy Spirit  
JPMorgan Chase  
Sargent Family Foundation  
The Clyde Smith McGregor and LeAnn Pedersen Pope Charitable Fund  
Winnetka Congregational Church

### In-Kind Donations

Designs for Dignity  
Pete Peyer  
Skender Construction  
The Task Force

*Listed are donations received January 1 to December 31, 2020. We have made every effort to make this list accurate and inclusive. If you discover an error, please accept our apology. Please notify us at [hodc@hodc.org](mailto:hodc@hodc.org) so that we may correct our records.*

# MAKING THINGS BETTER TOGETHER

In 2020, you supported HODC's mission to provide affordable housing and those we serve. Home is not only where we live, but where we work, learn, shelter from the pandemic, and do just about everything. You made a world of difference for our residents.



*Debra with HODC property manager, John*



*Claridge Apartments, Evanston*

Debra worked full time for most of her life until chronic health issues made it difficult to stay employed. "When the pain gets real bad, I just stay positive. I tell myself, 'The mind controls the body,' and I just keep moving."

Debra's family has strong ties in the Evanston community. Her grandmother regularly worked to feed the local homeless community. Her grandfather was a well-known local chaplain who also worked for the prominent Wrigley family. Debra grew up in Evanston walking past the building that would become her future home, HODC's Claridge Apartments. "I would go by this place on my way to the beach and I always thought it was such a nice building."

These days her children, grandchildren, and her first great-grandchild keep Debra busy. "I don't get to see them too much right now because of COVID, but we talk on the phone a lot." Debra can often be found sharing words of support or helping fellow Claridge residents. "This whole COVID thing, it's crazy. We do what we can to take care. I'm just so thankful to HODC and to everyone who helps us."

\* HODC's 2020 audited financial statement is expected to be available for public review by September 2021. Please stay tuned to [HODC's website](#) and social media for updates.

## PROUD TO PARTNER WITH THE NATIONAL EQUITY FUND



HODC is proud to partner with the National Equity Fund (NEF) on Heart's Place and Spruce Village. Since 1987, NEF has invested more than **\$16.75 billion** revitalizing neighborhoods, fostering economic growth and creating affordable sustainable housing. They are a leading national syndicator of low-income housing tax credits. NEF professionals are experts in their fields and have years of experience in the affordable housing industry. Their commitment to excellence and the affordable housing industry is making a difference in our communities.

**Thank you National Equity Fund for your support of HODC!**

# PERSEVERING IN A PANDEMIC

**We Moved!** Like those we serve, HODC faced a housing crisis of its own in 2020. The space HODC has rented for 15 years was no longer going to be available. Fortunately, HODC was able to move into a temporary space at The Community House in Winnetka as HODC's board and staff searched for a permanent solution. HODC closed on our first-ever corporate home in November. The purchase of 5340 Lincoln Avenue in Skokie places our staff in a central location to our rental properties, and provides space for expansion while controlling our operating costs.



*HODC's new building at  
5340 Lincoln Avenue,  
Skokie, IL 60077*

**We Stayed Safe!** The Covid-19 pandemic changed business practices at HODC. A PPP loan was obtained. Measures to protect staff and residents included remote work when possible, social distancing and masking, and increased cleaning schedules for the properties. Service coordinators helped residents access food banks, transportation services, support services during shut-downs and slow-downs, and apply for rental assistance programs. Our ground breaking and ribbon cutting events were streamed online.

## PETE PEYER—HODC'S 2020 VOLUNTEER OF THE YEAR!



*Pete Peyer, HODC's  
Volunteer of the Year  
holds a book gifted by  
HODC in appreciation  
of his friendship*

Pete Peyer began volunteering for HODC in 2020 after retiring from his position as Director of Community Development for the Village of Skokie where he worked for more than forty years. "I was involved in HODC's first project in Skokie on Conrad Street in my professional role many years ago. I was always very impressed with Richard and HODC." Pete now applies his knowledge and experience as a volunteer project manager to monitor the progress of construction projects, verify project milestones, and assist with future project planning, plan reviews, and public hearing processes. When asked why he now volunteers, Pete explains, "Affordable housing is so necessary in the community and HODC's efforts in the northern shore has been very significant."

Thanks Pete – your impact is very significant too!

## YOU CAN SUPPORT HODC WHILE SHOPPING ONLINE!

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# 2021—2022 BOARD OF DIRECTORS

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**Jon Teuber \***

**Sydney Zimelis**

*\* Welcome our newest  
board members.*

Thank you Jacqueline Clawson and Roy Gottlieb, whose terms ended in 2020, for your service and commitment to HODC!

HODC is honored to work with this amazing group of leaders. Not only did they give their time and support on our behalf, but **100%** of the 2020 Board of Directors gave a financial contribution to HODC!

# HODC STAFF

**Richard Koenig, PhD**  
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**Robin Giles**  
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## SPECIAL THANKS TO HODC'S DEVELOPMENT PARTNERS

### BROADVIEW SENIOR:

Ross Financial Services, Illinois Housing Development Authority, The Village of Broadview, Housing Authority of Cook County, ComEd

### JACKSON ADU:

Evanston Development Cooperative (EDC), The City of Evanston through the HOME Investment Partnerships Program

### CLELAND PLACE:

Illinois Housing Development Authority, National Equity Fund, Village Bank & Trust, Housing Authority of Cook County

### SPRUCE VILLAGE:

Illinois Housing Development Authority, National Equity Fund, Cook County, Federal Home Loan Bank, Village Bank & Trust

## Expanding housing choices in Chicago's northern suburbs.



*HODC's primary service area*



### MISSION

*HODC's mission is to develop, manage, and preserve housing that is affordable to low and moderate income households primarily throughout Chicago's northern suburbs.*

### VISION

*Everyone has access to a home they can afford in a community of their choice.*

5340 Lincoln Avenue, Skokie, IL 60077

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