



# Housing Opportunity Development Corporation



Heart's Place in Arlington Heights

---

## 2018 Annual Report

---



Cary Senior Living in Cary

---

# Our Growth Continues

Dear Friends and Neighbors,

2018 was a year of substantial growth for HODC, moving us closer to sustainability and reaching our goal of adding 300 more affordable units to our portfolio by 2027. As of 2018, we have 80 new units under construction: Cary Senior Living (62 senior units) in Cary and Heart's Place (18 units for people with disabilities) in Arlington Heights. Spruce Village in Palatine has been approved for financing and will provide another 44 units for persons with disabilities. Projects in the Villages of Wilmette and Deerfield had zoning approved this past year and will be applying for financing. We are always in pursuit of new projects and often approached by others to partner in their developments. Needless to say it is a very busy and exciting time around the office!



Kristin Berg, President

Our staff is growing as well. Besides hiring additional property managers and maintenance technicians, HODC has added 2 new staff positions:

- Service Coordinator – helps improve residents' lives by referring them to social services agencies to maximize their good health and wellness.
- Communications and Fundraising Specialist – plugs us into our communities through our website, social media and fundraising to share our story.

As we move through 2019 watch for an updated website, increased social media presence, and a digital newsletter. We look forward to sharing more about our organization and especially our residents who are the reason we exist in the first place! We house families, singles, seniors and those with disabilities. Our residents are a reflection of our own extended families and friends.



HODC's primary service area

In addition to our development activities, HODC provides home buyer, foreclosure and reverse mortgage counseling. Last year our counselors helped 63 buyers obtain homes, 15 families save their homes and educated interested owners about reverse mortgages.

In closing, we want to thank our supporters for their generosity throughout the years and our government and funding partners for their ongoing assistance. As we reach more people through our new communication efforts, we hope to see continued growth in our support family as we have in our activities. You are vital to our success and ability to create housing for all members of our community!

Kristin Berg, President

---

# Special Thanks to 2018 HODC Donors

Housing Opportunity Development Corporation deeply appreciates the following individuals, foundations, and organizations who supported our work in 2018.

## INDIVIDUALS

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

Cinda Axley  
Kristin Berg  
Kim and Jacqueline Clawson  
Kitty and Steve Cole  
Roy Gottlieb  
Alan Heichman  
Jack Kaplan and Marian Macsai  
Mr. and Mrs. Michael Perlow  
William and Leslie Sholten

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

Christine and Michael Cornell  
Valerie and Keith Kretchmer  
Clyde McGregor and LeAnn Pope

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

Chris Ackerman  
Mr. & Mrs. Robert Berner, Jr.  
David & Betsy Brint  
Mr. & Mrs. Steve Carlson  
Stuart Cleland  
Dean and Ellen Conterato  
Glen and Ann Dalhart  
Sally and John D. Daniels  
Jane Doyle  
Eric Feldman  
Patti and Lee Fiorio  
Chuck and Karen Frank  
Mr. & Mrs. Daniel Fusco  
Raymond and Susan Gillette  
Arthur and Susie Goldner  
Alan Hammerman  
Pat and Joe Hinkel  
Stuart Hochwert  
Richard Jones  
Robert and Ann McArthur  
James and Elizabeth McCabe

Matthew and Eileen Paull  
Elizabeth Phillips  
Laure Pientka  
Eleanor and William Revelle  
Ron Rohde  
Jeff Ross  
John Ryan  
Marshall Samuels  
Mary Ann Savard  
David and Susan Snyder  
Jim and Joanne Steinbach  
Gary and Linda Stephans  
Clarice and Rolf Stetter  
Ann Wolff

### Gifts up to \$99

Mr. & Mrs. Richard Amend  
Barbara Berson  
Nancy and Thomas Canafax  
Oliver and Marcy Champagne  
Carter Cleland  
Elliot and Tamar Frolichstein-Appel  
Mr. & Mrs. Tom Garden  
John and Elza Garnett  
Joyce Judah  
Nan and Chris Parson  
Susan Friedman & Mark Primack  
Diane Tate  
Ann Wagener

## CORPORATIONS/FOUNDATIONS

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

Brinshore Development  
Church of the Holy Spirit  
JP Morgan Chase  
Sargent Family Foundation  
Winnetka Congregational Church

### Gifts up to \$1,000

S. B. Friedman & Co.

### In-Kind Donations

Techny Towers

### Major Grants

\$26,241 from **HUD** through **Housing Action Illinois** to provide homebuyer counseling

\$17,566 from the **Village of Skokie** for security cameras

\$35,000 from **Enterprise Community Partners** for Service Coordinator staff

### Developments

**Cary Senior Living:** Illinois Housing Development Authority, Citibank, Boston Capital, McHenry County, ComEd

**Heart's Place:** Illinois Housing Development Authority, National Equity Fund, Column Financial Inc., Village Bank, FHLB, ComEd

*Listed are donations received January 1 to December 31, 2018. 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.*

---

## Board of Directors

Kristin Berg  
President

Jack Kaplan  
Vice President

Marshall Samuels  
Treasurer

William Sholten, III  
Secretary

Jacqueline Clawson  
Kathryn Cole  
Michael Cornell  
Cameron Foster  
Roy Gottlieb  
Alan Heichman  
Nicole Ulibarri

## Our Mission

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

# 2018 Fiscal Year Operating Results

Revenues	
Contributions	\$40,692
Property Management	\$510,594
Development Fees	\$91,392
Rental Income	\$1,505,590
Other Income	\$146,993
<b>Total:</b>	<b>\$2,295,261</b>

Operating Expenses	
Program Expenses	\$1,873,788
Management & Fundraising	\$177,241
<b>Total</b>	<b>\$2,051,029</b>

Assets & Liabilities	
Total Assets	\$19,589,516
Total Liabilities	\$10,044,332
<b>Net Assets</b>	<b>\$9,545,184</b>

HODC's fiscal year is July 1—June 30

\*Figures reflect consolidated results less depreciation and amortization





Cary Senior Living rendering

## New Developments Expand HODC's Reach in the Suburbs

Two exciting new developments are currently under construction to benefit those who critically need affordable housing: seniors and persons with disabilities.

- In partnership with UP Development, Heart's Place in Arlington Heights will provide 18 units of permanent supportive housing. Funding was approved and closed in September 2018.
- Cary Senior Living in Cary is a 62-unit development for senior citizens in partnership with PIRHL. In 2018 funding was approved and construction started in August.

Also, taking a handoff from UP Development, Spruce Village in Palatine received funding approvals from IHDA and Cook County. This development will provide 44 units of supportive housing for people with disabilities. Spruce Village will start construction in 2019.

HODC received zoning approvals for these potential developments:

- Cleland Place had zoning unanimously approved by the Village of Wilmette for 16 units of affordable family housing. Funding applications are awaiting approval.
- In partnership with Brinshore Development, the Village of Deerfield approved zoning for the 25 unit Zion Woods proposal in partnership with Zion Lutheran Church.

In addition, to continue fulfilling our mission of preserving affordable housing:

- HODC helped Thresholds preserve 150 affordable units in three buildings serving people with mental illness.
- HODC assumed ownership of Towerview Apartments in McHenry, a 44-unit affordable housing development for families and people with disabilities.

HODC works with funders, builders, local governments and communities to secure the partnerships, financing and zoning needed to develop affordable housing.



Like HODC on Facebook



Connect with HODC on Linked In

# “I’ve Always Liked to be Respectful of my Neighbors”

“If you can’t be comfortable at home, where can you be comfortable?” Vincent says. Vincent and his family are residents in an HODC-developed building that provides supportive housing in Skokie. They have lived there for several years. Originally from Miami, Florida, Vincent admits the transition from tropical Miami to Chicago was a challenge at first, but they have fallen in love with Skokie and enjoy their new home.

Vincent’s building is one of four sites in a development with 18 one- and two- bedroom apartments that provide supportive housing for people with disabilities. Supportive services are provided by local social service agencies. The development’s location is perfect for this family’s busy life. Their children, a daughter in preschool and a son in grade school, attend the same school in Skokie, which is close to their building. Vincent is pleased with the excellent reputation of Skokie’s schools and is excited that his

children are receiving a good education. The commuter train and Pace bus are within walking distance of his home, which allows them to run errands easily. The playground behind the building is a great place to spend time outside with his kids.



Vincent appreciates the peaceful environment and

notes how well all of the tenants in the building get along. He says his neighbors are friendly and like to help each other out. “I’ve always liked to be respectful of my neighbors,” he adds.

The property is well cared for, says Vincent, management is responsive, and repairs are made timely. Vincent takes pride in his building and likes to spend time sprucing it up. His neighbors may find him tidying the laundry room or sweeping hallways. He also hung pictures and planted pots inside and planted flowers outside to beautify the landscaping. “I don’t mind doing it,” he says.

## From This...



Heart’s Place under construction.

## ... to This



Rendering of Heart’s Place upon completion. It is due to open in 2019.

# HODC's Property Management Opportunities Grow



HODC acquired Towerview Apartments in McHenry.

HODC currently manages over 300 rental units at 20 locations in eight communities. To maintain this growing area of responsibility, HODC is adding property managers and maintenance professionals to our staff. In addition, HODC hired a Service Coordinator, Teandra Delancy, MSW, MPPA, this year. Teandra acts as a liaison with tenants and helps link residents' physical and mental health needs with their case managers to provide improved quality of life.

New opportunities in property management include Towerview Apartments, which HODC acquired in 2018 and provides housing for families and those with disabilities in McHenry. When completed in 2019, HODC will begin managing Spring Hill Residences, a 62-unit development for senior citizens aged 62 and older in West Dundee owned by Gardner Development, and Heart's Place, an 18-unit supportive housing project in Arlington Heights.

## Housing Counseling Provides Valuable Information

HODC's certified housing counselor provided home buyer counseling to 63 potential home purchasers and helped 15 families save their homes from foreclosure in 2018. Our housing counselor provides individualized consultation on budget issues and the closing process.

Our reverse mortgage counselor met with individuals and couples about options for getting a reverse mortgage on their home.

### HODC Staff

Richard Koenig, PhD  
Executive Director

Jessica Hotaling  
Assistant Director

Rose Russo  
Asset Management Director

Vicky Buresh  
Housing Counselor

Teandra Delancy  
Service Coordinator

Leon Emplit  
Finance Manager

Edward Esquivel  
Maintenance

Robin Giles  
Maintenance

James Harper  
Maintenance Supervisor

Christopher Meeks  
Housing and Facilities Specialist

Amy Romanelli  
Communications and  
Fundraising Specialist

Charlotte Sanders  
Assistant Property Manager

Pat Swift  
Property Manager

Marlow Thomas  
Property Manager

HODC

2001 Waukegan Road

P.O Box 480

Techny, IL 60082