

**2019**

---

**ANNUAL  
REPORT**



Housing  
Opportunity  
Development  
Corporation



# THE POWER OF A STABLE ADDRESS

---

We are all connected. When some of us don't have the opportunity to live in a safe, clean, and affordable home, this affects us all.



This is Heart's Place, an 18 unit supportive housing development in Arlington Heights for people living with a disability. Development Partners: Housing Opportunity Development Corporation, UPholdings, LLC., Cordogan Clark & Associates, and McShane Construction. Financing Partners: Illinois Housing Development Authority, National Equity Fund, Village Bank & Trust (Wintrust), Column Financial, Inc., Federal Home Loan Bank, and ComEd. Rental Subsidy: Housing Authority of Cook County and Illinois Department on Aging.

# A MESSAGE FROM OUR LEADERSHIP

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



Dear Friends and Neighbors,

I hope that everyone is doing as well as possible during these challenging times. I am distraught that we find ourselves in the middle of a pandemic that is consuming our thoughts and energy. HODC, as an essential business, continues to ensure that our buildings are maintained, and our residents' needs are addressed. We check on our seniors daily and have stepped up cleaning of all common areas. Like many Americans, a number of our residents find themselves out of work and unable to pay rent. Rest assured that we will help by directing them to emergency assistance and working out payment plans. I am very proud of our dedicated employees.

I am very happy to report that 2019 was another strong year for HODC. We have made excellent progress towards our 2017 goal of adding 300 units to our portfolio in 10 years with 279 units done or in process. Since then, we have placed 124 units in service (Heart's Place-18 units, Cary Senior Living-62 units, Towerview Apts-44 units) and have 44 more under construction at Spruce Village in Palatine which will provide Permanent Supportive Housing for those with disabilities. There are another 111 new units in Wilmette (16), Broadview (70) and Deerfield (25) approved for financing that will start construction this year. Several more are in negotiations.

A second goal is for HODC to become self-sustaining. We are building our property management business and have focused on creating reserves. Reserves will be crucial in the coming weeks and months to carry us through these difficult economic times. We will need to replenish those reserves to create better workforce benefits and build more essential housing.

Follow us on social media and check our email updates as we keep you informed and share stories. HODC is committed to its mission to develop, preserve and manage affordable housing for low- and moderate-income people primarily throughout the northern suburbs. We believe everyone should have access to a home they can afford in a community of their choice. That includes our healthcare providers, municipal workforce, restaurant and retail workers, young families, seniors, and those with disabilities.

Thank you for supporting HODC through your contributions and promotion of affordable housing in all communities. We need your help now more than ever.

Stay safe and be well.

**Kristin Berg**

# HOUSING STABILITY...

## Service Coordinators

Housing stability doesn't end when a tenant moves into one of HODC's units. That is where it begins. During our more than 30 years of experience, HODC has identified a need amongst residents for additional services in order to remain housed. Some residents face life challenges that we as the landlord cannot address. Other residents live with disabilities for which additional support is needed in order to live independently. Some residents are able to link with local supportive services agencies or get family support. Whereas, other residents do not have the funding or skills to access those services.

HODC has grown its services by expanding our team to include two Service Coordinators. These positions serve to bridge the gap between residents who need assistance and the supportive services to meet those needs. They serve as a liaison between residents and support services, including property management, social service providers, government agencies, family members and others.

One-time intervention may help residents get started while other residents may need long-term intensive help. Both are necessary and make significant impacts on people's lives that are beyond just property management and make the service coordinator program a life-saving benefit for stabilizing housing for all residents.

### SERVICE COORDINATOR SUCCESS STORIES



A Gold Star Mother (mother who lost her daughter in service to the United States) moved into one of our units from a nursing home with limited clothes and resources to do laundry. Our Service Coordinator assisted the resident in obtaining clothes and funds to do her laundry.

A resident who moved from the streets into one of our units needed groceries and home items to set up his new household. Our Service Coordinator was able to obtain a generous gift certificate to Target in order help him get started.

A long-time resident was discovered to suffer from a hoarding disorder. Our Service Coordinator worked with him for weeks to understand that he would lose his home if the mess was not cleaned out. Cleaning services were arranged. Part of the disorder included a lack of financial organization. The Service Coordinator helped the resident open a new bank account and set-up autopay for bills so they would be paid on time.

*\* Identifying characteristics have been changed to protect the privacy of individuals.*

# IN ACTION

## Certified Housing Counseling

HODC's certified housing counselor provided foreclosure counseling to 50 households, held housing counseling classes for 5 buyers, and worked one-on-one with 8 households who wanted to buy a home.

Our reverse mortgage counselor taught over two dozen owners about reserve mortgages. The foreclosure program has ended but we helped secure over \$2,400,000 in assistance!

### HOUSING COUNSELING SUCCESS STORY

When June\* came to HODC for help she was frustrated and bitter, still grieving the passing of her elderly mother with whom she had shared a home. Living with her own disability, June had spent the greater part of her adult life taking care of her mother who had suffered from a debilitating chronic illness. With the loss of her mother's income, June struggled to pay the mortgage on their home. June's grief was compounded by her fears of losing her home. Emotionally exhausted and feeling alone, June was referred to HODC.

HODC's housing specialist worked with June to keep her home. He walked June through the process of applying for relief through a mortgage assistance program. With patience and respect for June's state of mind, he guided her through what can be an overwhelming process. With his help, June was able to access support to stay in her home for a year, buying time for her to figure out her next steps.

*\* Identifying characteristics have been changed to protect the privacy of individuals.*

A photograph showing a hand holding a pink piggy bank on the left and a hand holding a miniature model of a house on the right. The piggy bank is a classic pig shape with a coin slot on its back. The house model is a small-scale representation of a house with a grey roof, white walls, and red accents. A green semi-transparent box is overlaid on the image, containing white text.

**HODC helped  
secure over  
\$2,400,000  
in foreclosure  
prevention  
assistance!**

# 2019 HIGHLIGHTS



## **Heart's Place, Arlington Heights Ribbon Cutting—September 2019**

Co-developed by HODC and UPholdings, HODC links residents here to a full spectrum of supportive services which encourage independent living and are tailored to their individual needs.



## **Cary Senior Living, Cary Ribbon Cutting—December 2019**

This senior rental apartment building was co-developed by HODC in partnership with PIRHL Developers and offers seniors independent living. The building is certified green and has a grand community room.



## **Spruce Village, Palatine Ground Breaking—December 2019**

When completed in 2020, residents with disabilities will be able to reside near their families and support networks and live their best lives.

## SPECIAL THANKS TO HODC'S DEVELOPMENT PARTNERS

### **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, Federal  
Home Loan Bank, ComEd

### **SPRUCE VILLAGE:**

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

# HARD AT WORK IN 2019

**HEART'S PLACE CONSTRUCTED.** In partnership with UP Development, construction was completed on Heart's Place in Arlington Heights. It provides supportive housing managed by HODC. The grand opening was in September and The Task Force provided move-in baskets for all of the residents.

**CARY SENIOR LIVING CONSTRUCTED.** Partnering with PIRHL, this 62 unit senior building in Cary for persons over the age of 62 was completed. The grand opening was in December and residents are moving in to new one and two bedroom units.

**SPRUCE VILLAGE FUNDED AND CLOSED.** IHDA approved funding for Spruce Village which will provide 44 units of supportive housing for persons with disabilities in Palatine. The year was spent preparing for closing with completion expected late 2020.

**CLELAND PLACE FUNDING APPROVED.** Tax credit funding was approved after Wilmette approved zoning last year. This new 16 unit family project in Wilmette will close in 2020.

**BROADVIEW SENIOR FUNDING APPROVED.** In partnership with Ross Financial, Broadview Senior in Broadview was approved for funding. Construction will start in 2020 on this new 70 unit senior development.

**ZION WOODS PROGRESSED.** In partnership with Brinshore Development and Zion Lutheran Church, the Village of Deerfield approved zoning. This 25 unit project prepared for funding and construction in 2020.

**NEW HOUSING PROJECTS PURSUED.** Projects were pursued in several communities including Deerfield, Evanston, Highwood, Mt. Prospect, and others.

**RENTAL BUILDINGS MANAGED.** HODC currently manages 349 rental units at 24 locations in ten suburban communities.

## 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 **\$15.3 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!

# THANK YOU TO OUR 2019 DONORS & SUPPORTERS

Housing Opportunity Development Corporation deeply appreciates the following individuals, foundations, and organizations who supported our work in 2019.

## INDIVIDUALS

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

Kristin Berg  
Kim and Jacqueline Clawson  
Kitty and Steve Cole  
Alan Heichman  
Jack Kaplan and Marian Macsai  
Clyde McGregor and LeAnn Pope  
Ken and Susan Morrison  
Mr. and Mrs. Michael Perlow  
Keith and Suzanne Ross  
William and Leslie Sholten

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

Raymond and Susan Gillette  
Valerie and Keith Kretchmer  
Perry Snyderman

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

Anonymous  
Dr. and Mrs. Bill Arnold  
Mr. and Mrs. Robert Berner, Jr.  
Tanderia Brown  
David Cleland  
Christine and Michael Cornell  
Kathleen Cortez  
Glen and Ann Dalhart  
Eric Feldman  
Patti and Lee Fiorio  
Chuck and Karen Frank  
John and Elza Garnett  
Laurie and Richard Garvey  
Pat and Joe Hinkel  
Jane Hornstein  
Richard Jones  
Robert and Anne Kaplan  
Mr. and Mrs. William Kelly  
Andrew and Susan Langan  
Robert and Ann McArthur  
James and Elizabeth McCabe  
Bernard and Judith McKee  
Bill and Carol Moran  
Steve and Lori O'Hara  
Nan and Chris Parson

Matthew and Eileen Paull  
Elizabeth Phillips  
Laure Pientka  
Eleanor and William Revelle  
Ron Rohde  
Jeff Ross  
Len Rubinowitz  
John Ryan  
Mary Ann Savard  
Bruce Seanor  
Jim and Joanne Steinbach  
Gary and Linda Stephans  
Clarice and Rolf Stetter

### Gifts up to \$99

Anonymous  
Mr. and Mrs. Richard Amend  
Nancy and Thomas Canafax  
Mr. and Mrs. Steve Carlson  
Oliver and Marcy Champagne  
Stuart Cleland  
Elliot and Tamar Frolichstein-Appel  
Mr. and Mrs. Tom Garden  
Roger and Monika Hymen  
Joyce Judah  
Mr. and Mrs. Richard Schuster  
Dave and Ellen Walker  
Margaret Wanat

## MAJOR GRANTS

\$10,000 from **National Equity Fund** for operational support

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

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

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

## TRIBUTE GIFTS

In memory of Jean Cleland on behalf of Mr. and Mrs. Carlson  
In honor of William Sholten on behalf of Raymond and Susan Gillette  
In memory of Perry Snyderman on behalf of Jane Hornstein  
In memory of Fred Axley on behalf of Mr. and Mrs. William Kelly  
In memory of Fred Axley on behalf of James and Elizabeth McCabe  
In honor of Kristin Berg on behalf of Nan and Chris Parson  
In honor of Kitty Cole on behalf of Mr. and Mrs. Michael Perlow  
In honor of William Sholten on behalf of Gary and Linda Stephans  
In honor of Fred Axley on behalf of Dave and Ellen Walker

## CORPORATIONS & FOUNDATIONS

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

Church of the Holy Spirit  
JP Morgan Chase  
Kirkland & Ellis Foundation  
Sargent Family Foundation

### Gifts up to \$1,000

Brinshore Development  
Drive Construction  
Lakeside Congregation for Reform Judaism  
RJS Real Estate Services

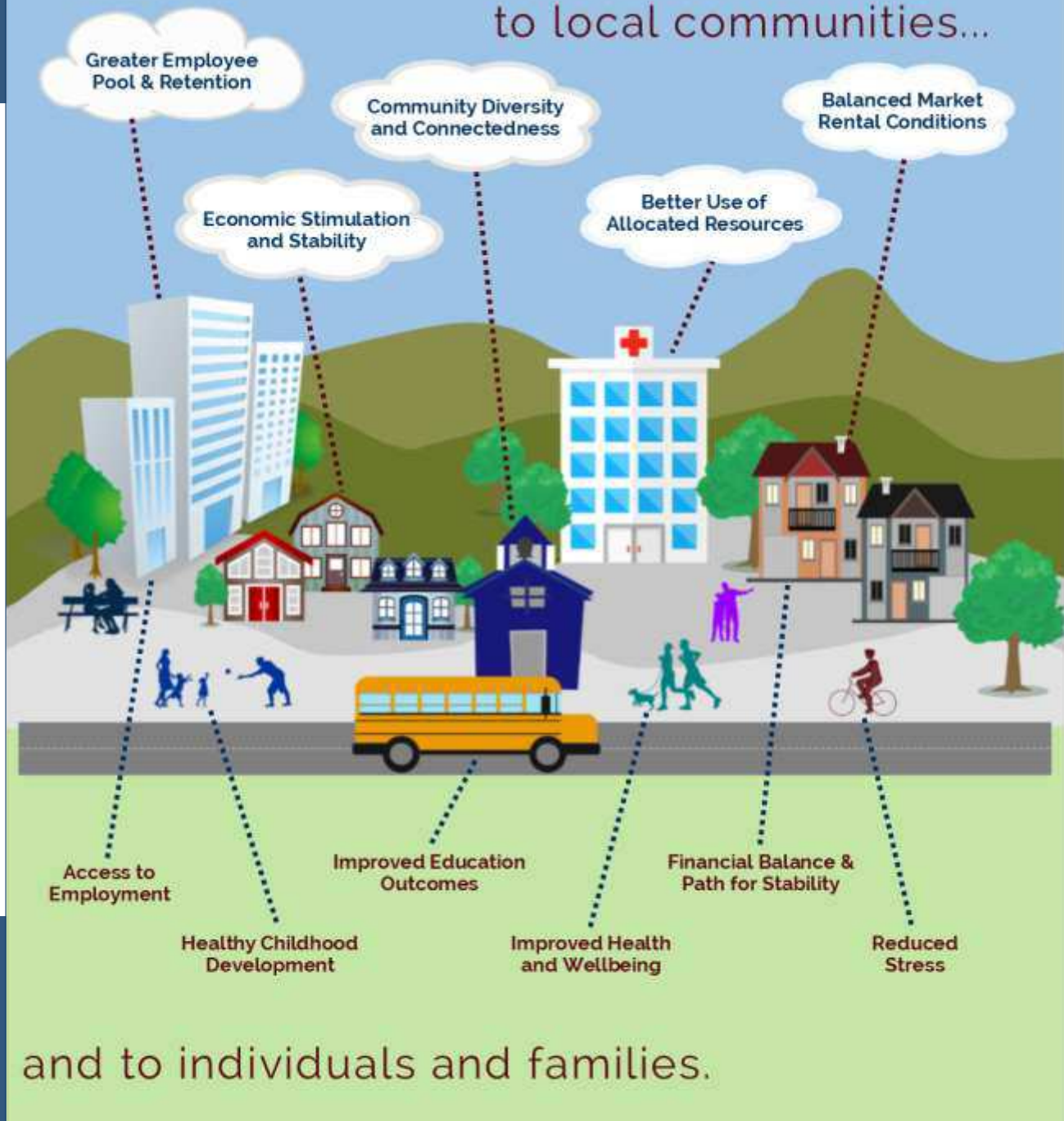
### In-Kind Donations

Arlington Heights Rotary Club  
Julie Johnson  
Pete Peyer  
St. James Catholic Church  
Techny Towers  
The Task Force

*Listed are donations received January 1 to December 31, 2019. 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.*



# Stable, affordable housing *matters* to local communities...



## YOU CAN SUPPORT HODC WHEN YOU SHOP ONLINE!

**amazon**smile  
You shop. Amazon gives.

Enter your regular Amazon login and password information at [smile.amazon.com](https://smile.amazon.com). Select Housing Opportunity Development Corporation as your charitable organization. Bookmark [smile.amazon.com](https://smile.amazon.com) and use it for all future Amazon shopping!

**iGive.com**  
You Shop. Your Charity Gets Money. For Free.

Visit [iGive.com](https://www.igive.com) and shop the biggest online mall with over 1000 of your favorite stores. Select Housing Opportunity Development Corporation as your charitable organization. At no additional cost to you, a portion of all purchases earns money for HODC.

## 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.

## HODC STAFF

Richard Koenig, PhD  
**EXECUTIVE DIRECTOR**

Rose Russo  
**ASSET MANAGEMENT  
DIRECTOR**

Karen Spagnola  
**OPERATIONS DIRECTOR**

Leon Emplit  
**FINANCE MANAGER**

Christopher Meeks  
**HOUSING AND FACILITIES  
SPECIALIST**

Melani Kaplan  
**COMMUNICATIONS AND  
DEVELOPMENT COORDINATOR**

Vicky Buresh  
**HOUSING COUNSELOR**

Pat Swift  
**PROPERTY MANAGER**

Marlow Thomas  
**PROPERTY MANAGER**

Charlotte Sanders  
**ASSISTANT PROPERTY  
MANAGER**

Pete Peyer  
**PROJECT MANAGER**

Sandie Bowman  
**SERVICE COORDINATOR**

Teandra Delancy  
**SERVICE COORDINATOR**

James Harper  
**MAINTENANCE SUPERVISOR**

Edward Esquivel  
**MAINTENANCE LEAD**

Robin Giles  
**MAINTENANCE**

Phillip Powell  
**MAINTENANCE**

# BOARD OF DIRECTORS

## 2019 Financials

REVENUES	
Contributions	\$75,167
Property Management	\$715,754
Development Fees	\$254,107
Rental Income	\$1,508,414
Other Income	\$372,973
<b>Total:</b>	<b>\$2,926,415</b>

OPERATING EXPENSES	
Program Expenses	\$3,011,432
Management & Fundraising	\$162,318
<b>Total</b>	<b>\$3,173,750</b>

ASSETS & LIABILITIES	
Total Assets	\$30,726,001
Total Liabilities	\$17,858,463
<b>Net Assets</b>	<b>\$12,867,538</b>

**HODC's fiscal year is January 1—December 31**

\*Figures reflect consolidated results less depreciation and amortization

2001 Waukegan Road Phone: 847-564-2900  
 PO Box 480 Fax: 847-564-2992  
 Techny, Illinois 60082 Email: [hodc@hodc.org](mailto:hodc@hodc.org)  
[www.hodc.org](http://www.hodc.org)

**WE'RE SOCIAL!**



Kristin Berg  
PRESIDENT

Jack Kaplan  
VICE PRESIDENT

Marshall Samuels  
TREASURER

William Sholten, III  
SECRETARY

Jacqueline Clawson

Kathryn Cole

Michael Cornell

Kathleen Cortez

Cameron Foster

Otis Gatlin

Roy Gottlieb

Alan Heichman

Sydney Zimelis



**HODC's primary service area**