2020 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.
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 Gatin and Felonda L. Acrey
- Pat and Joe Hinkel
- Roger and Monika Hymen
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- Margaret Sents
- Clarice and Rolf Stetter
- Brian and Patti VanCleave

**Gifts up to $99**
- 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

**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 so that we may correct our records.
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 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 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.

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 shutdowns and slow-downs, and apply for rental assistance programs. Our groundbreaking and ribbon cutting events were streamed online.

Pete Peyer—HODC’s 2020 Volunteer of the Year!

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!

Enter your regular Amazon login and password information at smile.amazon.com. Select Housing Opportunity Development Corporation as your charitable organization. Bookmark smile.amazon.com and use it for all future Amazon shopping!
**2021—2022 Board of Directors**

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Otis Gatlin  

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Chealon Ann Shears  

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!

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**HODC Staff**

Richard Koenig, PhD  
**Executive Director**

Rose Russo  
**Asset Management Director**

Karen Spagnola  
**Operations Director**

Leon Emplit  
**Finance Manager**

Christopher Meeks  
**Housing Counselor & Facilities Mgr**

Melani Kaplan  
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Vickie Buresh  
**Rev. Mortgage Housing Counselor**

Jenny Peyer  
**Office Administrator**

John Fallon  
**Property Manager**

Dan Jolls  
**Property Manager**

Charlotte Sanders  
**Property Manager**

Marlow Thomas  
**Property Manager**

Pete Peyer  
**Project Manager**

Sandie Bowman  
**Service Coordinator**

Teandra Delancy  
**Service Coordinator**

James Harper  
**Maintenance Supervisor**

**Maintenance Staff:**
- Timothy Brownlow
- Robin Giles
- Phillip Powell
- Roger Veis

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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.

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.

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