

# HOUSING OPPORTUNITY DEVELOPMENT CORPORATION

## 2022 IN REVIEW



HOUSING OPPORTUNITY  
DEVELOPMENT CORPORATION

Jackson ADU Ribbon Cutting, October 2023

5340 LINCOLN AVENUE  
SKOKIE, IL 60077



## MESSAGE FROM THE PRESIDENT OF THE BOARD



**WILLIAM SHOLTEN, III**

As we enter the 40th year of working to make affordable housing a reality in the Chicagoland area, we are immensely proud to reflect on how far we have come. It was a speech by Dr. Martin Luther King Jr. on the Village Green in Winnetka that inspired a group of local community leaders to collaborate and form an organization that has created or preserved over 600 units of housing that are affordable to people with low or moderate incomes. What a thrill it would be to give a tour of our properties to Dr. King and those leaders, such as Rayna Miller, Jean Cleland, Fred Axley and so many others - to show them that their legacy not only continues, but thrives!

Since its inception as part of the North Shore Interfaith Housing Council in 1983, HODC has worked to expand and preserve affordable housing primarily in Chicago's northern suburbs. In 1988, HODC was separated as a standalone entity from Interfaith Housing to focus solely on the development and

management of affordable housing. HODC has been blessed with strong, consistent leadership since that time, especially our Executive Director Richard Koenig who has been with the organization for 25 years! Richard was recently recognized by the American Institute of Certified Planners, the professional institute of the American Planning Association, having been inducted to the AICP College of Fellows. Congratulations Richard for this well-deserved recognition of your accomplishments and contributions to the planning profession.

I would like to express my gratitude to our donors as well. 40 years of work does not happen without a group of extraordinary benefactors, like you, coming together and providing support in a myriad of ways. **You are a part of an extraordinary community that uplifts and carries HODC forward, in turn making a direct impact on every single person who lives in an HODC property.**

I'm pleased to share our successes with you in this annual report. We must continue this effort as the need for affordable housing continues to grow all over our country and every day our staff field desperate calls from those looking for a place to live. Just as it is for affordable housing organizations throughout the nation, wait lists for HODC's affordable housing are long. Every unit preserved or developed by HODC makes an impact for the person or family that lives there.

Thank you for your ongoing support.

With gratitude,

*William Sholten*



# 2022 ACCOMPLISHMENTS

## WHO WE SERVED...

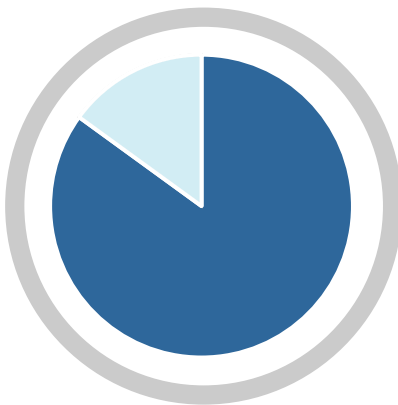


TOTAL UNITS MANAGED: 462

NUMBER OF PEOPLE: 640+



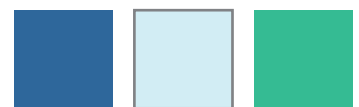
At HODC, we know there is a big difference between “four walls and a roof” and a place to call home. That’s why we are committed to providing property management and tenant services that help our tenants live their best lives independently.



Adults 85%  
Children 15%



Disabled 45%  
Families 30%  
Senior 25%



White 41%  
Black 34%  
Other 25%

HODC'S NEW WEBSITE - [www.hodc.org](http://www.hodc.org)

Same address, new look and content! Support affordable housing in our community and find all the latest news about HODC.







# MAKING HOME

In October, Evanston Mayor Daniel Biss, 5th Ward Councilmember Bobby Burns, and 2nd Ward Councilmember Krissie Harris joined HODC to celebrate the completion of our newest project, a two-bedroom accessory dwelling unit (ADU). An ADU is a secondary housing unit on a single-family residential lot.

Using patented Eco-Panels to frame the home, this all-electric and energy-efficient ADU was constructed behind a two-flat property owned by HODC. It will be rented to tenants earning less than 60% AMI with priority given to residents of Evanston and includes a two-car garage, laundry and a bonus room.



TAKE A VIDEO  
TOUR !



## IL RENTAL PAYMENT PROGRAM

The ILRPP was an emergency rental assistance program designed to support households in Illinois who could not pay rent due to the COVID-19 pandemic. As a HUD approved counseling agency, HODC helped applicants navigate the application process, provided access to computers and the internet, and answered questions about qualifications.



2,100

CONTACTS MADE

## IL HOMEOWNER ASSISTANCE FUND

The ILHAF Program provides direct financial assistance for homeowners who are having a hard time paying their housing expenses because they were impacted by COVID-19. HODC helped applicants with the application process in 2022 and is continuing to provide this support as the program remains open.



750

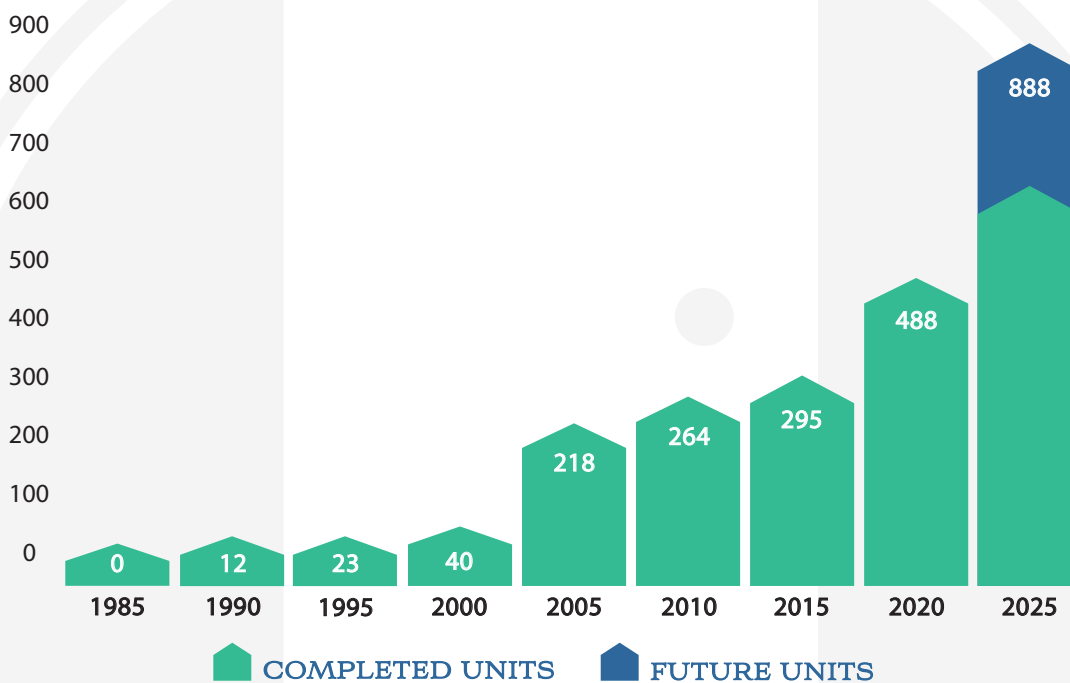
HOUSEHOLDS  
COUNSELED



# IMPACT

HODC's mission during the last forty years has been to preserve and increase the amount of affordable housing available. With new projects in the works in Deerfield, Elgin, Evanston, Northbrook and more, HODC is looking ahead to meet the growing and critical need for affordable housing.

## UNITS DEVELOPED



## REVERSE MORTGAGE COUNSELING

Clients receive help to determine what course of action will best fit their particular financial situation. While a reverse mortgage isn't necessarily for everyone, it can provide a degree of financial security for many by supplementing monthly income, or by paying off a mortgage or credit card bills to decrease monthly expenses.



28

HOUSEHOLDS  
COUNSELED

## SERVICE COORDINATION

HODC's Service Coordinators connect tenants with local support services to aid their financial, medical, long-term personal, and housing goals in order to stay stably and independently housed, age in place, and delay or avoid the need for higher levels of care.



406

AVERAGE MONTHLY  
TENANT CONTACTS

# 40 YEARS OF OPENING DOORS...

1990s

Developed Martha Drake Apts in Skokie (11)  
Developed Brummel Apts in Evanston (13)  
Started Housing Counseling program  
Co-Developed Sunset Woods in Highland Park (60)

48 units added

2000s

Changed name to  
Housing Opportunity Development Corporation  
Developed Claridge Apts in Evanston (4)  
Acquired Jackson & Dewey duplexes in Evanston (48)  
Co-Developed Morton Grove Senior Apartments (56)  
Co-Developed Hyacinth Place in Highland Park (14)  
Additional properties Developed (17)

174 units added

1980s

Founded by North Shore Interfaith Housing Council  
Incorporated as Interfaith Housing Development Corporation  
Developed first project in Skokie (12)

12 units added

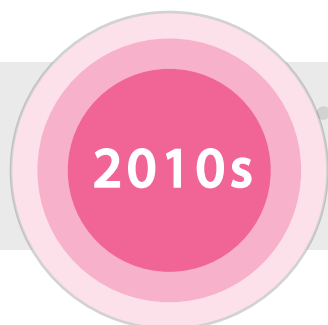
## COMING HOME

In May, Skokie Mayor George Van Dusen joined over 50 of our closest friends, neighbors, and community leaders to celebrate our new permanent home in Skokie and Affordable Housing Awareness Month.



SCAN ME TO  
SEE MORE !





2010s

Re-Developed Conrad Apts in Skokie  
Began foreclosure counseling  
Developed North Suburban Supportive Housing  
in Skokie (18)  
Began managing One Deerfield Place  
Developed Axley Place in Glenview (13)  
Acquired Prospect Townhomes in Niles (12)  
Acquired Towerview Apts in McHenry (44)  
Co-Developed Cary Senior Living with PIRHL (62)  
Co-Developed Heart's Place with UPD (18)  
Additional properties Developed (13)



2020s

Developed Spruce Village in Palatine (44)  
Developed Jackson Coach House (1)  
Developed Cleland Place in Wilmette (16)  
Co-Developed Broadview Senior (70)  
Co-Developed Zion Woods in Deerfield (25)  
Co-Developed Hanover Landing, Elgin (44)

200 units added

430 units added



## GROWING FOR FORTY YEARS

From developing our first property in Skokie in 1986, to managing 462 rental units in 26 locations in 12 communities in 2022, HODC continues to grow.

From the humble beginnings of one shared employee, HODC now has 24 full-time and 3 part-time staff who are committed to providing safe, stable, and affordable housing to our tenants.

From sharing office space in the basement of a church to owning an office building, HODC proudly hosted an open house at our new location in Skokie in 2022.





# THANK YOU TO OUR 2022 DONORS & SUPPORTERS

HODC appreciates the following individuals, foundations and organizations who supported our work in 2022. Donations received January 1 to December 31, 2022.

## INDIVIDUALS

### GIFTS OF \$5,000 OR MORE

Anonymous  
Kristin Berg and Randall Schmidt  
Hal Francke, Esq.  
Alan Heichman  
The Clyde Smith McGregor and LeAnn  
Pedersen Pope Charitable Fund  
Ken and Susan Morrison  
Robert and Jan Rodriguez  
William and Leslie Sholten

### GIFTS OF \$1,000 - \$4,999

Cinda Axley  
Steve and Sue Carlson  
Michael and Christine Cornell  
Kathleen and Ralph Cortez  
Jack Kaplan and Marian Macsai  
Valerie and Keith Kretchmer

### GIFTS OF \$500 - \$999

Nancy and Bob Geary  
James and Laurie Kaplan  
Carol Moran  
Stephen and Lori O'Hara  
Ron Rohde  
Justin and Robin Sheperd  
Sydney Zimelis

### GIFTS OF \$100 - \$499

Richard and Andrea Amend  
Keith Archer

Oliver and Marcy Champagne  
Miriam Campbell  
Nancy and Thomas Canafax  
Stuart Cleland and Karen Koerth  
Sally and John D. Daniels  
Lee and Patti Fiorio  
Susan Friedman and Mark Primack  
Thomas and Susan Garden  
John and Elza Garnett  
Raymond and Susan Gillette  
David and Julie Harris  
Deana Haynes  
Susan Heiser  
Sarah Hill  
Jennifer Hill  
Joseph and Patricia Hinkel  
Roger and Monika Hymen  
John and Muggsy Jacoby  
Richard Jones  
Lynne Kaplan  
Robert and Anne Kaplan  
Susan and Andrew Langan  
James and Elizabeth McCabe  
Matthew and Eileen Paull  
Jeff Ross  
Sam Schaefer  
Terry Schy  
Bruce Seanor  
Margaret Sents  
Chealon Ann Shears  
Bruce Simpson  
David and Susan Snyder

Debra Stetter  
Jonathan Teuber

### GIFTS UP TO \$99


Anonymous  
Anonymous  
Tamar and Elliot Frolichstein-Appel  
Phillip Cleland  
Trena Cleland  
John and Karen Coons  
Sherri Dunne  
Theodore and Judith Joseph  
Margaret Wanat

## IN-KIND DONATIONS

John Clark  
Steve and Anita Friedman  
Jeff Rabin with Jeff Rabin's  
Legal Services  
Ryan Law  
Jill Stark

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.





“ Helping one person might not change the world, but it could change the world for one person. ” -Anonymous

## CORPORATIONS & FOUNDATIONS

### GIFTS OF \$5,000 OR MORE

Cuore e Mani Foundation  
Enterprise Community Partners, Inc.  
Sargent Family Foundation  
Winnetka Congregational Church

### GIFTS UP TO \$4,999

AmazonSmile Foundation  
iGive

## TRIBUTE GIFTS

In honor of Bill Sholten  
on behalf of Gary and Linda Stephans

In honor of Breonna Taylor  
on behalf of Melani Kaplan

In honor of Fred Axley  
on behalf of William and Nancy Kelly

In honor of Jack Kaplan  
on behalf of Richard and Mary Schuster

In honor of John Savard  
on behalf of Bob and Mary Ann Savard

In honor of Kitty Cole  
on behalf of Cinda Axley

In honor of Kitty Cole  
on behalf of Jennifer Hill

In honor of Kitty Cole  
on behalf of Michael and Sandra Perlow

In honor of Kristin Berg  
on behalf of Chris and Nan Parson

In memory of Mary Ennis  
on behalf of David Ennis



“ At night I lay in my bed and look out the window. I can see the moon and the stars. I don't have to worry about sleeping in the car. I can sleep laying flat with my head on a pillow. I'm warm. I'm safe. ”



# 2022-2023 BOARD OF DIRECTORS

William Sholten  
PRESIDENT

Kathleen Cortez  
VICE PRESIDENT

Michael Cornell  
VICE PRESIDENT

Robert Rodriguez  
TREASURER

Kristin Berg  
SECRETARY

Otis Gatlin

Nancy Geary

Kierra Harris

Deana Haynes

Alan Heichman

Jack Kaplan

Chealon Ann Shears

Jon Teuber

Sydney Zimelis



To this **amazing**  
group of **leaders**  
who have passionately  
given of their time,  
resources and financial  
support -  
we **thank** you!



## RECOGNITION FOR EXTENSIVE SERVICE

In 2022 two retiring board members were recognized with Emeritus status for their many years of faithful service and support to HODC.



**KATHERINE (KITTY) COLE**  
served on the board from  
2003 to 2021. We mourned  
her passing in June 2022.



**MARSHALL SAMUELS**  
started working with  
HODC as an auditor  
in 2000 and became a  
director in 2015.

## IN MEMORIUM

### KITTY COLE

Former HODC board president and champion passed away in 2022. During Kitty's time as a member of HODC's board of directors, her leadership and friendship were invaluable and her legacy lives on in the affordable housing created by HODC.

### ROY GOTTLIEB

During his time as a member of HODC's board of directors, from 2011 until 2020, Roy's dedication to his community was evident in his significant gifts of time, financial support, and knowledge.

INSTAGRAM



LINKEDIN



FACEBOOK



JOIN HODC'S  
ONLINE COMMUNITY!

Expanding housing choices in Chicago's northern suburbs.



# HODC STAFF



**RICHARD KOENIG**

HODC's Executive Director was inducted into the 2022 Class of Fellows of the American Institute of Certified Planners (AICP). This is the highest honor bestowed on its members by AICP.



**SANDIE BOWMAN**

HODC's Service Coordinator passed the state exam and became a Licensed Clinical Social Worker. Passing the exam was just the last of many hurdles required.



**DAN JOLLS**

HODC's Property Manager became a Certified Occupancy Specialist (COS). The process, required by IHDA, wasn't easy and Dan passed the exam on his first try.



2022

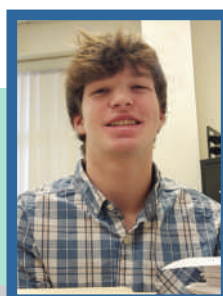
## FINANCIALS

HODC's 2022 audited financial statement is expected to be available for public review by September 2023. Please stay tuned to HODC's website and social media for updates.

**ALEX SEPULVEDA**  
2022 INTERN



**CHARLIE WERTH**  
2022 SUMMER INTERN



## HODC INTERNS

We thank our volunteer interns for committing their time & enthusiasm to help keep us operating and growing!

**Richard Koenig, PhD**  
EXECUTIVE DIRECTOR

**Karen Spagnola**  
OPERATIONS DIRECTOR

**Rose Russo**  
ASSET MANAGEMENT DIRECTOR

**Leon Emplit**  
FINANCE MANAGER

**Christopher Meeks**  
FACILITIES & HOUSING SPECIALIST

**Melani Kaplan**  
COMMUNICATIONS  
& DEVELOPMENT COORDINATOR

**Jenny Peyer**  
FINANCE & OPERATIONS ADMINISTRATOR

**Luisa Gonzalez**  
PROPERTY MANAGER

**Dan Jolls**  
PROPERTY MANAGER

**Charlotte Sanders**  
PROPERTY MANAGER

**Nohelia Powell**  
PROPERTY ADMINISTRATOR

**Sandie Bowman**  
SERVICE COORDINATOR

**Teandra Delancy**  
SERVICE COORDINATOR

**Sawsan Saleh**  
OFFICE ADMINISTRATOR

**Pete Peyer**  
PROJECT MANAGER

**James Harper**  
MAINTENANCE MANAGER

## MAINTENANCE

**Sebastian Alvarado**

**Chuck Lee**

**Enrique Lugo**

**Maria Maldonado**

**Philip Powell**

**Jose Salgado**

**Charles Trimuel**

**Roger Veis**

**DonDre Watson**

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FORTY YEARS OF PROVIDING HOUSING FOR  
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