MESSAGE FROM THE PRESIDENT OF THE BOARD

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
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.
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.

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.

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.

CONTACTS MADE
2,100

HOUSEHOLDS COUNSELED
750
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.

**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.

**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.

28 HOUSEHOLDS COUNSELED
406 AVERAGE MONTHLY TENANT CONTACTS
40 YEARS OF OPENING DOORS...

1980s

- 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)

1990s

- 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)

1980s

- 12 units added

2000s

- 174 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!
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 Seanan
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 so that we may correct our records.
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

― Anonymous

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. 🎶❤️
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.

KITY 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.

To this amazing group of leaders who have passionately given of their time, resources and financial support - we thank you!
We thank our volunteer interns for committing their time & enthusiasm to help keep us operating and growing!
Forty years of providing housing for individuals and families who are at risk of housing instability

www.hodc.org