Heart's Place Mural Unveiling: June 14, 2023

HOUSING OPPORTUNITY DEVELOPMENT CORPORATION

ANNUAL REPORT 2023

5340 LINCOLN AVENUE
SKOKIE, IL 60077
WWW.HODC.ORG

MESSAGE

FROM THE PRESIDENT OF THE BOARD

WILLIAM SHOLTEN, III

Dear Friends,

In 2023, HODC celebrated four decades of standing shoulder-to-shoulder with our community, transforming bricks and mortar into homes, and homes into hope. As I reflect on this milestone, my heart overflows with an exhilarating blend of pride and gratitude.

In 1983, a flicker of compassion ignited a spark that became forty years of building stability. One foundation poured, one building preserved at a time, HODC tackled housing insecurity head-on. From individual houses to thriving apartment communities, our footprint of hope now stretches across 17 Chicago suburbs with over 460 affordable units under management.

But numbers cannot fully capture the essence of our work. Each brick laid represents a dream realized, a sigh of relief, and a chance to build a better future. Every life touched, every hardship alleviated, is a testament to the transformative power of affordable housing, and the tenacity to keep this housing in our neighborhoods.

As HODC begins its fifth decade, I am thankful for all of our supporters. I am grateful for the visionary donors who fueled our dreams, for the many volunteers who have rolled up their sleeves, for the community government officials that have partnered with us, and for the dedicated staff who poured their hearts into every brick and beam. You, our community, are the bedrock on which HODC stands.

Our journey is far from over. Significant housing issues remain as countless people and families are still vulnerable. As we step toward the future, I urge you to join us. Lend your voice, your time, your resources. Together, let's build not just homes, but vibrant communities where hope thrives and dreams take flight.

Thank you for being a part of the incredible HODC story. With your continued support, our next forty years will leave an even brighter legacy of compassion and stability.

With heartfelt gratitude,

William Sholten

CELEBRATING ACHIEVEMENTS, EMBRACING THE FUTURE

2023 was a momentous year for HODC as we marked 40 years of providing safe and affordable housing to our community. It was the perfect opportunity to honor the legacy of former Board President, Fred Axley, a tireless advocate for social justice and unwavering supporter of HODC's mission to empower residents through affordable housing. Axley Place, named in his honor, stands as a testament to his dedication to creating a more equitable world.

We were incredibly grateful to his wife, Cinda Axley, who hosted a gathering of close friends and family at Axley Place, allowing us to remember Fred and celebrate HODC's achievements. Axley Place tenants shared what their homes mean to them during a heartwarming celebration that illustrated HODC's lasting impact on countless lives.

Scan the QR code for a video tribute about Fred and his legacy.

CHANGING LIVES
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THANK YOU

TO OUR 2023 DONORS AND SUPPORTERS

HODC APPRECIATES THE FOLLOWING INDIVIDUALS, FOUNDATIONS AND ORGANIZATIONS WHO SUPPORTED OUR WORK IN 2023.

INDIVIDUALS

GIFTS OF $5,000 OR MORE

Kristin Berg and Randall Schmidt
Alan Heichman
Richard T. Jones
The Clyde Smith McGregor and LeAnn Pope Charitable Fund
Keith and Suzanne Ross
William and Leslie Sholten

GIFTS OF $1,000 - $4,999

Anonymous
Cinda Axley
Steve Cole
Michael and Christine Cornell
Kathleen and Ralph Cortez
Nancy Geary
Raymond and Susan Gillette
Sarah Homan
Jack Kaplan and Marian Macsai
DeDe Keller
Valerie and Keith Kretchmer
Carol Moran
Robert and Jan Rodriguez

GIFTS OF $500 - $999

John Clark
William P. and Kathy Clark
Ryan Delp
Stephen and Anita Friedman
James and Laurie Kaplan
Barry Mullen
Stephen and Lori O'Hara
Ron Rohde
Bruce V. Seanor
Justin and Robin Shephard
Debra Stetter

GIFTS OF $100 - $499

Anonymous
Anonymous
Allan Alson
Richard and Andrea Amend
Keith Archer
Christopher Bono and Virginie Ott-Bono
Thomas and Kimberly Brya
Oliver and Marcy Champagne
Nancy Canafax
Scott Carter
David and Candace Cleland
Stuart Cleland and Karen Koerth
John Cullerton
Glenn and Ann Dalhart
Sally and John D. Daniels
Lee and Patti Fiorio
Susan Friedman and Mark Primack
John and Elza Garnett
Otis Gatlin
Paul Goren
David and Julie Harris
Roger and Monika Hymen
Judith H. Janowiak
Lynne Kaplan
Robert and Anne Kaplan
William and Nancy Kelly, Jr.
Steven and Charmain Later
Ferdinanda Marcic
James and Eunice Nondorf
Elizabeth Phillips
Jeff Ross
Leonard Rubinowitz
Mary Ann and Bob Savard
Sam Schaefer
Richard and Mary Schuster
Margaret Sents
Bruce Simpson
David and Susan Snyder
Scott Stavish
Linda Waycie
Jeffrey Woodman
Sydney Zimelis

GIFTS UP TO $99

Anonymous
Anonymous
James Bergman
Tamar and Elliot Frolichstein-Appel
Trena Cleland
John and Karen Coons
Jill Goldstein and Kunal Pujara
Jennifer Hill
Joyce Judah
Chris and Nan Parson
Laure Pientka
Robert and Linda Polenzani
Norm and Donna Serlin
Dave and Ellen Walker

IN-KIND DONATIONS

Astellas
Jeff Rabin with Jeff Rabin's Legal Services
The Carpet Group

DONATIONS RECEIVED JANUARY 1 TO DECEMBER 31, 2023

CORPORATIONS & FOUNDATIONS

GIFTS OF $5,000 OR MORE

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

GIFTS UP TO $4,999

AmazonSmile Foundation
Andy Pollina & Sons
B & M Masonry & Remodeling
Bradish Associates, LLC
Church of the Holy Spirit
Grace Unfolding Yoga
Pullano & Siporin
Remedy Consulting, LLC
Taylor Excavating & Construction, Inc
Yield Giving

> "I truly have loved living [here]... My apartment is beautiful, spacious, and quiet. My apartment is within 15 minutes of my parents' house and my place of employment."
>
> – Martin

TRIBUTE GIFTS

In honor of Alan Heichman
on behalf of Jeff and Wendy Present

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

In honor of Bill Sholten
on behalf of Paul and Carol Rigby

In honor of Bill Sholten
on behalf of Shephard and Sally Young

In honor of Fred Axley
on behalf of William and Kathy Riordan

In honor of Kathy Cortez
on behalf of Sheri Swibel Latash

In honor of Kristin Berg
on behalf of Margaret Wanat

In honor of Kristin Berg
on behalf of Greg and Laurie Sapp

In honor of Kristin Berg
on behalf of Joyce Judah

In honor of Melani Kaplan
on behalf of Nancy, Jim, Katie and AJ Hansen

In honor of William Sholten
on behalf of Ken and Susan Morrison

In memory of Bonita Sendelbach
on behalf of Elizabeth Phillips

In honor of Jean Cleland
on behalf of Carter Cleland

In memory of Kitty Cole
on behalf of Steve Cole

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.

IMPACT

HOMES PRESERVED, LIVES SECURED

HODC preserved eleven affordable units in south-west Lake County and kept the low-income tenant families in their long-time homes. The Lake County Housing Authority had decided to sell off their stock of single-family houses so HODC offered to buy as many as we could. If bought by market purchasers, these rare affordable units would have vanished from the already limited pool of affordable housing, leaving the families who lived there facing rent hikes or displacement.

With a grant from Lake County Community Development, HODC purchased eleven existing single family homes in three communities including Lake Zurich, Mundelein and Wauconda. We repaired roofs, replaced water heaters, remodeled kitchens, and made other repairs to the properties to ensure their longevity and affordability.

But the story doesn't end there. One family, who had lived in their three-bedroom home for twelve years, faced a new challenge. Their income, through hard work and determination, had climbed above the qualifying limit to stay. HODC rose to the occasion. We worked with the husband and wife to navigate the path to homeownership. On a bright spring day in 2023, they proudly signed the paperwork to own the home they had rented for so long and planned for a future as first-time homeowners.

Eleven homes stayed affordable, ten families secured, and one family empowered.

HELPING FAMILIES STAY HOUSED

HODC helped thousands of families keep their homes during the latest foreclosure crisis in Illinois. As a HUD-approved counseling agency for the Illinois Homeowner Assistance Fund Program, we prevented potential foreclosures and evictions.

1,038
#LANDLORDS

1,346
#TENANTS

1,155
#HOMEOWNERS

PARTNERSHIP POWER: BUILDING BRIDGES TO SUCCESS

COMPASS PRO BONO ENERGIZES HODC

Thanks to the incredible work of Compass Pro Bono volunteers, HODC received invaluable strategic guidance aimed at helping us better share with you what we do. We are grateful for their partnership and look forward to implementing their recommendations to create a brighter future for affordable housing.

A SPECIAL THANK YOU TO THE FOLLOWING TEAM OF VOLUNTEERS!

- DeDe Keller, Team Lead
- Emily Stoner
- Joe Wabick
- Margo Reese
- Mona Tong
- Ritika Mehta

HANOVER LANDING: VISION TO REALITY

UPholdings invited HODC to partner on Hanover Landing, an exciting new supportive housing project in Elgin. Eight years of tireless work culminated with the grand opening celebration in October. This two-story brick building offers 40 one-bedroom furnished apartments for people living with a disability and at risk of homelessness. With support from Hanover Township and the Ecker Center, residents have access to a strong support system that includes case management, life skills training, and help finding jobs. Residents live independently and are empowered to build brighter futures.

CHANGING LIVES

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WANT TO HEAR WHY OUR TENANTS LOVE CALLING OUR PLACES HOME?
SCAN THE QR CODE TO SEE THEIR STORIES IN THEIR OWN WORDS!

Spruce Village Mural Unveiling: August 10, 2023