



ANNUAL REPORT 2024



OPENING DOORS, CHANGING LIVES

REFLECTIONS FROM THE **BOARD PRESIDENT**



Dear Friends,

As the new President of the Board of Directors for HODC, I am privileged to present our 2024 Annual Report. Thanks to your steadfast support, HODC has reached remarkable milestones, creating lasting impact for individuals, families, and communities.

We were thrilled to break ground on three new developments this past year—Zion Woods in Deerfield; a shelter for young women who survived human trafficking in Palatine; and Taylor Place in McHenry—each representing a foundation of stability for residents with opportunities to thrive.

In 2024, we also celebrated the successful completion of our Key Campaign, an ambitious major gifts initiative that surpassed our goal of \$500,000 to fund pre-development costs for new affordable housing projects. This achievement reflects the generosity of our supporters and the shared belief in HODC's mission to invest in places people call home.

I also want to take a moment to express profound gratitude to our outgoing Board President, William Sholten. Under his tireless leadership, HODC navigated the challenges of the pandemic, emerging stronger, more resilient, and more prepared for the future. I'm also grateful for his continued service on the board as we build on these successes.

Finally, none of this progress would be possible without you—our supporters, partners, and community. Your belief in our mission and your generosity have opened countless doors and changed countless lives.

Guided by our refreshed Mission, Vision, and Values statements—which you'll find later in this report—we remain steadfast in our commitment to creating a future where access to quality, affordable housing is a reality for all.

Thank you for standing with us.

With gratitude,

Kathleen Cortez

Kathleen Cortez
President, Board of Directors

FROM CRISIS TO HOME...

“The day I received the keys to my HODC apartment at Spruce Village was life-changing. **After years of instability, including living in my vehicle and hotel rooms, I finally had a safe, permanent home.** The fully furnished one-bedroom, complete with a welcome basket of essentials, marked a new beginning.

In 2020, I was in crisis. My disability had worsened, leaving me unemployed and struggling to stay housed. The stress and fear of homelessness, especially during the pandemic, was overwhelming. I applied for affordable housing. During the application process, I worried that every step might fall through. But in January 2021, I became the first tenant at Spruce Village, and relief washed over me like never before.

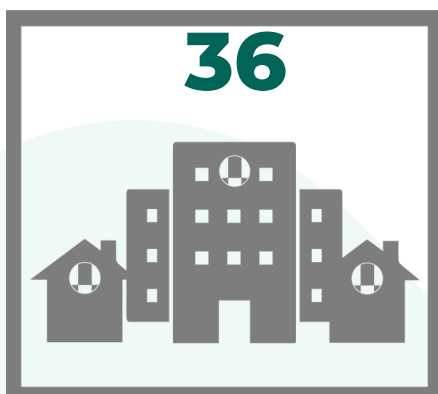
Now, my child visits me every day in a secure, welcoming environment. The staff, like Dan the property manager, are supportive. The sense of safety—from clean hallways to parking lot cameras—have allowed me to rebuild my life with hope and dignity.

Affordable housing is a lifeline. For me, Spruce Village is a sanctuary, a testament to the **power of human compassion**, and a reminder that even in the darkest of times, **hope can bloom.**”

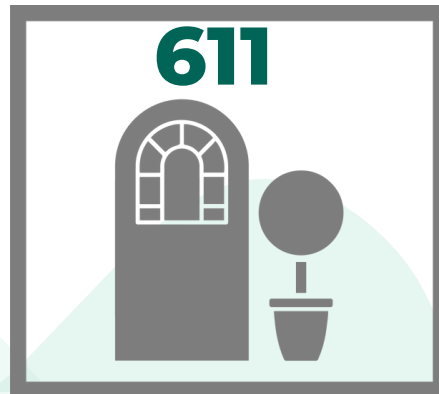
We are grateful to the individual who bravely shared their story, allowing us to illustrate the power of affordable housing. To safeguard their privacy, identifying details have been omitted.

HODC is **opening doors** and **changing lives** in communities throughout the Chicago suburbs. Families, seniors, single people, and individuals with disabilities each have unique housing needs but share a desire for stability. Affordable housing makes independence, security, and opportunity possible.

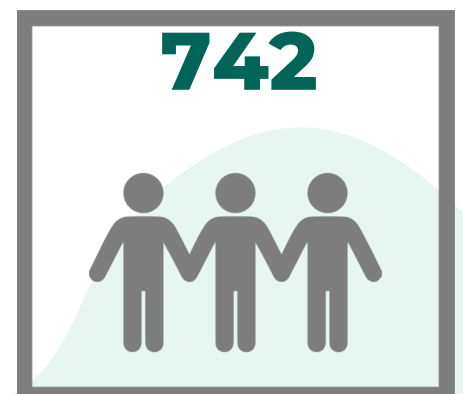
PROPERTIES



HOMES



RESIDENTS



THE POWER OF COMMUNITY

In 2024, HODC celebrated the successful completion of our Key Campaign, surpassing our goal of raising \$500,000 for pre-development costs for new affordable housing developments. **The incredible generosity of our donors**, whose belief in the power of safe, stable housing inspires our work every day, made this possible. Thanks to their support, **more families, seniors, and individuals will soon have a place to call home—communities where they can build brighter futures.** Together, we are creating opportunities for people to thrive.

To everyone who contributed, thank you for opening the door to hope and possibility!

KEY CAMPAIGN'S LASTING LEGACY

Pre-development costs are the critical first step in creating affordable housing, covering essential expenses like site assessments, architectural planning, and securing approvals before construction can begin. **Without this early investment, projects face significant delays or may never break ground.**



KEY CAMPAIGN DONORS

Thank you!

Allan Alson & Sue Glaser
Richard & Andrea Amend
Andy Pollina & Sons
Cinda Axley
Kristin Berg & Randall Schmidt
Bradish Associates, LLC
Anonymous
William & Kathy Clark
Kim & Jackie Clawson
Carter Cleland & Donna Wantuch
Cleland
David & Candace Cleland
Steve & Kitty Cole
Michael & Christine Cornell
Ralph & Kathleen Cortez
Cuore e Mani Foundation
John & Sally Daniels
Anonymous
The Fairfield Foundation
Kenrick Fernandes
John & Elza Garnett
Otis Gatlin
Bob & Nancy Geary
Scott & Caroline Goldstein
Darlene Golly
Roy Gottlieb
Phalecia Gray
Jim, Nancy, Katie & AJ Hansen
Deana Haynes
Alan Heichman
Mark Hellner & Teresa Brown
Sarah Homan

Jones Lang LaSalle
Joseph Kaczmariski
Jack Kaplan & Marian Macsai
Melani Kaplan
DeDe Keller
William & Nancy Kelly, Jr.
Richard & Sharon Koenig
Stephen Later & Charmain Borys
Later
James & Elizabeth McCabe
Clyde McGregor & LeAnn Pope
Rebecca Mills
Ken & Susan Morrison
Chris & Nan Parson
Anonymous
Elizabeth Phillips
Candace Pullano
Robert Rodriguez
Keith & Suzanne Ross
Michael Saltzman
Marshall Samuels
Bruce Seanor
Chealon Ann Shears
William & Leslie Sholten, III
Debra Stetter
Jonathan Teuber
Peter Vilim
Warren Wenzloff
Sydney Zimelis

We gratefully acknowledge the donors listed above, who gave to the Key Campaign during its 2020-2024 appeal.



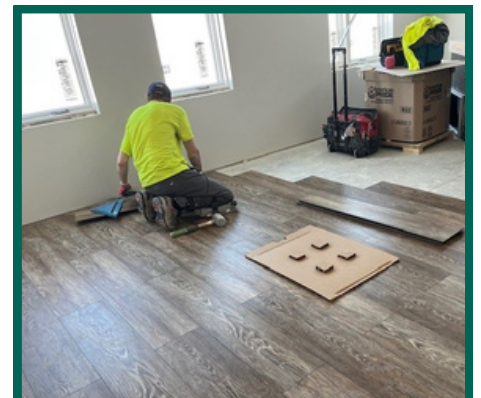
FROM VISION TO REALITY:

In April, HODC in partnership with Brinshore Development and Zion Evangelical Lutheran Church, broke ground on Zion Woods, a long-awaited affordable housing community in Deerfield, Illinois. **This project, the culmination of over a decade of planning and collaboration, will provide 25 rental homes for families, individuals, and people with disabilities facing housing affordability challenges in the area.** The groundbreaking ceremony was attended by community leaders, including Deerfield’s mayor and state officials, who recognized Zion Woods as a significant step towards a more inclusive and accessible community.

Designed with sustainability as a core principle, the development will feature Energy Star appliances, a community garden, and a dedicated play area, all situated on eight acres of green space generously donated by Zion Evangelical Lutheran Church.

Anticipated for completion in June 2025, Zion Woods is poised to welcome its first residents. As construction progresses, the excitement continues to build for the families who will soon call Zion Woods home—people who work in the community but have been priced out, and individuals with disabilities who need accessible and appropriate housing options. With professional property management and access to essential support services, residents will find a community where they can thrive. **Zion Woods stands as a testament to what’s possible when vision, perseverance, and collaboration come together to create lasting change.**

ZION WOODS, DEERFIELD

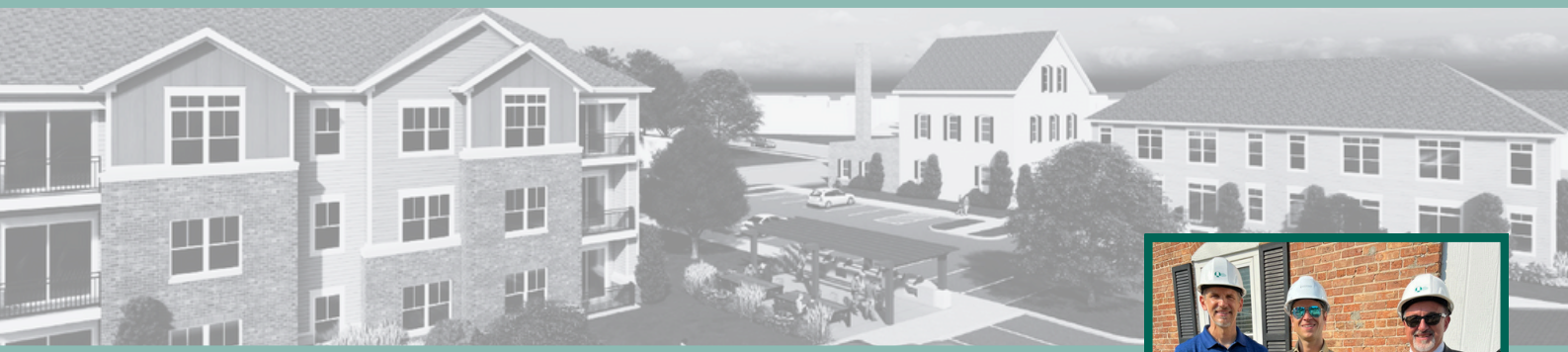


BUILDING FOR TOMORROW



SHELTER, PALATINE

In October, HODC, in partnership with Shelter, Inc., broke ground on Illinois' first DCFS-licensed home dedicated to supporting young female survivors of human trafficking. This pioneering 12-bedroom residence in Palatine will offer a secure and nurturing environment with 24-hour therapeutic support, allowing residents to heal and rebuild their lives. Constructed sustainably using repurposed shipping containers, the home is slated for completion in 2026. This project exemplifies our commitment to addressing critical housing needs in under-resourced communities across Chicagoland.



TAYLOR PLACE, MCHENRY

HODC and Northpointe Development Corporation broke ground on Taylor Place, a new development that will create 54 much-needed apartment homes to McHenry.

Surrounded by supporters, community leaders and partners celebrated the promise of new homes and brighter futures for local families. Adding to the excitement, Congressman Bill Foster officially recognized Taylor Place in the U.S. Congressional Record, highlighting its importance in addressing the housing needs of local workers and their families.



TO OUR DONORS

Donations received January 1 to December 31, 2024.

Thank you!

INDIVIDUALS

GIFTS OF \$5,000 OR MORE

Richard T. Jones
Ken and Susan Morrison
Keith and Suzanne Ross
William and Leslie Sholten *

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

Anonymous
Anonymous
Cinda Axley
Kristin Berg and Randall Schmidt *
Steve Cole
Kathleen and Ralph Cortez *
Raymond and Susan Gillette
Alan Heichman
Sarah Homan *
Joseph Kaczmariski *
Jack Kaplan and Marian Macsai *
DeDe Keller *
Valerie and Keith Kretchmer
Robert and Jan Rodriguez *
Robert C. Ross
Warren Wenzloff

GIFTS OF \$500 - \$999

Richard and Andrea Amend
John Clark
Stephen and Anita Friedman
Nancy Geary *
Donald and Marilyn Grais
James and Laurie Kaplan
Carol Moran
Barry Mullen
Bernie and Janet Pawlowski
Candace Pullano
Ron Rohde
Bruce V. Seanor
Justin and Robin Sheperd

Debra Stetter
Sydney Zimelis *

GIFTS OF \$100 - \$499

Anonymous
Alan Alson
Keith Archer
Bill and Cele Arnold
Thomas and Kimberly Brya
Nancy Canafax
Oliver and Marcy Champagne
Carter Cleland and Donna Wantuch Cleland
David and Candace Cleland
Stuart Cleland and Karen Koerth
Trena Cleland
Michael and Christine Cornell
Glenn and Ann Dalhart
John D. and Sally Daniels
Hannah Davenport
Ryan Delp
Alicia Demetropolis
Kenrick Fernandes
Lee and Patti Fiorio
Susan Friedman and Mark Primack
Monica Gajdel
Thomas and Susan Garden
John and Elza Garnett
Otis Gatlin *
Lakeysha D. Gilbert *
Phalecia Gray *
David and Julie Harris
Mark Hellner and Teresa Brown
Joseph and Patricia Hinkel
Jane Blumenfeld Hornstein
Judith H. Janowiak
Lynne Kaplan
Robert and Anne Kaplan
Kent and Kathy Kleiva
Steven and Charmain Later
Ann McArthur

James and Betty McCabe
 Mark Miller
 Rebecca Mills
 Amy Mosser
 Chris and Nan Parson
 Matthew and Eileen Paull
 Paul and Carol Rigby
 William and Kathy Riordan
 Jeff Ross
 Leonard Rubinowitz
 Greg and Laurie Sapp
 Michael Saltzman
 John Salvino
 MaryAnn and Bob Savard
 Sam Schaefer
 Richard and Mary Schuster
 Margaret Sents
 David and Susan Snyder
 Michael Stadie
 Scott Stavish and Sara Chambers
 DeLisa Williams *

GIFTS UP TO \$99

Anonymous
 Anonymous
 Anonymous
 Jackie Bruegging
 John and Karen Coons
 Tamar and Elliot Frolichstein-Appel
 Darlene Golly
 Paul Goren
 Arlen Gould
 Theodore and Judith Joseph
 Joyce Judah
 Melani Kaplan
 Mary King
 Grace Lindmark
 Adrian Perez
 Cesar Serpa
 Jill Stark
 Dave Walker
 Dennis and Trish Wenzel

CORPORATION & FOUNDATION

GIFTS OF \$5,000 OR MORE

Cuore e Mani Foundation
 Sargent Family Foundation

GIFTS UP TO \$4,999

B&M Masonry & Remodeling
 Church of the Holy Spirit
 Ewing-Doherty Mechanical, Inc.
 Give With Bing
 Highland Park Community Foundation
 HUB International Midwest, LTD.
 Jones Lang LaSalle
 Manchester Realty
 Pullano & Siporin
 Ryan, LLC
 The Rose F. and Alice M. Koffend Foundation

IN-KIND DONATIONS

Murphy's Fit
 State Graphics

TRIBUTE GIFTS

In honor of Jack Kaplan from
 Stephen and Lori O'Hara
 In honor of Kristin Berg from
 Marshall Samuels
 In honor of Bill Sholten from
 Marshall Samuels
 In memory of Jean Cleland from
 Terry Schy
 In honor of Bill Sholten from
 Gary and Linda Stephans
 In honor of HODC residents and dedicated
 staff and board from Jonathan Teuber

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.

WHO CALLS HODC HOME?

Behind every number is a story. HODC's communities are home to individuals and families of all ages, incomes, and backgrounds who need safe, stable, and affordable housing. These statistics represent parents working hard to provide for their children, seniors aging with dignity, single people, and individuals with disabilities living independently.



91

FAMILIES



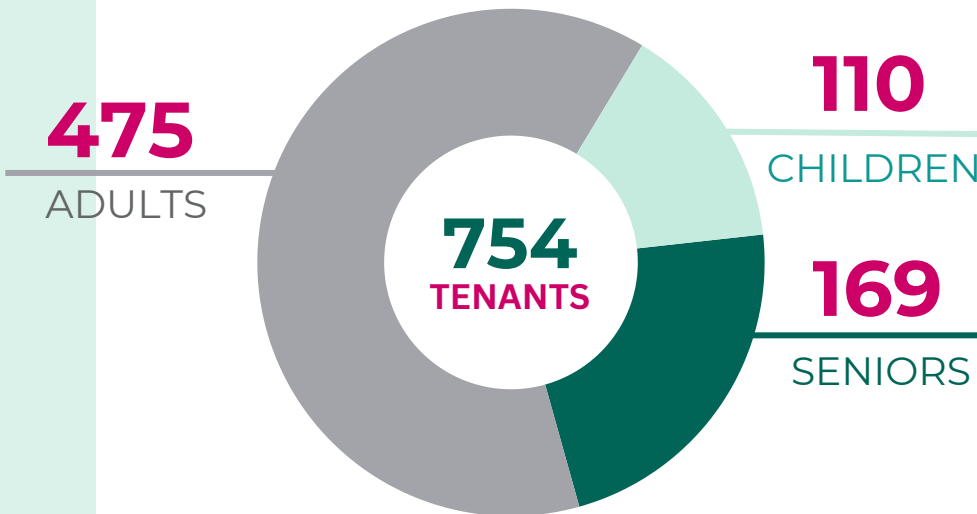
145

INDIVIDUALS



169

SENIORS



\$15,320.96
MEDIAN INCOME



\$600.00
MEDIAN RENT



FINANCIAL OVERVIEW

REVENUE

Contributions	178,947
Interest income	62,487
Management fees	103,730
Net rental revenue	3,058,383
Salary and office expense reimbursement	257,893
Developer fees	319,588
Grant income	399,806
Miscellaneous income	218,045

TOTAL SUPPORT AND REVENUE

4,598,879

EXPENSES

Program services	3,974,557
Management and general	220,510
Fundraising	56,007

TOTAL EXPENSES

4,250,074

ASSETS AND LIABILITIES

Assets	\$57,116,874
Total Liabilities	\$36,811,065
Total Assets	\$20,305,809

Depreciation of HODC Properties **(\$2,248,124)**

For a more complete financial statement, please see our Form 990 through Guidestar.org.

HODC BOARD OF DIRECTORS 2024-2025

Kathleen Cortez, *President*
 William Sholten, *Vice President*
 Nancy Geary, *Treasurer*
 Sarah Homan, *Secretary*
 Kristin Berg

Michael Cornell
 Otis Gatlin
 Phalecia Gray
 Lakeysha Gilbert
 Jack Kaplan

Joseph Kaczmariski
 Donna (DeDe) Keller
 Robert Rodriguez
 Delisa Williams
 Sydney Zimelis

Richard Koenig, Executive Director



OPENING DOORS, **CHANGING LIVES**



5340 LINCOLN AVE.
SKOKIE, IL 60077

WWW.HODC.ORG



MISSION:

HODC INVESTS IN PLACES THAT PEOPLE CALL HOME. HODC BUILDS QUALITY, AFFORDABLE HOUSING, CREATING OPPORTUNITIES FOR PEOPLE TO NOT ONLY LIVE, BUT ALSO THRIVE.



VISION:

WE ENVISION A SOCIETY WHERE ACCESS TO QUALITY, AFFORDABLE HOUSING IS A REALITY AND HOUSING INSECURITY IS A THING OF THE PAST.

VALUES:

ACCOUNTABILITY - WE BELIEVE THAT SAFE, STABLE HOUSING IS A BUILDING BLOCK OF AN EQUITABLE SOCIETY.

COLLABORATION - WE FOSTER RELATIONSHIPS AND PARTNER WITH STAKEHOLDERS ACROSS THE COMMUNITY TO ENSURE ACCESS TO QUALITY, AFFORDABLE HOMES

SOCIAL RESPONSIBILITY - WE VALUE THE RESOURCES ENTRUSTED TO US AND THE PEOPLE AND PROPERTIES OF WHICH WE ARE STEWARDS.

