



BLUEPRINTS FOR *Belonging*



Envisioning a time when housing insecurity is a thing of the past.

2025 Impact Report

REFLECTIONS ON PROGRESS



Dear Friends,

Blueprints for Belonging captures both our purpose and our progress. In construction, a blueprint provides a clear, shared plan—aligning people, resources, and expertise to ensure a strong and lasting structure. At HODC, our blueprint guides us toward creating communities where people can feel safe, stable, and connected.

In 2025, we put this blueprint into action in powerful ways. We opened four new affordable housing developments across Chicago's northern suburbs—the most in a single year in our organization's history. We deepened community partnerships, including the creation of a home to support survivors of trafficking with Shelter Youth and Family Services. Internally, we strengthened our foundation by adding new director-level leadership and completing a new Strategic Plan to guide our work over the next five years.

Our Strategic Plan goal is to have 1,000 affordable homes by 2030! HODC's mission is built on three essential pillars: Building Affordable Housing, Building Community Partnerships, and Building Organizational Capacity. Together, these elements allow us to create not just housing, but a path to sustainability for the long term.

As this annual report reflects, these achievements are made possible by the collective efforts of our residents, partners, supporters, and staff.

Thank you for helping HODC create a blueprint for belonging long into the future.



Kathleen Cortez

Kathleen Cortez

President, Board of Directors





**HODC invests in places that people call home.
We build and manage quality, affordable
housing, creating opportunities for people
to not only live, but also thrive.**

Our Blueprint for Impact

Creating homes where people feel safe and stable

We develop high-quality, affordable homes that provide stability, dignity, and a sense of belonging for individuals and families across Chicago's northern suburbs.

Advancing housing solutions for those most in need

From families and seniors to people with disabilities and survivors of trafficking, we create housing that responds to real community needs with care and purpose.

Strengthening communities by design

Our developments are thoughtfully integrated into their neighborhoods—supporting walkability, access to services, and connections that help residents thrive.

PUTTING THE BLUEPRINT INTO ACTION

Historic growth with lasting impact

Four new affordable housing communities in one **historic year**.



GREENHAVEN APARTMENTS, PALATINE

58 much-needed homes provide housing for families and local workforce who work in but cannot afford to live in Palatine. In the heart of downtown and next to Paddock Elementary School, this modern, energy-efficient community expands access to quality housing and opportunity for local families for the first time in decades.



ZION WOODS, DEERFIELD

Families can grow and people living with a disability can live independently in this 25-home property with a community garden. Built in partnership with Brinshore Development on land donated by Zion Evangelical Lutheran Church, residents have access to stability and supportive services in a beautiful natural setting.



TAYLOR PLACE, MC HENRY

50 affordable homes were developed in partnership with Northpointe Development Corporation. Designed to support health, stability, and connection for local individuals and families. Serving households earning 30–80% of Area Median Income, the community offers a mix of home types and shared spaces that help residents thrive.



CSEC SHELTER, NORTHWEST SUBURBS

In partnership with Shelter Youth & Family Services and SI Container Build, HODC helped develop Illinois' first DCFS-licensed home for survivors of human trafficking. The sustainably built home provides a safe, healing environment for up to 12 girls and young women, with 24-hour therapeutic support and space to rebuild their lives.

2025 IMPACT



992

People Housed

685

Homes

199

Children



257

Seniors

149

People Living
with a Disability



38%

Residents who have lived with
HODC for 5 years or more

TO OUR DONORS

Donations received January 1 to December 31, 2025.

Thank you!

INDIVIDUALS

GIFTS OF \$5,000 OR MORE

Anonymous
Ken and Susan Morrison
Keith and Suzanne Ross
Margaret Sents

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

Anonymous
Anonymous
Cinda Axley
Kristin Berg and Randall Schmidt * 
Hugh Brady and Renee Gladstone
John Clark
Kathleen and Ralph Cortez *
Alan Heichman
Sarah Homan * 
Richard T. Jones
Jack Kaplan and Marian Macsai *
DeDe Keller *
Valerie and Keith Kretchmer
Karen Muchin
Bernie and Janet Pawlowski
William and Eleanor Revelle
Robert and Jan Rodriguez * 

GIFTS OF \$500 - \$999

Anonymous
Jane Blumenfeld Hornstein
Kim and Jackie Clawson
Laura Davis
Stephen and Anita Friedman
John and Elza Garnett
Joseph Kaczmarek * 
James and Laurie Kaplan
David and Terry Kyllo
Carol Moran
Nancy Needelman
Thomas Poupard
Ron Rohde
Sydney Zimelis *

GIFTS OF \$100 - \$499

Alan Alson and Sue Glaser
Richard and Andrea Amend
Bill and Cele Arnold
Michael and Carolyn Beckett
Miriam Campbell
Nancy Canafax
Oliver and Marcy Champagne
John Cleary
Carter Cleland and
Donna Wantuch Cleland
David and Candace Cleland
Stuart Cleland and Karen Koerth
Christopher Coffey
Michael and Christine Cornell * 
John Cullerton
Glenn and Ann Dalhart
John D. and Sally Daniels
Kathleen Dean
Ryan Delp
Dan and Kathy Diaz
Michael Difiore
Thomas Engelen
Lee and Patti Fiorio
Susan Friedman and Mark Primack
Otis Gatlin *
Tom Giovingo
Caroline Goldstein
Phalecia Gray * 
David and Julie Harris
Barbara Hayskar
Johannah Hebl
Sarah Hill
Roger and Monika Hymen
Robert Israel
Joyce Judah
Kangwook Jung
Christine Kaczmarek
Lynne Kaplan
John Kuhnhen
Steven and Charmain Later
James and Betty McCabe
Jim Nevins

Maureen Nowaczyk
Patrick O'Connor
Matthew and Eileen Paull
Dan Pepoon
David Philippart
Elizabeth Phillips
Ken Rolling and Rochelle Davis
Heather Ross
Jeff Ross
Marshall Samuels
Michael Saltzman
MaryAnn and Bob Savard
Bruce Schiff *
Terry Schy
Bruce Seanor
Karen Spagnola
Scott Stavish and Sara Chambers
Ron Stein
Gary and Linda Stephans
Debra Stetter
Doug and Allison Waggoner
Laura Youngberg 

GIFTS UP TO \$99

Katie Auscavitch
Cathryn Black
Kelsey Cleland
John and Karen Coons
Sandra Devisme
Loretta Esput
George Fitzgerald
Tamar and Elliot Frolichstein-Appel
Paul Goren and Gwen Macsai
David Hanley and Cari Winterich
Sally Harper
Glen and Amy Henning
John Hurst
Thomas Jones
V Malik
Harry Maltz
Rebecca Mills
Alison Nowaczyk
William and Kathy Riordan
Kathy Sher
Delisa Williams *

We gratefully acknowledge the support of our **Board of Directors**,
whose names are marked with a pink asterisk (*).

We are grateful for the monthly support of our **Cornerstone Club** members whose names are marked with a green house ().

DONORS Continued

TRIBUTE GIFTS

In memory of **Fred Axley** from
Dave Walker

In memory of **Maxine Berg** from
Greg and Laurie Sapp

In memory of **Kitty Cole** from
Steve Cole

In honor of **Kathy Cortez** from
Candace Pullano

In honor of **Jim, Nancy, Katie & AJ Hansen** from
The Kayton Family Fund

In honor of **Jack Kaplan** from
Stephen and Lori O'Hara

In honor of **DeLisa Williams** from
Anonymous

IN-KIND DONATIONS

Anonymous
Kristin Berg
Delta Dears
David Hanley
Sarah Homan
Huron Consulting and Innosight
R. Scott McNeill
Nan and Chris Parson
Religious Leaders United
The Housing Task Force

CORPORATION & FOUNDATION

GIFTS OF \$50,000 OR MORE

Chicago Community Trust
Enterprise Community Partners, Inc.

GIFTS OF \$5,000 - \$49,999

Cuore e Mani Foundation
Fairfield Foundation *

FedEx Corporation
Sargent Family Foundation
Winnetka Congregational Church

GIFTS UP TO \$4,999

Church of the Holy Spirit
Guy Scopelliti Landscaping
Highland Park Community Foundation
Housing Task Force
Jones Lang LaSalle
Midwest Radon Services
Ryan, LLC
Taylor Excavating & Construction, Inc.
The Rose F. and Alice M. Koffend Foundation

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.

Cornerstone Club: The Foundation of Steady Support

Affordable housing depends not only on big gifts, but on the steady generosity of committed supporters. That is why HODC launched the Cornerstone Club, our monthly giving community for donors who believe in sustaining safe, affordable homes all year long. In 2025, Cornerstone Club members contributed **\$8,254.40**, providing flexible funding that helps cover urgent repairs, ongoing maintenance, and day-to-day operations across our properties—keeping rents affordable and homes stable.

To every Cornerstone Club member: **thank you** for being a cornerstone of our mission!

Interested in joining the Cornerstone Club? Scan the QR code or contact HODC to become part of this community of steady support.

SCAN ME



Planning for the Road Ahead

HODC's blueprint continues to evolve as we plan for sustainable growth and lasting impact.



Poupard Place, Northbrook

Construction is now halfway complete on this property with 48 supportive homes for individuals and families living with a disability. As leasing prepares to begin soon, this community will reflect a shared vision for independent living, dignity, and opportunity, and will serve as a model for inclusive, sustainable communities for years to come.

Crestwood Place, Northbrook

HODC was selected by the Village of Northbrook to manage this 116-unit independent living community for seniors designed to support comfort, connection, and aging with dignity. Through this partnership, HODC is proud to steward a community that prioritizes stability, respect, and quality of life for Northbrook's older adults.



Claridge Apartments, Evanston

HODC secured funding to rehabilitate and update our 48-unit SRO in Evanston's Lakefront Historic District that we own and manage. This investment strengthens the building's infrastructure and long-term sustainability, preserving safe, affordable housing for current and future low-income residents who work in the community.

A HOME THAT CHANGED EVERYTHING

When Delisa Williams was a single mother with a baby, rising rent put her family on the edge. Her father helped her stay afloat until her landlord announced another \$300 increase, an impossible jump. A friend told her about HODC, and soon Delisa and her son moved into an affordable apartment, carrying their belongings in garbage bags. The change was life-altering: the rent was **\$900** less than what she had been paying. "Having a rent that is affordable is so important," Delisa says. "It helps you to breathe. You can keep your head above water."

That home became a foundation for Delisa and her son. Delisa has lived in her HODC apartment for **24 years**, raising her son, building stability while working full-time as a medical assistant and later in a surgical office processing insurance paperwork. When HODC later rehabilitated her building, Delisa experienced what thoughtful stewardship looks like—support with moving, clear communication, and a beautifully renewed home. "Everything was painted. New carpeting, lights, appliances," she recalls. "It was just wonderful."

Years later, Delisa's journey came full circle. While attending a community meeting to support a friend on another matter, she listened as neighbors spoke out against a proposed HODC development. She didn't know that HODC's project was on the agenda but what she heard did not reflect her experience. She stood up and spoke—from the heart—about what affordable housing and HODC had meant for her family. That moment led Delisa to join HODC's Board of Directors as a resident member. Today, while caring for her father and continuing her career, she helps shape the future of the organization that once helped her breathe. "Affordable housing helps people live," she says. "HODC does such good work and I just want to help."



BUILDING ON A SOLID FOUNDATION

Funding the work that matters

For the year ending December 31, 2024

2024 Revenue

Fundraising Revenue	\$215,143
Building Pass-Thru Grants	\$6,010,955
Other Income	\$4,867,731
TOTAL REVENUE	\$11,093,8291

Fundraising Sources

- Corporate Contributions
- Foundation General Operating Grants
- General Individual Contributions
- Government General Operating Grants
- Religious and Civic Contributions

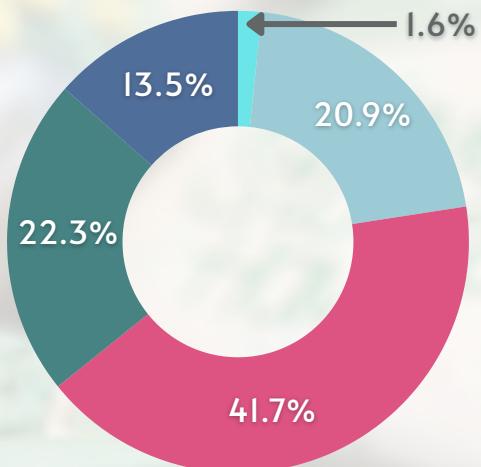
2024 Expenses

Program Services	\$4,312,316
Management and General	\$255,950
Fundraising	\$56,281
Depreciation of HODC Properties and Assets	\$2,262,895
TOTAL EXPENSES	\$6,887,4421

NET REVENUE LESS EXPENSES **\$4,206,387**

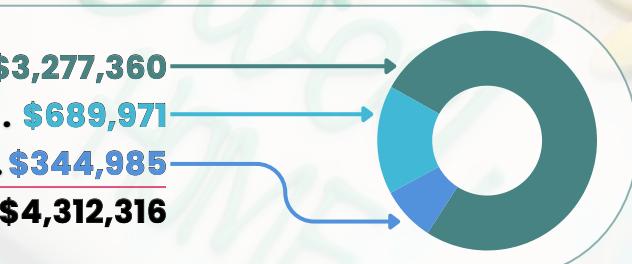
TOTAL ASSETS **\$60,865,244**
TOTAL LIABILITIES **\$19,847,792**
NET ASSETS **\$41,017,452**

FY2024 Audited Fiscal Figures



Program Services Breakdown

Property Management.....	\$3,277,360
Property Development.....	\$689,971
Service Coordination.....	\$344,985
TOTAL	\$4,312,316



NEIGHBORS SUPPORTING NEIGHBORS



In May, volunteers from **Huron Consulting** and **Innosight** spent a beautiful and warm day revitalizing the landscaping at HODC's Brummel Apartments in Evanston, planting fresh flowers and greenery. Their hard work created a welcoming, uplifting garden for residents to come home to—a simple but powerful reminder that affordable housing is not just about shelter, but about pride, beauty, and belonging.



EVENT COMMUNITY PARTNERS:

Caption Call
Deerfield Bank & Trust, A Wintrust Bank
Deerfield Park District
Deerfield Public Library
FedEx
League of Women Voters
Oak Street Health
Religious Leaders United
Rotary Clubs of Deerfield and Wilmette
Safe Families for Children
School District 109
Village of Deerfield
West Deerfield Township
Zion Lutheran Church



In July, the **2025 Zion Woods HomeComing** event brought neighbors, community partners, and local leaders together to welcome new residents to their homes. This joyful, block party-style connected residents with local resources and community organizations. We are especially grateful to Religious Leaders United, Zion Lutheran Church, and other community members who created welcome baskets filled with essentials and kindness. Their generosity reflects the heart of a community that shows up for new neighbors.



LEADERSHIP STAFF

RICHARD KOENIG, Executive Director
JOHN KUHNEN, Deputy Director
CHRISTAL ROBINSON, Controller
LAURA YOUNGBERG, Director of Fundraising
ROSE RUSSO, Asset Management Director
YOLANDA GREEN, Regional Property Manager
SARA LARSON MERCER, Community Development Manager
TEANDRA DELANCY, Service Coordination Supervisor
CHRISTOPHER MEEKS, Facilities Manager
JAMES HARPER, Maintenance Manager
NOHELIA POWELL, Cleaning Supervisor

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BEN ORTIZ
ROBERT RODRIGUEZ
DELISA WILLIAMS

"When I look back on 2025, what stands out most is not just what we built but who made it possible. Every home we create represents a story, a family, and a future. It is a privilege to witness the resilience of our residents and the generosity of the partners and supporters who believe in this work."
~ Richard Koenig, Executive Director

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