

METROPOLITAN PLANNING COUNCIL



Lake Forest Task Force

Members

Nicholas Brunick, Task Force Chair

Attorney at Law, Applegate and Thorne-Thomsen, PC

Areas of expertise: Inclusionary Zoning; Affordable housing development; federal, state and local loan and grant programs

Nick Brunick concentrates his practice in real estate and affordable housing development and finance. While serving as the Director of Affordable Housing for Business and Professional People for the Public Interest, Nick worked with developers, housing advocates, municipal officials and community and faith-based groups to draft and pass local and state ordinances and statutes aimed at creating, preserving, and rehabilitating more affordable housing. He also worked with municipalities, developers, and community groups to design affordable housing plans, to include affordable housing in new market-rate developments, and to draft appropriate legal instruments to ensure that affordable homes would stay affordable over the long term. He has spoken widely and published articles on local and state strategies for creating affordable housing.

Nora A. Boyer

Housing Planner, Village of Arlington Heights

Areas of expertise: Deed restrictions, affordable housing programming, developer negotiations, unit mix, tenant selection

Nora A. Boyer has been the Housing Planner for the Village of Arlington Heights since 1995. Ms. Boyer is responsible for developing and administering new and on-going affordable housing and community services programs in the Village. Most recently, she conducted the research and analysis needed to bring about the first permanently affordable housing in the Village. She developed the application process, form, and eligibility criteria for the sale of those units. She will be responsible for qualifying eligible buyers and monitoring continued compliance with the affordable housing program requirements. Ms. Boyer is also responsible for administering the Village's Community Development Block Grant (CDBG) program. She directly administers the Village's CDBG-funded Single Family Rehabilitation Loan Program and HOME-funded First-Time Homebuyer Program. She is the Village's staff liaison to the Village's Housing Commission and is the Village staff contact person with the U.S. Department of Housing and Urban Development and the Illinois Housing Development Authority.

Previously, Ms. Boyer was the Executive Director of a not-for-profit neighborhood development organization, a Researcher for the Illinois Governor's Office, and a Rules Analyst for the Illinois

Joint Committee on Administrative Rules. Ms. Boyer has a Bachelors of Arts in Political Science and Master of Arts in Public Administration from the University of Illinois in Champaign, IL.

Elizabeth “Betsy” Lassar

Vice President, Highland Park Illinois Community Land Trust, Housing Consultant

Areas of expertise: Inclusionary zoning, developer negotiations, land trusts, municipal housing programs

Elizabeth Lassar recently retired as the Housing Planner for the City of Highland Park, Illinois. Prior to that, she worked as a consultant with the Housing Commission of Highland Park, with primary responsibility for coordinating and facilitating the implementation of the City’s Affordable Housing Plan, including establishing the City’s Affordable Housing Trust Fund, the Highland Park Illinois Community Land Trust, and the City’s Inclusionary Housing Program. Prior to her consulting role, Ms. Lassar served as a Housing Commissioner for six years. As Vice-Chair, she was responsible for overseeing the preparation of the City’s Affordable Housing Plan. Formerly an attorney with BPI, a public interest law firm, where she worked on housing and community development issues, Lassar has also served in a volunteer leadership capacity with a number of nonprofit civic and community-based organizations. She is currently Vice-President of the Highland Park Illinois Community Land Trust.

Andrea Klopfenstein

Development Coordinator, Holsten Real Estate Development Corporation

Areas of expertise: Affordable, market-rate, and mixed-income real estate development and financing

Andrea joined Holsten in 2001 after graduating from the University of Illinois at Urbana with a Bachelors Degree in urban and regional planning. At Holsten, Andrea assembles complex, multi-layered financing with public and private funding participants. Previously, she worked for two summers at the City of Chicago’s Department of Planning and Development. While at the Department of Planning and Development, Andrea assisted with requests for service and the Tax Reactivation Program.

Andrea completed her Masters in Urban Planning and Policy from the University of Illinois at Chicago in 2004, specializing in community development. She is a Licensed Real Estate Salesperson in the State of Illinois and is a member of the American Planning Association. Andrea has also completed several courses in historic preservation.

Sara Lindholm

Regional Director, The Community Builders

Areas of expertise: Affordable and mixed-income real estate development and financing, and assisted living and senior housing development

Sara Lindholm has been with The Community Builders, Inc. (TCB) since September, 2004. Ms. Lindholm holds over-all responsibility for the development of TCB’s real estate projects throughout the region, supervising and working through locally based Development Project Managers. TCB is the nation’s largest not-for-profit developer of affordable housing, specializing in large-scale, multi-phase, mixed income neighborhood redevelopment projects. TCB is currently actively developing mixed income housing in Chicago, Louisville, Indianapolis, Cincinnati, and Akron.

Ms. Lindholm brings to TCB over thirty years of affordable housing development experience. She has developed or consulted in Arkansas, New Jersey, and in rural, suburban and urban areas throughout the State of Illinois.

Ms. Lindholm began her development career with Shorebank Corporation in Chicago, managing the growth of its real estate development subsidiary, City Lands, from a fledging operation to a routinely

profitable development entity. Under her direction, City Lands produced over \$100 million of affordable rental and homeownership housing, as well as commercial/retail development. As an independent consultant, she has worked with mixed income, mixed-finance HOPE VI developments since 1996, arranging financing, consulting, and developing \$52 million of multi-phased projects in Little Rock, Arkansas, and Elizabeth, New Jersey. Ms. Lindholm also has extensive experience in the development of affordable assisted living facilities through her work with NCB Development Corporation in Illinois. Working with \$2.4 million grant funding from the Retirement Research Foundation, Chicago Community Trust, and the Community Memorial Foundation, she provided predevelopment loans and technical assistance to not-for-profits who were developing affordable assisted living facilities throughout the State of Illinois. In this capacity she networked extensively with the providers of senior housing in the State with the assistance of Life Services Network, the state affiliate of the American Association of Homes and Services for the Aging (AAHSA).

Ms. Lindholm received her B.A. from Oberlin College in Oberlin, Ohio. She has served on numerous appointed boards and commissions, including the Resolution Trust Corporation and FDIC's Affordable Housing Advisory Board, the National Board of Preservation Action, and the State of Illinois Governor's Advisory Task Force. She also served for three years as a Board appointee to the Investment Review Committee of the National Equity Fund, Inc., the nation's largest not-for-profit syndicator of Low Income Housing Tax Credits.