

Retrofitting social houses and buildings

Obstacles to Development in Illinois and How to Overcome Them

Transcending the Public and Private Sector Conundrum

March 7, 2022



AURORA
ILLINOIS



Need for a Change

Transformation from Within

- Think like a Principal
- Good Faith/Authenticity
- Expertise
- Tenacity
- Relationships
- The Planning/Doing ratio
- The Team
- The Deal
- Recognizing and Managing the Continuum
- The Pull toward the Center

hindrance

restriction
preventative interference obstacle stanch
stoppage impediment hurdle interruption
incumbrance deterrent handicap limitation
incubus distraction brake check hitch
stutter block delay interposition
lug curb bar balk
bar baulk load
barrier
restraint hinderance cease begrudge difficulty pitfall
insuperable disrupt complication intervention
intervene encumbrance meddling
obstruction inconvenience meddlesome
nuisance militate preventive
retardation

BUREAUCRACY

BUILDING
PERMIT

WHICH OFFICE
WHICH OFFICER
WHERE?

BUILDING PERMIT
OFFICE

HA WAO



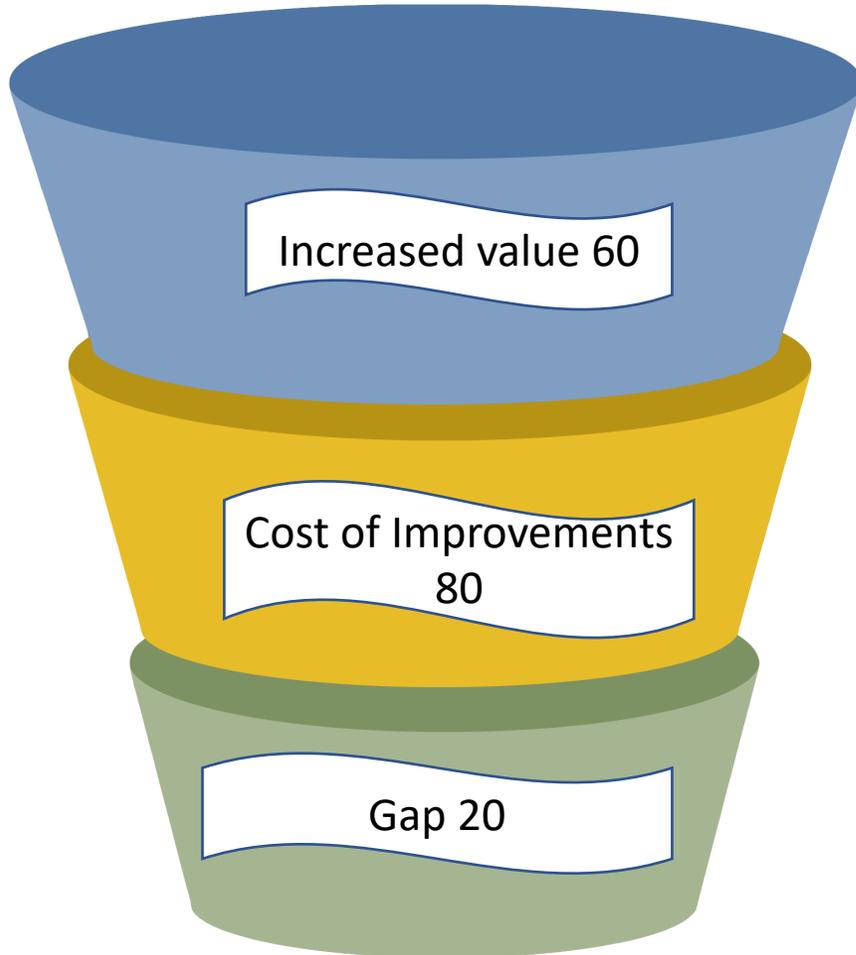


Access to Capital



The Toolkit to Creative Financing

Gap Approach



- Active and Proactive Planning
 - Visioning
 - Corridor Plans
 - Housing Studies
- A la Carte Financing
 - Tax Increment Financing District
 - Traditional loans
 - Forgivable loans
- Adopting, Using, Coaching and Training on Building Codes

Clarity Results Habits
Strengths Performance Focus
Behavior Strategy CULTURE
Trust Challenges Denison Wellbeing Consistency Feedback
Speed

Recipe

- Political Will
- Know your market
- Proactivity (Planning, Budgeting)
- No One Size Fits All
- Stay Current
- Coordination of Efforts
- Know your Math
- Continuum of Logic





THANK YOU



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