

MODIFICATION ONE TO HOME INVESTMENT PARTNERSHIPS (HOME) PROGRAM
AGREEMENT BETWEEN THE COUNTY OF DUPAGE AND ADDISON HORIZON
LIMITED PARTNERSHIP PROJECT NUMBERS HM22-01 & HM23-01

THIS MODIFICATION ONE TO AGREEMENT is entered into this _____ day of February, 2026 by and between the COUNTY OF DU PAGE, Illinois (hereinafter called "COUNTY") and Addison Horizon Limited Partnership, an Illinois Limited Partnership, with a principal place of business located at 4200 West Petersen Avenue, Suite 140, Chicago, Illinois 60646 (hereinafter called "DEVELOPER"). The purpose of this MODIFICATION ONE TO AGREEMENT is to modify an existing agreement between the above parties known as Community Development Commission Agreement HM22-01/HM23-01, which was adopted by Resolution HS-R-0013-24 on June 11, 2024, to grant funding in the amount of \$5,250,000.00, for the purpose of new construction of sixty-two (62) units of affordable rental housing for senior citizens. Thirty (30) units in the PROPERTY shall be leased to an income-eligible household at a rent not to exceed that allowed under the HOME Program, at 500 N Denise Court, Addison, IL 60101 (hereinafter, together with any previous modifications thereto, called "Agreement").

In consideration of the premises of the Agreement, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree to the following modification of the terms of the Agreement in accordance with Section XI. A. of the Agreement:

1. Recitals, paragraph three, is hereby deleted in its entirety, removing reference to one manager's unit, and replaced with the following, "WHEREAS, by Application for Affordable Housing Funding originally submitted on July 16, 2021, DEVELOPER has submitted underwriting documentation and made application to COUNTY for a loan of a portion of COUNTY's HOME Investment Partnerships Act Funds ("HOME FUNDS") which shall be paid to DEVELOPER and used for the new construction of sixty-two (62) rental units ("PROPERTY") located at 500 N. Denise Court, Addison, IL 60101; and".
2. Section I. C. Exhibit A. Community Development Commission (CDC) Property Standards, is hereby amended the state, "Exhibit A. Community Development Commission (CDC) Property Standards, as amended in accordance with 24 CFR 92.251."
3. Section II. A. is hereby deleted in its entirety, removing reference to one manager's unit, and replaced with the following: "Statement of Work: The DEVELOPER, in collaboration with the COUNTY, shall utilize HOME FUNDS for eligible costs associated with the new construction of sixty-two (62) rental units. Thirty (30) units in the PROPERTY shall be leased to an income-eligible household at a rent not to exceed that allowed under the HOME Program ("PROJECT")."
4. Section II. A. 1. Statement of Work Specifics, second sentence, is hereby amended to state, "After construction, all of the units must meet the property standards set forth in COUNTY's CDC Property Standards Policy attached hereto as Exhibit A, as amended from time to time, in accordance with 24 CFR 92.251."
5. Section II. A. 1. Statement of Work Specifics unit breakdown table is hereby

amended to remove reference to one market rate manager's unit, and shall be replaced with the following table:

Bedroom Type	Entire Project	Market Rate Units	High HOME Units	Low HOME Units	Total HOME Units
1-BR	50	2	22	6	28
2-BR	12	3	2	0	2
Totals	62	5	24	6	30

In all other respects, the terms and conditions of the Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Modification on the dates recited below:

Addison Horizon Limited Partnership,
an Illinois Limited Partnership

BY: Addison Horizon, Inc.
Its General Partner

Emmanuel Kinard
Vice President

DATE:

ATTEST:

Signature

Printed Name

Title

COUNTY OF DUPAGE,
a body politic in the State of Illinois

BY:

Deborah A. Conroy,
Chair DuPage County Board

DATE:

ATTEST:

Jean Kaczmarek,
DuPage County Clerk