



# COMMUNITY SERVICES

630-407-6500  
Fax: 630-407-6501  
csprograms@dupagecounty.gov  
[www.dupagecounty.gov/community](http://www.dupagecounty.gov/community)

**TO:** Community Development Commission Executive Committee

**FROM:** Mary A. Keating, Director,  
Department of Community Services

**DATE:** November 18, 2024

**SUBJECT:** Notice of a Single-Family Rehabilitation Project Exceeding \$15,000

**Community Development**  
630-407-6600  
Fax: 630-407-6601

**Family Center**  
422 N. County Farm Rd.  
Wheaton, IL 60187  
630-407-2450  
Fax: 630-407-2451

**Housing Supports and Self-Sufficiency**  
630-407-6500  
Fax: 630-407-6501

**Intake and Referral**  
630-407-6500  
Fax: 630-407-6501

**Senior Services**  
630-407-6500  
Fax: 630-407-6501

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**Action Requested:** None. This item is informational only.

**Details:** Community Services Department in collaboration with the Community Development Commission operates a Single-Family Rehabilitation Program, providing eligible homeowners with a Community Development Block Grant (CDBG) Program grant up to \$15,000 for home rehabilitation addressing accessibility issues, code violations, and health and safety issues.

Per the Community Development Commission “Underwriting Standards for Rehabilitation Programs” policy, “if a rehab is started and unforeseen issues are encountered, CDC staff may use their best judgment to resolve such issues and will report any rehabs that exceed \$15,000 to the Community Development Commission Executive Committee and/or HOME Advisory Group.”

SFR file #1707 applied for assistance to cover electrical repairs, sump pump replacement, window replacement, plumbing, water and sewer line replacement in the kitchen, and stair handrail and baluster replacement. Material and labor costs for the plumbing work and window replacement came in \$680.00 higher than estimated, bringing total project costs in at \$15,680.00. SFR staff exercised their best judgement and determined it was reasonable to allow the costs, and therefore approved the overage.

SFR staff strive to adhere to the maximum \$15,000 grant award. In certain circumstances, overages can occur.