



DUPAGECOUNTRY

Community Development Commission



Community Development

2025 Program Year (PY):
April 1, 2025 – March 31, 2026

This presentation provides highlights of projects administered during PY2025 as well as an overview of projects anticipated in PY2026.

Community Development Block Grant (CDBG):
\$3,703,858.00

Emergency Solutions Grant (ESG): \$286,929.00

HOME Investment Partnership Program (HOME):
\$1,570,831.61

January 31, 2025: Timeliness Ratio: 1.0

Deborah A. Conroy
DuPage County Board Chair



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Neighborhood Investment Projects

Village of Bensenville – Argyle and Twin Oaks Roadway & Watermain Improvements

- Total Project: \$1,610,836.11
- CDBG Funding: \$600,000.00



Village of Addison – Janice Ln/Marilyn Terrace/Valerie Ln Watermain & Street Improvements

- Total Project: \$1,896,915.12
- CDBG Funding: \$574,320.37





Neighborhood Investment Projects

Village of Glendale Heights – Cambridge Ln and Westchester Dr Watermain Improvements

- Total Project: \$1,687,655.36
- CDBG Funding: \$600,000.00



City of West Chicago– Bishop St & East Brown St Watermain & Street Rehab

- Total Project: \$2,030,724.88
- CDBG Funding: \$600,000.00





Capital Improvements

United Cerebral Palsy Seguin of Greater Chicago – Home is where the heart is, group home project.

Acquisition and rehabilitation of an Americans with Disabilities Act (ADA) compliant Community Integrated Living Arrangement (CILA) in Villa Park.

- Total Project: \$662,036.00
- CDBG Funding: \$526,124.00
- Beneficiaries: 4 low-income adults with development disabilities
- Conveniently located near a UCP Seguin Employment and Life skills Center in Villa Park





Public Service

Supporting housing services needs in DuPage County through housing navigation, rent or mortgage assistance, case management, or Tenant-Based Rental Assistance (TBRA) administration.

Catholic Charities Diocese of Joliet

- Emergency Services/Homeless Prevention/Rapid Rehousing and Daybreak Transitional Housing project addresses the needs of low-income households who are homeless or at risk of homelessness in DuPage County.
- CDBG Funding Awarded: \$165,000
- Beneficiaries Served: 1,118*

DuPage County Community Services

- Housing Resource Unit project assists low-to moderate-income households to obtain or stabilize housing.
- CDBG Funding Awarded: \$160,000
- Beneficiaries Served: 392*

*Data as of 01/2026



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ESG

Catholic Charities Diocese of Joliet

- **Emergency Shelter*** – Hope House - Provided short-term shelter and support services to assist clients in find employment and permanent, stable housing, leading to self-sufficiency.
- ESG Funding Awarded: \$50,000

DuPage County Community Services

- **Homelessness Prevention*** – Assisted eligible at-risk households to avoid eviction and homelessness or to shorten the time persons lack permanent housing.
- ESG Funding Awarded: \$46,596
- **Homeless Management Information System (HMIS)** - HUD required system used to collect client-level data on the provision of housing and services to individuals and families at risk of or experiencing homelessness. HMIS is used to collect, analyze, report, and coordinate care.
- ESG Funding Awarded: \$46,596

DuPage Pads

- **Emergency Shelter*** - Interim Housing Center (IHC) - provided families and individuals experiencing homelessness with centralized, on-site access to year-round emergency shelter, food assistance, and connections to case management and intensive supports to streamline their ascent to housing stability.
- ESG Funding Awarded: \$100,000
- **Street Outreach*** - serves unsheltered homeless persons in DuPage County. The team identifies, finds, and connects with these individuals and families experiencing homelessness to offer them support and to connect them to programs and benefits.
- ESG Funding Awarded: \$22,044

*Beneficiary data is collected through HMIS and compiled as part of the Consolidated Annual Performance Report (CAPER), which is prepared by CDC staff beginning mid-April.



HOME – TBRA

Tenant-Based Rental Assistance

Eligible Families are selected off the Continuum of Care (CoC) Coordinated Entry System (CES) prioritization list maintained by the Homeless Management Information System (HMIS) and given a preference if homeless. Households cannot have an income exceeding 50% median family income for DuPage County, at initial occupancy. Families must establish a self-sufficiency plan through the subrecipient and contribute 30% of adjusted monthly income to the rental payment. Eligible program costs include rental assistance, security deposit payments, and costs associated with determining the income eligibility of families.

Catholic Charities Diocese of Joliet

- HOME Funding: \$300,000
- Beneficiaries: 15 households (30 individuals, including 11 children)

DuPage PADS

- HOME Funding: \$200,000
- Beneficiaries: 9 households (15 individuals, including 8 children)





HOME

Alden Addison Horizon

New construction of a 3-story, 62-unit, affordable rental housing for independent seniors, aged 62+, located at 500 N. Denise Court in Addison.

Unit Breakdown

- 62 Total Units
- 50 1-BR
- 12 2-BR
- 57 affordable units
- 5 market rate units
- 30 County HOME units (24 high-HOME; 6 low-HOME)
- 16 PBV units

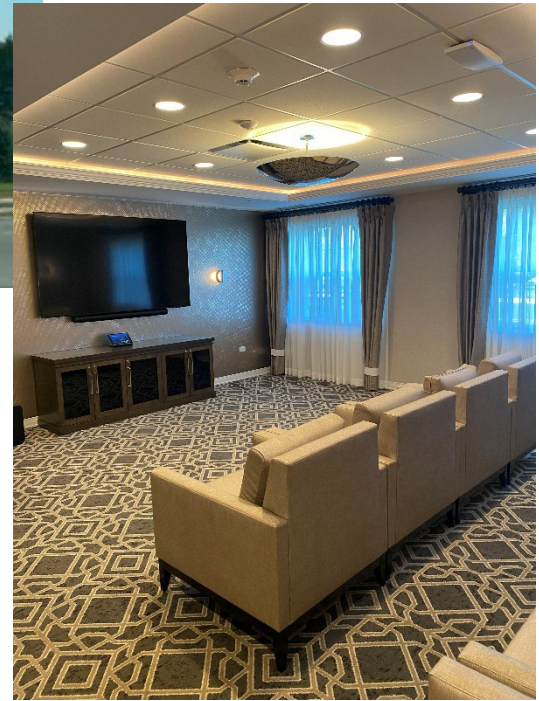
County HOME units will serve those at or below 60% AMI at initial occupancy and will remain affordable under HOME regulatory requirements for 20-years. The County has imposed an additional 20-year extended use period, providing affordability for at least 40 years.

Financing Layers

- Bank Mortgage
- LIHTC
- DuPage County HOME Funds
- ComEd Grant
- IHDA CAHGP Sponsor Loan
- Green Energy Credits
- Deferred Developer Fee
- Total Development Costs: \$25,966,142.00
- County HOME Funds: \$5,250,000.00



Alden Addison Horizon



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Looking Ahead

CDBG Projects

- **4 NIV Projects (underway):**
 - Village of Glendale Heights - Jill Ct - Marilyn Ave Water Main Improvements
 - Village of Addison - Rozanne, Lenore, Mavis Water Main Replacement & Resurfacing
 - City of West Chicago - York Ave Area Water Main & Street Rehabilitation
 - City of Warrenville - Shaw Drive Street Rehabilitation
- **2 Public Service Projects (anticipated):**
 - Catholic Charities - Emergency Services/Homeless Prevention/Rapid Rehousing and Daybreak Transitional Housing Support
 - DuPage County Community Services Housing Resource Unit – Housing Supports
 - People’s Resource Center – Homelessness Preventions Support
- **HOPE Fair Housing (anticipated)** – Fair housing outreach, education, and enforcement activities





Looking Ahead

ESG Projects Anticipated

Street Outreach

- DuPage PADS' Street Outreach Program

Emergency Shelter

- Catholic Charities Hope House
- DuPage Pads' Interim Housing Center (IHC)

Homeless Prevention

- DuPage County Community Services

HMIS – Homeless Management Information System





Looking Ahead

HOME Project Underway **Full Circle Communities – Taft & Exmoor**

New construction of a three-story, forty-two (42) unit integrated permanent supportive affordable rental housing development to serve both working families and persons with disabilities. The development will be located at 640 Taft Avenue, Glen Ellyn, IL 60137.

The development will include a mix of studio, one, and two-bedroom apartments and many common area amenities, including the following: on-site laundry, a business center, a resident lounge, a community room, and a fitness room. There will also be 45 surface parking spaces. In addition, tenants will be able to access optional supportive services such as case management, financial literacy and credit counseling, benefits coordination, counseling, and health and wellness services. FCC will partner with the Association for Individual Development (AID) to offer services free of charge.





Looking Ahead

Full Circle Communities – Taft & Exmoor

Unit Breakdown

- 42 Total Units
- 11 Efficiency
- 17 1-BR
- 14 2-BR
- 10 County HOME units (all designated as low-HOME)
- 26 PBV units

County HOME units will serve those at or below 50% AMI and will remain affordable under HOME regulatory requirements for 20-years. The County has imposed an additional 20-year extended use period, providing affordability for at least 40 years.

Financial Closing: March 18, 2026
Construction Completion Anticipated: April 2027
Lease-Up Anticipated: August 2027

Financing Layers

- Bank Mortgage
- LIHTC
- DuPage County HOME Funds
- ComEd Grant
- Illinois Affordable Housing Tax Credits
- Deferred Developer Fee

Total Development Costs: \$21,820,653
County HOME Funds: \$1,750,000



Looking Ahead

Taft & Exmoor





Looking Ahead

Taft & Exmoor





Questions

Questions?

