



COMMUNITY SERVICES

630-407-6500
Fax: 630-407-6501
csprograms@dupagecounty.gov
www.dupagecounty.gov/community

TO: Home Advisory Group

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

DATE: November 18, 2024

SUBJECT: Resale Recapture Guidelines for HOME Investment Partnerships Program – Homeownership Activities for DuPage County – Policy Update

Action Requested: Approval of the updated Resale Recapture Guidelines for HOME Investment Partnerships Program – Homeownership Activities for DuPage County – Policy.

Details: Community Development Commission (CDC) staff review policies from time to time to ensure departmental policies align with regulatory requirements and continue to address the needs of the community and department. The County, as a participating jurisdiction under the HOME Investment Partnerships Program (HOME), must establish resale and recapture requirements that comply with HOME regulations found at 24 CFR 92.254(a)(5) and as set forth in its Consolidated Plan (ConPlan). HUD must determine the requirements are appropriate and approve them in writing. Resale and recapture guidelines are submitted to HUD as part of the ConPlan. As CDC staff work to complete the 2025-2029 ConPlan, minor updates are proposed to the existing resale and recapture requirements.

1. Clean up language under recapture. No significant changes.
2. Clarify criteria of affordability under resale.
3. Clarify useful life of capital improvements made by a homeowner will be taken into consideration when calculating the “fair return” on investment under resale.
4. Provide additional details within the example of calculating the increase in value of owner equity and investment under resale.
5. Incorporate when affordability restrictions may terminate under resale.

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