



# DU PAGE COUNTY

## CDC - Executive Committee

### Final Regular Meeting Agenda

421 N. COUNTY FARM ROAD  
WHEATON, IL 60187  
www.dupagecounty.gov

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Tuesday, July 2, 2024

11:35 AM

ROOM 3500B

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1. CALL TO ORDER
2. ROLL CALL
3. PUBLIC COMMENT
4. APPROVAL OF MINUTES
  - 4.A. [24-1938](#)  
CDC Executive Committee - Regular Meeting - Tuesday, January 2, 2024
5. COMMITTEE VOTE REQUIRED
  - 5.A. [24-1939](#)  
Recommendation for Direction and Approval of the changes to the 2025-2026 Community Development Block Grant (CDBG) Neighborhood Investment and Public Service Application Rounds and Application Solicitation Plan.
6. OTHER BUSINESS
7. ADJOURNMENT
8. NEXT MEETING DATE - AUGUST 6, 2024



# Minutes

421 N. COUNTY FARM  
ROAD  
WHEATON, IL 60187  
[www.dupagecounty.gov](http://www.dupagecounty.gov)

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**File #:** 24-1938

**Agenda Date:** 7/2/2024

**Agenda #:** 4.A.

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# DU PAGE COUNTY

## CDC - Executive Committee

### Final Summary

421 N. COUNTY FARM ROAD  
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**Tuesday, January 2, 2024**

**11:35 AM**

**ROOM 3500B**

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**1. CALL TO ORDER**

Chair LaPlante called the meeting to order at 11:58.

**2. ROLL CALL**

Staff Present: Mary Keating, Community Services Director; Julie Hamlin, Community Development Administrator (Remote); Ashley Miller, Community Development Manager; Momina Baig, Housing and Community Development Planner; Chloe Harrington, Housing and Community Development Planner; Alyssa Jaje, Housing and Community Development Planner (Remote); Amish Kadakia, Senior Accountant (Remote);, and Thomas Schwertman, Housing and Community Development Planner.

Assistant State’s Attorney - Katherine Fahy.

Others Present: Jennifer Taff, Executive Director - DuPage Habitat for Humanity; Mark Buschbacher, President/CEO - Serenity House, and Elizabeth Bredfeldt.

<b>PRESENT</b>	Bastian, Chassee, Childress, Gustin, Heniff, LaPlante, Schwarze, Yoo, and Todorovic
<b>ABSENT</b>	Crandall, Krajewski, and Bricks

**3. PUBLIC COMMENT**

Chair LaPlante introduced Elizabeth Bredfeldt. She is a Freshman at Glenbard West High school and is very intersted in public service and political science.

**4. APPROVAL OF MINUTES**

<b>MOVER:</b>	Lynn LaPlante
<b>SECONDER:</b>	Patty Gustin

4.A. [23-2138](#)

CDC Executive Committee - Regular Meeting - Tuesday, June 6, 2023

There were no questions or comments.

On a Voice Vote, the Minutes were approved.

**5. COMMITTEE VOTE REQUIRED**

5.A. [24-0145](#)

Recommendation for Approval of FY2024 Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG) and HOME Investment Partnerships Act

(HOME) Application Funding Recommendations.

The agenda item was also covered on the January 2, 2024 HOME Advisory Group Agenda.

Keating explained to the Committee the reason for two separate agendas. The City of Naperville is its own CDBG (Community Development Block Grant) Entitlement Community, so the County cannot spend any CDBG money in the City of Naperville. However, Naperville participates in the HOME Consortium. That is the difference between HOME Advisory Group and the Community Development Commission Executive (CDC Exec) Committee. It was discussed with the State's Attorney's office to see if there was any way to combine these two in to one meeting, but they have two separate governing bodies. That is the reason for there sometimes being duplicate agenda items.

There were no questions.

On a Voice Vote, all Ayes, the Motion passed.

<b>MOVER:</b>	Greg Schwarze
<b>SECONDER:</b>	Patty Gustin

5.B. [24-0163](#)

Recommendation for Approval of the newly created Build America, Buy America (BABA) Policy.

There were no questions.

On a Voice Vote, all Ayes, the Motion passed.

<b>RESULT:</b>	APPROVED
<b>MOVER:</b>	Yeena Yoo
<b>SECONDER:</b>	Patty Gustin

5.C. [24-0146](#)

Recommendation to waive the requirements related to fixed-rate mortgages and non-permissible balloon payments under the “Subordination Policy – Rental & Public Facility,” and approve subordination of two Community Development Block Grant (CDBG) Liens with Serenity House Foundation (now known as Advance Resource Recovery Corporation), Projects CD19-07 and CD22-07, to St. Charles Bank & Trust Company (SCBT).

Yoo questioned if forgiveness of the loan was anticipated without receiving any funding back with the subordination. Keating explained that forgiveness and subordination were two different items. Subordination just means what lien position the County is in on the property. In general, these CDBG funds are given in a five-year mortgage. After the five-year period, it will be forgiven. The amount of the first lien holder is very small on a property which may be worth 30 times more than what the loan is for. The County is not concerned about any (financial) risk.

There were no other questions.

On a Roll Call Vote, all Ayes, the Motion passed.

<b>RESULT:</b>	APPROVED
<b>MOVER:</b>	Michael Childress
<b>SECONDER:</b>	Yeena Yoo

**6. OTHER BUSINESS**

There was no other business.

**7. ADJOURNMENT**

The Motion was made by LaPlante, seconded by Gustin, to adjourn the meeting at 12:04pm.

**8. NEXT MEETING DATE - FEBRUARY 6, 2024**



## Action Item

421 N. COUNTY FARM  
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**File #:** 24-1939

**Agenda Date:** 7/2/2024

**Agenda #:** 5.A.

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**DUPAGE  
COUNTY**



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[www.dupagecounty.gov/community](http://www.dupagecounty.gov/community)

**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

# COMMUNITY SERVICES

**TO:** Community Development Commission  
Executive Committee

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

**DATE:** June 26, 2024

**SUBJECT: 2025-2026 Community Development Block Grant Program and  
Emergency Solutions Grant Application Updates**

**Action Requested:** Staff seeks direction for approval of the proposed changes to the Community Development Block Grant (CDBG) Neighborhood Investment, CDBG Public Service, and Emergency Solutions Grant (ESG) applications for program years 2025-2026. Upon approval, staff will prepare the applications and any necessary policy or procedure updates reflecting the changes.

**Details:** Per the Community Development Commission (CDC) policy, applications for CDBG and ESG funds are evaluated and competitively scored. The CDC recently conducted outreach via survey opportunities, focus groups, and a public hearing to obtain input related to the County’s 2025-2029 Consolidated Plan (ConPlan). Feedback received helps guide federal funds allocated to the County over the next five years.

Staff have compiled results from the outreach, and based upon community feedback, are recommending the following updates to the below noted applications.

**CDBG Neighborhood Investment (NIV) Application Updates:**

- Focus on infrastructure categories and accessibility improvements for people with disabilities, which were identified as high priorities within municipal survey responses. Remove planning studies and community wide facility categories, which were identified as low priorities within municipal survey responses.
- Add a scoring component for addressing a community’s vulnerability to natural hazard risks associated with climate change. This will encourage projects to incorporate hazard mitigation aspects into a project scope, assisting the CDC in documenting steps taken to address natural hazard risks, as required within the ConPlan.

### **CDBG Public Service/ESG Application Updates:**

The last call for CDBG public service applications focused on homeless support services, specifically programs providing emergency shelter, legal assistance to support the homeless or those at risk of homelessness, financial resources to homeless or those at risk of homelessness, foreclosure prevention, or support for Tenant-Based Rental Assistance (TBRA) administration for homeless. Based on community feedback, community needs and priorities have shifted.

- Align applications with high priority needs as identified within non-profit needs survey responses, community needs survey responses, and focus group discussions.
  - Option One: Focus on the highest priority needs by accepting applications for programs that provide housing services including housing navigation, rent or mortgage assistance, case management focusing on housing support, or support for TBRA administration.
  - Option Two: Accept applications for programs addressing the top two highest priority needs of housing services and behavioral health services.
  - Option Three: Accept applications for programs addressing housing services, behavioral health services, youth services, services for persons with disabilities, and mental health services.
  
- No updates are proposed for ESG applications.

The CDC plans to solicit for applications addressing capital improvements of non-profit owned and operated buildings in the fall of 2025 to be considered for PY2026 funding.