



DuPage County Community Development Commission
421 N. County Farm Rd.,
Wheaton, IL 60187

November 20, 2025

RE: Addison Horizon – Request to Modify HOME Agreement and Regulatory Land Use Restriction Agreement

Dear DuPage County Community Development Commission,

This letter is to request a modification to the HOME Agreement and Regulatory Land Use Restriction Agreement for Addison Horizon, Limited Partnership. The modification concerns one two-bedroom unit that was originally slated for use as a rent-free, on-site managers' unit. The Alden Foundation is requesting approval to rent the unit as a non-income restricted unit. The modification would not impact the 30 HOME supported units or the total number of income restricted units at the property, which will remain 57. The total number of rental units would increase from 61 to 62, reflecting one additional non-income restricted unit. The updated unit mix is shown below:

Bedroom Type	Program	Income	# of Units
1	LIHTC	30%	10
1	LIHTC - PBVs	50%	10
1	Low HOME - PBVs	50%	6
1	High HOME	60%	22
1	N/A	Non-Income Restricted	2
2	LIHTC	60%	7
2	High HOME	60%	2
2	N/A	Non-Income Restricted	3
		Total	62

The Alden Foundation requests this change as part of a broader shift away from live-in staff units across its portfolio. Alden Realty Services, property manager for all properties owned and developed by the Alden Foundation, has found that live-in units for on-site staff have increased costs without meaningfully improving the quality of services or improving staff satisfaction and retention. Additionally, the rapid lease-up of the available units at Addison Horizon, including four non-income restricted units, indicates strong demand for this property. Given these factors, the Alden Foundation believes that the best use of this unit is as a non-income restricted rental unit. The Illinois Housing Development Authority (IHDA) has approved this change and is in the process of updating their Extended Use Agreement for the property to reflect the change.

Thank you for your consideration.

Sincerely,


Emmanuel N. Kinard
Executive Director, The Alden Foundation