



DU PAGE COUNTY

Home Advisory Group

Final Summary

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

Tuesday, February 3, 2026

11:30 AM

Room 3500B

1. CALL TO ORDER

11:30 AM meeting was called to order by Chair LaPlante at 11:31 AM.

2. ROLL CALL

Staff Present: Mary Keating, Community Services Director; Julie Hamlin, Community Development Administrator; Ashley Miller, Community Development Manager; Community Development Manager, Brittany Valenzuela, Housing and Community Development Planner.

Others Present: Mike Briggs, President/CEO - Little Friends, Inc.; Matthew Downing, Director of Grants - Little Friends, Inc.; Anita Dierks, Director Illinois Independent Living Center (IILC).

Assistant State's Attorney - Katherine Fahy.

PRESENT	Barfuss, Cronin Cahill, Crandall, Haider, Honig, LaPlante, Hennerfeind, and Bricks
ABSENT	Bastian, Flint, and Krajewski
LATE	Schwarze

3. PUBLIC COMMENT

No public comments were offered.

4. APPROVAL OF MINUTES

4.A. [26-0528](#)

Home Advisory Group - Regular Meeting Minutes - Tuesday, December 2, 2025

RESULT:	APPROVED
MOVER:	Saba Haider
SECONDER:	Andrew Honig

5. COMMITTEE VOTE REQUIRED

5.A. [26-0529](#)

Recommendation for approval of a third amendment to the Citizen Participation Plan, Community Development Commission department policy.

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

RESULT:	APPROVED
MOVER:	Lynn LaPlante
SECONDER:	Saba Haider
AYES:	Barfuss, Cronin Cahill, Crandall, Haider, Honig, LaPlante, Hennerfeind, and Bricks
ABSENT:	Bastian, Flint, and Krajewski
LATE:	Schwarze

5.B. [26-0530](#)

Recommendation for approval of a 1st Modification to a HOME Investment Partnerships (HOME) Program Agreement with Addison Horizon Limited Partnership, Project Numbers HM22-01/HM23-01 – Addison Horizon Senior Living Community – removing reference to one on-site manager’s unit and to ensure ongoing compliance with HOME property standard and inspection requirements.

Julie Hamlin, Community Development Administrator, reiterated the proposed modification addresses two separate issues. First, the Alden Addison Senior Living Community has completed construction, and the developer has informed staff that they no longer intend to employ an on-site, live-in property manager as originally planned. The initial application and underwriting included a designated manager’s unit, classified as a market-rate unit, with free rent provided as part of the manager’s compensation package. With the shift in operating model, the manager’s unit will now function as a standard market rate unit and generate rental income, without altering the overall market rate unit configuration. Staff recommend approving this adjustment as part of the modification. Second, recent updates to HOME regulation introduce new compliance requirements, including ongoing property standards and inspections obligations. Adding clarifying language through this modification will ensure the project remains compliant once the new regulatory deadlines take effect.

On a Voice Vote, all Ayes, the Montion passed

RESULT:	APPROVED
MOVER:	Lynn LaPlante
SECONDER:	Cynthia Cronin Cahill

5.C. [26-0531](#)

Recommendation for Approval of the Transfer of Ownership and Assumption of all associated HOME Investment Partnerships (HOME) Program Requirements from Illinois Independent Living Center, an Illinois not-for-profit corporation to Little Friends, Inc., an Illinois not-for-profit corporation for Project Number HM16-01 Katharine Manor Apartments.

Julie Hamlin advised the County previously provided HOME funding to Illinois Independent Living Center for the acquisition and rehabilitation of two condominium units. As part of the HOME Program requirements, County staff conducts annual monitoring of funded units, and during the most recent monitoring it was discovered that ownership of the property had been transferred. The County is required to be notified in advance of any proposed transfer of ownership, as the original underwriting and approval were based on the original developer. Upon discovery, staff contacted the Assistant State's Attorney and worked with the State Attorney's office to ensure compliance and to vet the new entity with which Illinois Independent Living Center merged with Little Friends Inc. Staff coordinated with Little Friends, Illinois Independent Living Center, and legal counsel to obtain and review all required documentation to ensure that Little Friends can own and operate the two units for the remainder of the HOME affordability period. Based on this review, no compliance issues were identified, and staff recommend approval of the assumption of all HOME Program documents associated with the two units.

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

RESULT:	APPROVED
MOVER:	Lynn LaPlante
SECONDER:	Saba Haider

5.D. [26-0532](#)

Recommendation for approval of a 1st Modification to a HOME Investment Partnerships (HOME) Program Agreement with Taft and Exmoor LP, Project Numbers HM21-05/HM22-02/HM23-02, incorporating newly effective requirements under the Illinois Prevailing Wage Act, and incorporating language regarding immigration restrictions, requirements, eligibility, and verification, as applicable, due to a recent federal register notice issued by HUD.

Mary Keating, Community Services Director, gave updates regarding HUD's issuance a notice applying the Personal Responsibility and Work Opportunity Reconciliation Act requirements to all federally assisted housing programs, which would have required us to verify immigration status of all individuals residing in assisted units. However, a stay has since been issued. Our agreement already includes an "if applicable" clause, so at this time no operational changes will be made. We will be positioned to implement them without delay.

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

RESULT:	APPROVED
MOVER:	Lynn LaPlante
SECONDER:	Saba Haider

6. OTHER BUSINESS

Chair LaPlante: I just want to reiterate if you are not going to be here, please do let us know because we do have Quorum matters that we are always having to make sure that we meet so if you know you're not going to be here or going to be zooming in please do e-mail us ahead of time thank you so much.

7. ADJOURNMENT

With no further business, the meeting was adjourned at 11:39 AM.

8. NEXT MEETING DATE - MARCH 3, 2026



Minutes

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

File #: 26-0528

Agenda Date: 2/3/2026

Agenda #: 4.A.



DU PAGE COUNTY

Home Advisory Group

Final Summary

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

Tuesday, December 2, 2025

11:30 AM

Room 3500B

1. CALL TO ORDER

11:30 AM Home Advisory Group meeting was called to order by Chair Lynn LaPlante at 11:38 AM.

2. ROLL CALL

Staff Present: Mary Keating, Community Services Director; Julie Hamlin, Community Development Administrator; Ashley Miller, Community Development Manager; Chloe Harrington, Housing and Community Development Planner (remote); and Bec DeLaura, Housing and Community Development Planner (remote).

Assistant State's Attorney - Trevor Prindle

PRESENT	Barfuss, Bastian, Flint, Haider, LaPlante, Schwarze, and Childress
ABSENT	Crandall, Krajewski, Hennerfeind, and Bricks
REMOTE	Cronin Cahill, and Honig

MOTION TO ALLOW A BOARD MEMBER TO JOIN MEETING

Motion to allow Mbr. Childress to join committee.

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

RESULT:	APPROVED
MOVER:	Lynn LaPlante
SECONDER:	Saba Haider

MOTION TO ALLOW REMOTE PARTICIPATION

Motion to allow Mbr. Cronin Cahill and Mbr. Honig remote participation.

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

RESULT:	APPROVED
MOVER:	Saba Haider
SECONDER:	Greg Schwarze

3. PUBLIC COMMENT

No public comments were offered.

APPROVAL OF MINUTES**4.A. [25-2880](#)**

Home Advisory Group - Regular Meeting Minutes - July 1, 2025

There were no additions, corrections or discussion.

On a Voice Vote, the July 1, 2025 Minutes were approved.

RESULT:	APPROVED
MOVER:	Lynn LaPlante
SECONDER:	Saba Haider

5. COMMITTEE VOTE REQUIRED**5.A. [25-2881](#)**

Recommendation for approval of the amended Notice of Occupancy Rights Under the Violence Against Women Act (VAWA) Policy.

Julie Hamlin, Administrator of Community Development, explained that previous updates had been delayed pending revisions from HUD to forms associated with the VAWA policy. These forms have been updated and incorporated into the policy. The amendments strengthen notification requirements, and the Emergency Transfer Plan has been rewritten to align with the HUD format. Mary Keating, Director of Community Services, stated further all tenants must be informed of their rights under this specific Act. While these rights apply to everyone, our receipt of federal funding makes it a requirement to provide formal notification to tenants.

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

RESULT:	APPROVED
MOVER:	Lynn LaPlante
SECONDER:	Saba Haider
AYES:	Barfuss, Bastian, Flint, Haider, LaPlante, Schwarze, and Childress
ABSENT:	Crandall, Krajewski, Hennerfeind, and Bricks
REMOTE:	Cronin Cahill, and Honig

5.B. [25-2882](#)

Recommendation for Approval of a Conditional Commitment of HOME Investment Partnerships Act (HOME) Funds with Catholic Charities, Diocese of Joliet, Project Number HM25-02a – Tenant Based Rental Assistance – in the Amount of \$204,000.

There were no questions.

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

RESULT:	APPROVED
MOVER:	Lynn LaPlante
SECONDER:	Saba Haider

5.C. [25-2883](#)

Recommendation for Approval of a Conditional Commitment of HOME Investment Partnerships Act (HOME) Funds with DuPage Pads, Project Number HM25-02b – Tenant Based Rental Assistance – in the Amount of \$139,000.

There were no questions.

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

RESULT:	APPROVED
MOVER:	Lynn LaPlante
SECONDER:	Greg Schwarze

5.D. [25-2884](#)

Recommendation for Approval of FY2026 Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG) and HOME Investment Partnerships Act (HOME) Application Funding Recommendations.

Mary Keating stated Congress has not yet passed the 2026 federal budget for CDBG program, the House has proposed level funding while the Senate has recommended a 7% reduction. Given this uncertainty we are proceeding with planning based on level funding assumption with a contingent measure to accommodate potential changes once the final budget is approved. Julie Hamlin noted her team is developing the 2026 Annual Action Plan required for CDBG, HOME and ESG funding. While Congress has not finalized the 2026 budget, we will plan based on level CDBG funding, with contingencies in place. For public service projects, we received five applications and recommend three for 2026, including a merged request from Catholic Charities. ESG funding will continue to support outreach, emergency shelter and HMIS, consistent with 2025. We also solicited capital improvement proposals for nonprofit-owned facilities. Out of the four applications, three are recommended with one excluded due to lack of facility ownership. With the remaining funds we revisited prior neighborhood investment applications. One Bensenville project was already earmarked and based on the scoring and outreach to municipal partners. We are also preparing to move forward with projects from Glendale Heights, Addison and another Bensenville project if the funding becomes available. If the allocations fall short, we will reduce admin and public services budget to stay within public caps. The same applies to ESG where caps also apply to street outreach and shelter funding. If deeper cuts are needed, we will reduce projects starting

with the lowest scoring neighborhood and capital improvement proposals. HOME program references are placeholders for future projects as agencies become ready, we vet and bring each proposal to the committee for approval. Mary Keating added that the beneficiaries of hard funded programs will now be required to have their immigration status verified. Nonprofits were previously exempt, but we have been informed we must now handle this administratively. It is unclear how this process will be implemented, and some agencies may choose not to continue funding. Nineteen states have also filed a lawsuit claiming the new regulations conflict with congressional intent, so the outcome remains unclear. There were discussions regarding the new regulations.

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

RESULT:	APPROVED
MOVER:	Lynn LaPlante
SECONDER:	Saba Haider

6. OTHER BUSINESS

No other business was discussed.

7. ADJOURNMENT

With no further business, the meeting was adjourned at 11:56 AM.

8. NEXT MEETING DATE - JANUARY 6, 2026



Action Item

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

File #: 26-0529

Agenda Date: 2/3/2026

Agenda #: 5.A.



**DUPAGE
COUNTY**

COMMUNITY SERVICES

630-407-6500
Fax: 630-407-6501
csprograms@dupageco.org

www.dupageco.org/community

TO: HOME Advisory Group

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

DATE: January 9, 2026

SUBJECT: Citizen Participation Plan Amendment

**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

Action Requested: CDC staff recommend approval of a third amendment to the Citizen Participation Plan.

Details: As required by the U.S. Department of Housing and Urban Development (HUD) Code of Federal Regulations for the Consolidated Plan (24 CFR Part 91.105), the County must adopt a Citizen Participation Plan (CPP) setting forth the County's policies and procedures for citizen participation. The last amendment to the County's CPP was in 2020 in response to COVID-19. CDC staff felt it was necessary to update the CPP to ensure compliance with current regulations and adjust any outdated language or allowances.

The CPP has been amended to align with regulatory requirements under 24 CFR 91.105 Citizen Participation Plan; Local Governments, as well as simplify the document formatting for public consumption. Changes include, but are not limited to:

1. Adding definitions for public reference and clarity;
2. Clarifying when virtual public hearings may be utilized;
3. Elaborating on availability of draft and approved documents, public hearings, and public comment periods;
4. Detailing how the County will encourage citizens, minorities, non-English-speaking persons, as well as persons with disabilities, to participate in the development of plans covered by the CPP;
5. Detailing access to records and meetings.

A 30-day public comment period took place from 01/03/2026 – 02/02/2026 and a public hearing was held 01/14/2026 to obtain public input on the proposed amendments to the CPP.

CITIZEN PARTICIPATION PLAN (CPP) (CDC Department Policy 2007, Amended and Approved by the CDC Executive Committee on 02/06/2018; Amended and Approved by the Community Development Commission and HOME Advisory Group on 06/02/2020; Amended and Approved by the Community Development Commission and HOME Advisory Group on xx/xx/2026)

I. Purpose

DuPage County (County) is an entitlement jurisdiction and, as such, receives entitlement grant funding from the U.S. Department of Housing and Urban Development (HUD).

The federal entitlement grant funds include: Community Development Block Grant (CDBG); HOME Investment Partnerships Program (HOME); Emergency Solutions Grant (ESG); and other grants as added by law.

As an entitlement jurisdiction, the County is required to prepare a Five-Year Consolidated Plan (Consolidated Plan), an Annual Action Plan, and a Consolidated Annual Performance and Evaluation Report (CAPER).

As required by the U.S. Department of Housing and Urban Development (HUD) Code of Federal Regulations for the Consolidated Plan (24 CFR Part 91.105), the County must adopt a Citizen Participation Plan (CPP) setting forth the County's policies and procedures for citizen participation. This CPP establishes standards for the County to provide for and encourage citizens, minorities, non-English-speaking persons, as well as persons with disabilities, to participate in the development of the Analysis of Impediments to Fair Housing Choice Plan (AI), revisions to the AI, Consolidated Plan, Annual Action Plans, Substantial Amendments (where applicable), and CAPERs. The County will emphasize participation by low- and moderate-income persons, particularly those living in slum and blighted areas and in areas where formula grant funds are proposed to be used, and by residents of predominantly low- and moderate-income neighborhoods.

Citizens will also be given the opportunity to comment on the CPP itself, both at initial drafting and when the County determines substantial amendments are made to the plan.

II. Applicability

This CPP is applicable to the activities of the DuPage Community Development Commission and DuPage County as they carry out their respective responsibilities for the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME) Program, and Emergency Solutions Grant (ESG), and other grants added by law. Documents covered include:

- Consolidated Plan for Housing and Community Development (Consolidated Plan); and
- Annual Action Plan; and
- Consolidated Annual Performance and Evaluation Report (CAPER); and
- Substantial Amendments (where applicable); and
- Analysis of Impediments (AI) to Fair Housing Choice; and
- Citizen Participation Plan.

III. Definitions

Amendment, Minor: Per regulations at 24 CFR 91.505(a), the County shall amend its approved plan whenever it makes one of the decisions noted below. A minor amendment may be

completed to change a previously adopted Consolidated Plan or Annual Action Plan that does not meet the thresholds to qualify as a Substantial Amendment. This includes, but is not limited to:

- Making a change in allocation priorities or in the method of distribution of funds;
- Carrying out an activity, using funds from any program covered by the Consolidated Plan (including program income, reimbursements, repayment, recaptures, or reallocations from HUD), not previously described in the Annual Action Plan; or
- Changing the purpose, scope, location, or beneficiaries of an activity.

Amendments to the Consolidated Plan or Annual Action Plan that are not classified as Substantial Amendments will be modified internally at the discretion of the County. Once an amendment has been completed, the amendment will be made public on the County website and notice will be provided to the HUD field office.

Amendment, Substantial: A change to a previously adopted Five-Year Consolidated Plan or Annual Action Plan, which is subject to the citizen participation process, in accordance with this CPP. The County has determined changes resulting in a Substantial Amendment include:

- Modifications to proposed activities affecting at least 25% of the federal funds subject to the Consolidated Plan; and
- Changes in use of Community Development Block Grant (CDBG) program funds from one eligible activity to another (24 CFR 91.105(c)).

Analysis of Impediments to Fair Housing Choice (AI): In accordance with the Fair Housing Act, the County is required to administer programs and activities related to housing and community development in a manner to affirmatively further the policies of the Fair Housing Act. As part of the County's certification to affirmatively further fair housing, an AI is prepared. The AI is a fair housing planning document which analyses and identifies impediments to fair housing choice within the County's jurisdiction. The AI also identifies actions to be taken to overcome the effects of any impediments identified through the analysis. The development of the AI generally coincides with the development of the Consolidated Plan. Should HUD publish future guidance pertaining to the County's obligation to affirmatively further fair housing which impacts this CPP, the CPP will be amended.

Annual Action Plan: The annual planning document that describes how the specific federal formula grant funds are going to be spent over the course of the upcoming program year and the projects that will be undertaken to accomplish the strategies and goals that were set forth in the Consolidated Plan.

Citizen Participation Plan (CPP): The CPP provides standards by which citizens are encouraged to participate in the development, planning, execution, and evaluation of the Consolidated Plan, Annual Action Plans, any substantial amendments, and CAPERs.

Community Development Block Grant (CDBG): A flexible program that is granted to larger cities and urban counties to develop viable communities by providing decent housing, a suitable living environment, and opportunities to expand economic opportunities.

Consolidated Annual Performance and Evaluation Report (CAPER): An annual report that evaluates the uses of the formula grants, outlines the yearly expenditures, and assesses the

County's progress at implementing its Annual Action Plan as well as reaching the goals set forth in the Consolidated Plan.

Consolidated Plan: A five-year planning document submitted to HUD for funding under any of the Community Planning and Development formula grant programs that, with community participation, identifies the County's affordable housing and community development needs and priorities.

Displacement: Displacement refers to the involuntary relocation of individuals from their residences due to housing development and rehabilitation activities paid for by federal funds.

Emergency Solutions Grant (ESG): The ESG program provides resources to assist individuals and families to quickly regain stability in permanent housing after experiencing a housing crisis or homelessness. ESG funds are authorized and intended for rapid rehousing, homelessness prevention, emergency shelter, street outreach, and eligible costs associated with the Homeless Management Information System (HMIS).

Formula Grant Funds: As used in this document, refers to federal grant programs under which the County receives funding as an entitlement, i.e., CDBG, HOME, and ESG.

Home Investment Partnerships Program (HOME): HOME is designed exclusively to create or preserve affordable housing for low-income households. Activities include those that build, buy, and/or rehabilitate affordable rental or homeownership housing, or provide direct rental assistance to low-income people.

Low to Moderate Income (LMI): LMI is 0-80% of Area Median Income (AMI) for a jurisdiction as defined annually by HUD. In addition, this includes those individuals presumed by HUD to be principally LMI (abused children, battered spouses, elderly persons, severely disabled adults, homeless persons, illiterate adults, persons living with AIDS, and migrant farm workers).

Predominately Low- and Moderate-Income Neighborhood: Generally defined as a primarily residential area comprised of census tracts and/or census tract block group(s) in which a least fifty-one percent (51%) of the residents have an income not exceeding eighty percent (80%) of the Area Median Income (AMI).

Public Hearing: Public hearings provide the public, specifically LMI individuals and households, to make public testimony or comment. Public hearings are advertised in local newspapers and made accessible to non-English speaking individuals and those who have a disability.

U.S. Department of Housing and Urban Development (HUD): HUD is the federal government agency that creates and manages programs pertaining to homeownership, affordable housing, fair housing, homelessness, and community and housing development.

IV. Roles, Responsibilities, and Contact Information

DuPage County is the recipient of the federal entitlement grant funds listed above.

Community Development Commission

The DuPage County Community Development Commission (CDC) staff are responsible for the administration of HUD formula grant funds identified in this plan on behalf of the County. The Department is responsible for assuring citizen participation in its program and project development process, informing citizens about the planning process, facilitating meetings, preparing the Consolidated Plan and Annual Action Plan, preparing amendments, developing the CAPER, developing the AI, providing opportunities for public comments, and all other program requirements.

The CDC establishes and implements policies relating to the use of formula grant funds and recommends action to the DuPage County Board.

Contact Information for the CDC:

DuPage County Community Development Commission
421 N. County Farm Road, Room 2-800
Wheaton, IL 60187
630-407-6600
communitydev@dupagecounty.gov

DuPage County Board

The DuPage County Board is the elected legislative body governing the County of DuPage. It is responsible for approving the County's Consolidated Plan, Annual Action Plans, and substantial amendments to the plans. The DuPage County Board takes final action regarding formula grant programs.

V. Citizen Participation Policies

Encouraging Citizen Participation

Interested groups and individuals are encouraged to provide input into all aspects of the County's consolidated planning activities, from assessing needs and setting priorities through performance evaluations. The CPP outlines the County's responsibility for providing opportunities for active participation from citizens of all income levels to contribute information, ideas, and opinions about ways to improve our neighborhoods, promote housing affordability, and enhance the delivery of public services to local residents.

In developing its Consolidated Plan, Annual Action Plans, Substantial Amendments, CAPER and AI, the County will take appropriate actions to encourage citizen participation by all residents of the County, including encouraging the involvement of:

- LMI persons, particularly those living in areas where federal funds are proposed to be used;
- Residents of predominantly low-and moderate-income neighborhoods;
- Minorities;
- Persons with Limited English Proficiency;
- Persons with disabilities;
- In conjunction with consultation with public housing agencies (PHA), residents of public and assisted housing developments (including any resident advisory boards, resident

councils, and resident management corporations), along with other low-income residents of targeted revitalization areas in which the developments are located; and

- Local and regional institutions, the DuPage County Continuum of Care (CoC) and other organizations, including businesses, developers, nonprofit organizations, philanthropic organizations, and community-based and faith-based organizations.

The County shall make an effort to provide information to the PHA about affirmatively furthering fair housing strategy and consolidated plan activities related to its developments and surrounding communities, so that the PHA can make this information available at the annual public hearing(s) required for the PHA Plan.

In addition to public comment periods and public hearings, the following alternative public involvement methods may be used to further engage citizens and interested parties and encourage participation:

- Community meetings;
- Focus groups;
- Surveys;
- Public Housing Agency (PHA) plans.

Specific actions to encourage participation by minorities, non-English speaking persons, and persons with disabilities may include outreach and collaboration with organizations primarily serving these populations, community meetings and focus groups emphasizing participation by these populations, or survey opportunities directed to these populations.

Availability of Draft and Approved Documents

At or as soon as feasible after the start of the public participation process, the County will make HUD-provided data and any other supplemental information the County plans to incorporate into its Consolidated Plan available to residents, public agencies, and other interested parties. The County may make the HUD-provided data available to the public by cross-referencing to the data on HUD's website.

The draft and final versions of the CPP, Consolidated Plan, Annual Action Plan, CAPER, and all related amendments will be available online at the County's Community Development Commission website. Hard copies of all documents will be made available, upon request, at the DuPage County CDC office located at 421 N. County Farm Road, Room 2-800, Wheaton, IL 60187, during regular business hours. Internet access is available at all County public libraries. For residents and groups without access to the internet, a reasonable number of free copies of the plan or amendment will be made available upon request. Additionally, documents will be made available in a format accessible to persons with disabilities, upon request.

The draft Consolidated Plans, draft Annual Action Plans, and draft substantial amendments will be made available for public review and comment for a minimum of 30 days prior to their submission to HUD.

The draft CAPER will be available for public review and comment for a minimum of 15 days prior to its submission to HUD.

Public comment periods may be shortened or eliminated should HUD issue a waiver to such requirements in order to more expediently provide funds during times of urgent need.

Prior to approval by the DuPage County Board, the draft Consolidated Plan made available to residents, public agencies, and other interested parties will include information on the amount of assistance the County expects to receive (including grant funds and program income) and the range of activities that may be undertaken, including the estimated amount that will benefit low- and moderate-income persons.

Public Hearings

The County will hold a minimum of two (2) public hearings per year, at two different stages of the program year, to obtain citizens' and stakeholders' input, views and comments as well as respond to proposals, comments, and questions. Together, these hearings will address housing and community development needs, development of proposed activities, provide strategies and actions for affirmatively furthering fair housing, and a review of program performance.

When the County is preparing for the development of the Consolidated Plan, one of the public hearings will be held before the proposed Consolidated Plan is published for comment.

At least one public hearing will be held to solicit comments on the development of the Consolidated Plan, AI, and/or Annual Action Plan, which includes the proposed uses of federal funds covered by each plan as well as fair housing issues. Another public hearing will occur during the development of the CAPER, which will be held prior to the submission to HUD.

Additional Public Hearings may be held as determined by CDC staff.

Public Hearings will be held on weekday evenings, no earlier than 5:00 pm.

In-person Public Hearings will be held at accessible locations within the County. Accommodations for persons with disabilities or those with limited English proficiency will be provided upon request, with at least three (3) business days' prior notification to CDC staff.

Virtual Public Hearings may be utilized in emergent situations where in-person public meetings are not allowable or feasible, or when necessary to comply with federal, state, or local emergency orders issued for public health, natural, or other declared disasters, or for other reasons as may arise from time to time. Virtual meetings will be conducted online using software that is free for participants and provides the ability for participants to ask questions in real time and for answers to be provided to all attendees. The software will allow for accessibility for persons with disabilities and those with limited English proficiency. Accommodations for persons with disabilities or those with limited English proficiency will be provided upon request, with at least three (3) business days' prior notification to CDC staff.

In the case of public hearings where a significant number of non-English speaking residents can reasonably be expected to participate, the needs of those residents will be met through coordination with translation services.

The CDC requires public hearings to be held by entities/organizations intending to apply for a potential project in which CDBG funds are being requested. For projects that are site-specific, the applicant is encouraged to hold the hearing at the site and to notify residents and/or clients who would be affected by the proposed activity. A notice must be published in a newspaper of general circulation in the DuPage Consortium area at least ten (10) calendar days prior to the public hearing.

Notice of Public Hearings and Public Comment Periods

A public comment period of at least thirty (30) days will be provided for each Consolidated Plan, Annual Action Plan, and substantial amendments to allow for the public to provide comments prior to the submission of plans to HUD, except as noted above under the *Availability of Draft and Approved Documents* section.

A public comment period of at least fifteen (15) days will be provided for each CAPER to allow for public comments prior to the submission to HUD.

Notices of public hearings, the availability of draft documents, and comment periods will be distributed, published in a newspaper of general circulation in the DuPage County Consortium area, and posted on the DuPage County Community Development Commission website. Notices will be distributed and published at least ten (10) calendar days before the public hearings and will include the subject, time, and location of the hearing as well as information regarding how to request accommodation and services available for persons with disabilities who wish to attend the public hearings.

Public notices of comment periods will announce the availability of relevant draft documents for public review and will include a description of contents and purpose of the document. The notices will describe how to obtain a copy of the document for review and clearly list all scheduled hearings with dates, times, and locations. The notices will include information on how to access documents online and list locations where hard copies will be available.

Notices, along with a link to the document(s) on the County's CDC website, will also be distributed electronically to municipalities, townships, non-profit organizations, and public libraries throughout the consortium area with a request to post the notice for public viewing.

The County will consider comments expressed by residents, public agencies, and other interested parties in writing to the CDC contact listed above under *Section IV. CDC Contact Information*, or orally at public hearings. Within each Consolidated Plan, Annual Action Plan, CAPER, or substantial amendment submitted to HUD, the County will provide a summary of all comments received either orally or in writing during the applicable 30-day or 15-day public review period, the County's subsequent response and/or action, and a summary of any comments or views not accepted and the reasons why. This information will also be made available to the public as part of the final document.

Minor amendments to the Consolidated Plan, Annual Action Plan, or this CPP do not require public notifications, public hearings, or DuPage County Board approval.

Additional comments are solicited on activities undertaken with CDBG, HOME, and ESG funds through the Environmental Review Record process. Notification and comment periods are in accordance with 24 CFR Part 58.

Assessing Language Needs

The County shall take reasonable steps to provide language assistance to ensure meaningful access to participation by non-English-speaking residents. During the development of the Consolidated Plan, DuPage County updates its Language Access Plan. The Language Access Plan details procedures for assessing language needs within the jurisdiction and identifies the need for translation of notices and other vital documents.

Access to Records

In accordance with the Freedom of Information Act (FOIA), all records are open to the public. The County will provide residents of the community, public agencies, or other interested parties with reasonable and timely access to information and records relating to the County's Consolidated Plan, Annual Action Plans, AI, and use of funds under the programs covered by the plans and CPP during the preceding five years.

A hard copy of the final adopted Consolidated Plan, Annual Action Plans, CAPER, and AI will be made available for public inspection during normal business hours of the County. Access may be requested and arranged by contacting the CDC.

Electronic versions of the aforementioned documents are available at all times on the CDC website. Residents without computers and/or internet access may view the documents online at any public library location throughout the County.

If requested, the public will be provided with a reasonable number of free copies of each aforementioned document within a reasonable period of time. If requested, the document will be provided in alternative formats within a reasonable period of time, and copies may be mailed to those who are homebound.

Access to Meetings

All local meetings, including those of the DuPage County Community Development Commission, the CDC Executive Committee, the HOME Advisory Group, and any special committees created by these groups, are subject to the Open Meetings Act (OMA), including timely availability of meeting materials, as required under the OMA. OMA notification and reporting requirements apply any time a majority of a quorum of any of these groups assembles to discuss the business of the CDC. Local meetings are held in buildings accessible to those with disabilities. Any person with a disability may also request a reasonable accommodation by contacting the DuPage County Board offices. It is also the policy of the CDC to notify organizations that would be directly affected by a policy issue scheduled for consideration by one of the CDC's policy groups.

Technical Assistance

CDC staff will provide technical assistance to individuals and groups representative of persons of low- and moderate-income who request such assistance in developing proposals for funding

assistance under any of the programs covered by the Consolidated Plan. This technical assistance does not include the provision of funding but rather consultation and advisement provided on a one-on-one or group basis as deemed reasonable by CDC staff and/or the County.

Complaints

Written complaints related to the Consolidated Plan, amendments, revisions, and the CAPER will be referred to the appropriate County staff member for consideration and response. The County will provide a substantive written response within 15 business days, where practicable. If the complaint involves a policy issue requiring deliberation of one or more policy groups, the individual submitting the complaint shall be notified of this fact within 15 business days. The issue will be brought to the attention of the appropriate policy group at the next available meeting, and a response will be developed after their consideration.

Minimizing Displacement

Projects and activities funded with CDBG, HOME, or ESG funds will be planned in order to prevent the displacement of persons and businesses to the greatest extent feasible. In the event displacement occurs, the County will notify affected persons and provide assistance consistent with the provisions of the Uniform Relocation Act and all other applicable governmental regulations.



Action Item

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

File #: 26-0530

Agenda Date: 2/3/2026

Agenda #: 5.B.



**DUPAGE
COUNTY**

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: January 15, 2026

SUBJECT: HOME Agreement Project #s HM22-01/HM23-01 Alden Addison
Horizon Senior Living Community - Agreement Modification One

**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

Action Requested: Staff recommend approval of Modification One to the HOME Investment Partnerships Agreement known as project #s HM22-01/HM23-01 between DuPage County and Addison Horizon Limited Partnership to remove reference to one manager's unit and ensure compliance with HOME property standard requirements, as amended from time to time.

Details: The project was adopted by the County Board under Resolution #HS-R-0013-24 on 06/11/2024 to grant \$5,250,000 in HOME Investment Partnerships (HOME) Program funding toward the construction of 62 units of affordable rental housing for seniors aged 62+, of which 30 units are designated as County HOME units. Of the 62 units, five are designated as market-rate rental units, with one of the five originally being set aside to be a rent-free on-site property manager's unit.

The Alden Foundation has since changed its approach to property management and is shifting away from live-in staff units across its portfolio. Due to this shift, the organization has requested the HOME Agreement be modified to remove reference to the manager's unit. The change in units does not impact the County's HOME units and will provide one additional market rate income producing unit, which will positively impact revenue. If approved, a modification to the Regulatory Land Use Restriction Agreement will be completed and recorded.

The modification also addresses the requirement for the property to meet ongoing property standards, which were recently updated under HOME regulations at 24 CFR 92.251. The modification specifies the property must meet standards set forth in the department's property standards policy, as amended in accordance with 24 CFR 92.251. This modification will ensure ongoing compliance as policies and procedures are amended to align with HOME regulatory updates.

MODIFICATION ONE TO HOME INVESTMENT PARTNERSHIPS (HOME) PROGRAM
AGREEMENT BETWEEN THE COUNTY OF DUPAGE AND ADDISON HORIZON
LIMITED PARTNERSHIP PROJECT NUMBERS HM22-01 & HM23-01

THIS MODIFICATION ONE TO AGREEMENT is entered into this _____ day of February, 2026 by and between the COUNTY OF DU PAGE, Illinois (hereinafter called “COUNTY”) and Addison Horizon Limited Partnership, an Illinois Limited Partnership, with a principal place of business located at 4200 West Petersen Avenue, Suite 140, Chicago, Illinois 60646 (hereinafter called “DEVELOPER”). The purpose of this MODIFICATION ONE TO AGREEMENT is to modify an existing agreement between the above parties known as Community Development Commission Agreement HM22-01/HM23-01, which was adopted by Resolution HS-R-0013-24 on June 11, 2024, to grant funding in the amount of \$5,250,000.00, for the purpose of new construction of sixty-two (62) units of affordable rental housing for senior citizens. Thirty (30) units in the PROPERTY shall be leased to an income-eligible household at a rent not to exceed that allowed under the HOME Program, at 500 N Denise Court, Addison, IL 60101 (hereinafter, together with any previous modifications thereto, called “Agreement”).

In consideration of the premises of the Agreement, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree to the following modification of the terms of the Agreement in accordance with Section XI. A. of the Agreement:

1. Recitals, paragraph three, is hereby deleted in its entirety, removing reference to one manager’s unit, and replaced with the following, “WHEREAS, by Application for Affordable Housing Funding originally submitted on July 16, 2021, DEVELOPER has submitted underwriting documentation and made application to COUNTY for a loan of a portion of COUNTY’s HOME Investment Partnerships Act Funds (“HOME FUNDS”) which shall be paid to DEVELOPER and used for the new construction of sixty-two (62) rental units (“PROPERTY”) located at 500 N. Denise Court, Addison, IL 60101; and”.
2. Section I. C. Exhibit A. Community Development Commission (CDC) Property Standards, is hereby amended the state, “Exhibit A. Community Development Commission (CDC) Property Standards, as amended in accordance with 24 CFR 92.251.”
3. Section II. A. is hereby deleted in its entirety, removing reference to one manager’s unit, and replaced with the following: “Statement of Work: The DEVELOPER, in collaboration with the COUNTY, shall utilize HOME FUNDS for eligible costs associated with the new construction of sixty-two (62) rental units. Thirty (30) units in the PROPERTY shall be leased to an income-eligible household at a rent not to exceed that allowed under the HOME Program (“PROJECT”).”
4. Section II. A. 1. Statement of Work Specifics, second sentence, is hereby amended to state, “After construction, all of the units must meet the property standards set forth in COUNTY’s CDC Property Standards Policy attached hereto as Exhibit A, as amended from time to time, in accordance with 24 CFR 92.251.”
5. Section II. A. 1. Statement of Work Specifics unit breakdown table is hereby

amended to remove reference to one market rate manager's unit, and shall be replaced with the following table:

Bedroom Type	Entire Project	Market Rate Units	High HOME Units	Low HOME Units	Total HOME Units
1-BR	50	2	22	6	28
2-BR	12	3	2	0	2
Totals	62	5	24	6	30

In all other respects, the terms and conditions of the Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Modification on the
dates recited below:

Addison Horizon Limited Partnership,
an Illinois Limited Partnership

BY: Addison Horizon, Inc.
Its General Partner

Emmanuel Kinard
Vice President

DATE:

ATTEST:

Signature

Printed Name

Title

COUNTY OF DUPAGE,
a body politic in the State of Illinois

BY: _____
Deborah A. Conroy,
Chair DuPage County Board

DATE:

ATTEST:

Jean Kaczmarek,
DuPage County Clerk



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

4200 West Peterson Ave. Chicago, Illinois 60646 773-724-6573
www.aldenfoundation.org



Action Item

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

File #: 26-0531

Agenda Date: 2/3/2026

Agenda #: 5.C.



**DUPAGE
COUNTY**

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



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: January 21, 2026

SUBJECT: HOME Investment Partnerships Program Project HM16-01 Illinois
Independent Living Center – Ownership Change & Assumption Request

Action Requested: Staff recommend transfer of ownership and assumption of all associated HOME Investment Partnerships (HOME) Program requirements from Illinois Independent Living Center, an Illinois not-for-profit corporation to Little Friends, Inc., an Illinois not-for-profit corporation.

Details: On September 27, 2016, the County of DuPage entered into a Home Investment Partnerships (HOME) Program Agreement for the project known as HM16-01 with Illinois Independent Living Center, Inc. (IILC). Under Agreement, DuPage County provided HOME funds totaling \$212,640 for costs associated with the acquisition and rehabilitation of condominium units 111 and 216 located at 1141 Iroquois Avenue, Naperville, IL 60563.

Each unit has a 15-year regulatory affordability period which runs through 04/17/2033. As part of the County's annual monitoring of HOME projects, information and documentation is requested to ensure the project continues to meet HOME requirements. On March 20, 2025, IILC provided requested HOME monitoring documentation. Upon review by Community Development Commission (CDC) staff, IILC had noted they were in process of merging with Little Friends, Inc.

On April 29, 2025, CDC staff requested clarification regarding the merger and explained the process and documentation required for the County to consider a property transfer and assumption, as outlined in the project's HOME Agreement, Mortgages, and Regulatory Land Use and Restriction Agreement (RLURA). IILC responded confirming a merger had already taken place.

Since learning of the property transfer, CDC staff have been working with the County's State's Attorney's Office to cure the default.

IILC and Little Friends, Inc. wish to move forward with an assumption of the HOME Agreement, Forgivable Payment Notes, Forgivable Mortgages, and RLURA.

Little Friends, Inc. currently owns and operates 49 residential units in Will and DuPage Counties. This will be the first HOME-assisted property Little Friends, Inc. will own and operate. The subject property contains 32 units, 24 of which are now owned and operated by Little Friends, Inc. Of the 24 units, two were assisted with HOME funds and are subject to the ongoing requirements of the HOME program. CDC staff have reviewed necessary documentation submitted by Little Friends, Inc. and do not have concerns, at this time, about their ability to manage the two HOME-assisted units as affordable housing to meet all HOME program requirements.

To effectuate the transfer, Little Friends, Inc. will assume responsibility of the HOME Investment Partnerships Agreement, Forgivable Payment Notes, Forgivable Mortgages, and the Regulatory and Land Use Restriction Agreement. CDC staff will continue to monitor the project to ensure compliance throughout the 15-year affordability period, which runs through April 17, 2033.



April 30, 2025


Ashley Miller
Community Development Manager
DuPage County Community Development Commission
421 N. County Farm Road., Room 2-800
Wheaton, IL 60187

Re: Request to Transfer HOME Agreement HM16-01

Dear Ms. Miller,

Illinois Independent Living Center, Inc. has been good stewards of the HOME funds awarded to them in 2016. We wish to continue to be good stewards of these funds through a merger with Little Friends. The merger will bring more resources to Illinois Independent Living Center to strengthen its existing infrastructure and develop its programs further to be a stronger nonprofit that serves the disabled community. The Little Friends organization has all the intentions to honor the HOME Agreement, and the current programs will continue to remain intact under their governance. All of the Illinois Independent Living Center employees will remain employed through the merger. Continuity of care will remain as well to HOME funds practices. It is our request that the HAG Committee transfer the HOME Agreement HM16-01 from Illinois Independent Living Center, Inc. to Little Friends.

Thank you,


Anita L. Dierks
Director



27555 Diehl Road
Warrenville, Illinois 60555
630.355.6533
www.littlefriendsinc.org

April 30, 2025

Ms. Ashley Miller
Community Development Manager
DuPage County Community Development Commission
421 N. County Farm Road., Room 2-800
Wheaton, IL 60187

Re: Request to Assume HOME Agreement HM16-01

Dear Ms. Miller,

The Little Friends nonprofit organization was established in 1965 in Naperville as a private therapeutic day school and over time has grown to support 6 programs addressing the needs from children to elderly challenged by intellectual/developmental disabilities and autism. We are proud to add the Illinois Independent Living Center as our newest and 7th program for the communities we serve.

Little Friends has experience helping individuals live independently, and given this we believe the merger is a good fit for the two organizations, providing sustainability for the Illinois Independent Living Center on a long-term basis. With this merger, it is our intention to maintain the current Illinois Independent Living Center programming, staff, and all agreements the organization had prior to the merger including the HOME Agreement. We will continue to utilize the current verbiage in the tenant leases. Further, Little Friends will continue governing Illinois Independent Living Center as an affordable rental housing option for disabled individuals with mobility impairments. This intention includes the affordability period of the remaining agreement and, if applicable, the County imposed extended use period.

If you have any questions, please feel free to contact me. Otherwise, I appreciate your help and support in this matter.

Sincerely,

Mikel S. Briggs
President/CEO

Little Friends is a 501(c)(3) not-for-profit organization. Donations are deductible to the fullest extent of current tax law.

LITTLE FRIENDS CENTER FOR AUTISM • KREJCI ACADEMY • MANSION HIGH SCHOOL
COMMUNITY DAY SERVICES • RESIDENTIAL SERVICES • RESPITE PROGRAM



Action Item

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

File #: 26-0532

Agenda Date: 2/3/2026

Agenda #: 5.D.



**DUPAGE
COUNTY**



COMMUNITY SERVICES

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

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

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

TO: Home Advisory Group

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

DATE: January 27, 2026

SUBJECT: HOME Agreement Project #s HM21-05/HM22-02/HM23-02 Taft
and Exmoor LP - Agreement Modification One

Action Requested: Staff recommend approval of Modification One to the HOME Investment Partnerships Agreement known as project #s HM21-05/HM22-02/HM23-02 between DuPage County and Taft and Exmoor LP to incorporate newly effective Illinois Prevailing Wage Act requirements and eligibility and verification requirements under the Personal Responsibility and Work Opportunity Reconciliation Act of 1996 (PRWORA).

Details: The project was adopted by the County Board under Resolution #HS-R-0019-25 on 12/09/2025 to grant \$1,750,000 in HOME Investment Partnerships (HOME) Program funding toward the construction of 42 units of affordable rental housing, of which 10 units are designated as County HOME units.

Modification One to the Agreement incorporates newly effective requirements under the Illinois Prevailing Wage Act, which state the Act will apply to all federal construction projects administered or controlled by a public body if the prevailing rate of wages is equal to or greater than the prevailing wage determination by the United States Secretary of Labor for the same locality for the same type of construction used to classify the federal construction project.

The modification also incorporates language regarding immigration restrictions, requirements, eligibility, and verification, as applicable, due to a recent federal register notice issued by HUD on 11/26/2025, "Personal Responsibility and Work Opportunity Reconciliation Act of 1996 (PRWORA); Interpretation of "Federal Public Benefit"".

MODIFICATION ONE TO HOME INVESTMENT PARTNERSHIPS (HOME) PROGRAM
AGREEMENT BETWEEN THE COUNTY OF DUPAGE AND TAFT AND EXMOOR LP
PROJECT NUMBERS HM21-05/HM22-02/HM23-02

THIS MODIFICATION ONE TO AGREEMENT is entered into this _____ day of February, 2026 by and between the COUNTY OF DU PAGE, Illinois (hereinafter called “COUNTY”) and Taft and Exmoor LP, an Illinois Limited Partnership, having a principal place of business at 310 S. Peoria St., Suite 500, Chicago, IL 60607 (hereinafter called “DEVELOPER”). The purpose of this MODIFICATION ONE TO AGREEMENT is to modify an existing agreement between the above parties known as Community Development Commission Agreement HM21-05/HM22-02/HM23-02, which was adopted by Resolution HS-R-0019-25 on December 9, 2025, to grant funding in the amount of \$1,750,000.00, for the purpose of new construction of forty-two (42) units of affordable rental housing. Ten (10) units in the PROPERTY shall be leased to an income eligible household at a rent not to exceed that allowed under the HOME Program, at 640 Taft Avenue, Glen Ellyn, IL 60137 (hereinafter, together with any previous modifications thereto, called “Agreement”).

In consideration of the premises of the Agreement, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree to the following modification of the terms of the Agreement in accordance with Section XI. A. of the Agreement:

1. Section VI. D., last sentence, is hereby amended to read as follows, “If a loan, grant, or subsidy from another source requires DEVELOPER to comply with the DBRA, the requirements of the other source shall prevail over the requirements of this Paragraph, so long as the federal prevailing wage rates are greater than the effective state prevailing wage rates. Should state prevailing wage rates be equal to or greater than the prevailing wage determination by the United States Secretary of Labor for the same locality for the same type of construction used to classify the federal construction project, the Illinois Prevailing Wage Act and rates will apply.”
2. Section VI. Y. is hereby added in its entirety, and states the following, “DEVELOPER must administer HOME funds in accordance with all applicable immigration restrictions and requirements, including the eligibility and verification requirements that apply under title IV of the Personal Responsibility and Work Opportunity Reconciliation Act of 1996, as amended (8 U.S.C. 1601-1646) (PRWORA) and any applicable requirements that HUD, the Attorney General, or the U.S. Citizenship and Immigration Services may establish from time to time to comply with PRWORA, Executive Order 14218 (Ending Taxpayer Subsidization of Open Borders), or other Executive Orders or immigration laws”.
3. Section VI. Z. is hereby added in its entirety, and states the following, “DEVELOPER must use Systematic Alien Verification for Entitlements (SAVE), or an equivalent verification system approved by the Federal government, to prevent any Federal public benefit from being provided to an ineligible alien who entered the

United States illegally or is otherwise unlawfully present in the United States, if applicable”.

In all other respects, the terms and conditions of the Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Modification on the
dates recited below:

Taft and Exmoor LP,
an Illinois Limited Partnership

BY: Taft and Exmoor GP LLC
Its General Partner

Lindsey Haines
Interim President and CEO

DATE:

ATTEST:

Signature

Printed Name

Title

COUNTY OF DUPAGE,
a body politic in the State of Illinois

BY: _____
Deborah A. Conroy,
Chair DuPage County Board

DATE:

ATTEST:

Jean Kaczmarek,
DuPage County Clerk