



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

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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 Motion 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 and "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