



DU PAGE COUNTY

Home Advisory Group

Final Summary

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

Tuesday, March 4, 2025

11:30 AM

Room 3500B

1. CALL TO ORDER

11:30 AM meeting was called to order by Chair Lori Chassee at 11:30 AM.

2. ROLL CALL

Staff Present: Julie Hamlin, Community Development Administrator, Ashley Miller, Community Development Manager, Mark Franz, Village of Glen Ellyn Manager (Remote); Assistant State's Attorney - Trevor Prindle

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

3. PUBLIC COMMENT

No public comments were offered.

4. APPROVAL OF MINUTES

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

4.A. [25-0638](#)

Home Advisory Group - Regular Meeting - Tuesday, January 7, 2025

RESULT:	APPROVED
MOVER:	Lynn LaPlante
SECONDER:	Saba Haider

5. COMMITTEE VOTE REQUIRED

5.A. [25-0639](#)

Recommendation for approval of a \$1,750,000 preliminary set-aside of HOME Investment Partnerships (HOME) Program funds between DuPage County and Full Circle Communities, Inc. – Taft and Exmoor Development – for new construction of 42 units of affordable rental housing development in Glen Ellyn, IL for families and persons with disabilities.

Julie Hamlin referenced the agenda packet and focused on the project highlights to offer more background information and to clarify this set aside is preliminary and doesn't fully commit the HOME funds. Upon the completion of the underwriting application, a conditional commitment recommendation will be returned to this committee for approval. Julie Hamlin reiterated that Community Development is pleased to be involved with Full Circle Communities and the Village of Glen Ellyn who collaborated for many years to bring this project to fruition.

Full Circle Communities has applied to the County for \$1.75M in HOME funding to serve as gap financing for the construction of a three-story, 42-unit building. The development will include integrated housing for both working families and individuals with intellectual or developmental disabilities. The development located at 640 Taft Avenue in Glen Ellyn, will feature a mix of studio, one-bedroom and two-bedroom units with access to shared amenities. The developer plans to partner with Associated for Individual Development or AID, to provide optional on-site supportive services for residents. The total project cost is \$21.4M and there is a breakdown of preliminary and permanent financing sources, which were part of the document review. Julie Hamlin wanted to point out the key sources, as of this meeting, there will be a bank mortgage of \$2,050,000 and the project has received low-income housing tax credit investment of \$16,150,274. Additionally, there will be a deferred developer fee of \$864,792 and the HOME loan of \$1.75M. There is a ComEd energy efficiency grant of \$140,843 and an Illinois affordable housing tax credit of \$445,000. The terms of the HOME loan are currently being negotiated and will be presented to this committee as part of a conditional commitment recommendation upon secured financing sources. The investment will offer ten units designated as County HOME units. Per regulations, at least 20% of these units must serve households earning at or below 50% of the area median income (AMI), which is currently \$39,250 for a one-person household and \$44,852 for a two-person household, also, referred to as low-HOME units. Full Circle Communities is proposing a deeper income target and has requested that all 10 County HOME units be designated as low-HOME units.

All 42 units within the project will be income-restricted and occupied by households earning at or below 80% of AMI and DuPage County will have ten designated units. The proposed breakdown of the units; 16 units will serve households at or below 30% of the area median income (AMI), 4 units at or below 50% AMI, 17 units at or below 60% AMI, and 5 units at or below 80% AMI. The project is also expected to receive 26 project-based vouchers from the DuPage Housing Authority, ensuring that residents will pay no more than 30% of their household income toward rent. Additionally, 7 units will be designated as State Referral Network (SRN) units which serve households at or below 30% AMI. The head of household would have a qualifying disability, including but not limited to physical developmental, or mental health disabilities, substance use disorders, HIV/AIDS, experience of gender-based violence, or homelessness/at risk of homelessness. These units will be filled through the State Referral Network. HOME units will be subjected to a 20-year regulatory affordability period and County HOME units must remain affordable as will be defined in the HOME written agreement for the full 20-year term. There are several contingencies associated with this set-aside which

are outlined in the memo, but Julie Hamlin noted the key requirements:

- Approval of all other funding sources; and
- Completion of an environmental review in accordance with regulations; and
- Successful purchase of the property by Full Circle Communities from the Village of Glen Ellyn; and
- Successful rezoning of the proposed development site; and
- Further County underwriting once all the funding sources have been secured by Full Circle Communities; and
- Inclusion of ten (10) county HOME units in the project; and
- Agreement on the terms of the County HOME loan; and
- Ensuring the project has a twenty (20) year affordability period; and
- County approval of the Tenant Selection Plan, Affirmative Marketing Plan, HOME unit lease, and other required documentation to effectuate the transaction; and
- Any additional review and underwriting as determined by County staff.

Julie Hamlin announced on February 24th Full Circle community received final approval from their board for their zoning and redevelopment agreement and opened the discussion for questions. Member Crandal voiced concern about the high price of the project and Julie Hamlin advised that affordable housing is usually more expensive than typical market-rate housing. Member Krajewski requested the Village of Glen Ellyn to waive the permit fees and Mark Franz from the Village of Glen Ellyn advised the Village of Glen Ellyn has a strict policy and does not waive fees for projects. Mark Franz shared his appreciation regarding the project and for the opportunity to attend the meeting. Chair Chassee spoke as another municipal representative that they have the same policy as the Village of Glen Ellyn and do not waive permit fees due to the frequency of requests and the slippery slope it creates. Member Crandall agreed that the Village of Glen Ellyn will endure out-of-pocket costs during this project. Member LaPlante thanked disability advocates, fair housing advocates, affordable housing advocates, and Glen Ellyn residents and staff for working diligently to ensure the success of the project. Mark Franz expressed gratitude to the village board members for accepting the risky endeavor with the purchase of a property with many challenges and appreciated the vision and determination to complete this project.

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

6. OTHER BUSINESS

Julie Hamlin wanted to mention that CDC staff is currently underwriting another potential affordable housing development in Naperville. That project proposes 71 units of housing for seniors and persons with intellectual or developmental disabilities. Staff is hoping to bring a Preliminary Set-Aside request to this committee in April. Currently, the staff is waiting on additional documentation to complete the initial underwriting.

7. ADJOURNMENT

With no further business, the meeting was adjourned at 11:42 AM

8. NEXT MEETING DATE - April 1, 2025