



# DU PAGE COUNTY

## Home Advisory Group

### Final Summary

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

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**Tuesday, July 1, 2025**

**11:30 AM**

**Room 3500B**

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**1. CALL TO ORDER**

11:30 AM meeting was called to order by Chair LaPlante at 11:32 AM.

**2. ROLL CALL**

Staff Present: Mary Keating, Community Services Director; Ashley Miller, Community Development Manager; Momina Baig, Housing & Community Development Planner (remote); Chloe Harrington, Housing & Community Development Planner (remote); Alyssa Jaje, Housing & Community Development Planner (remote); Rebecca DeLaura, Housing & Community Development Planner (remote)

Assistant State's Attorney - Katherine Fahy

People in attendance: Juan Luna Nunez, Project Analyst, Full Circle Communities; Matt Burbach, Development Project Manager, Gorman & Company

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

**3. PUBLIC COMMENT**

No public comments were offered.

**4. APPROVAL OF MINUTES**

4.A. [25-1632](#)

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<b>RESULT:</b>	APPROVED
<b>MOVER:</b>	Andrew Honig
<b>SECONDER:</b>	Saba Haider

## 5. COMMITTEE VOTE REQUIRED

### 5.A. [25-1633](#)

Request to waive the Funding-HOME Applications, Risk Analysis and Monitoring/Financial Viability of HOME Funded Projects Policy, Section 5. and recommendation of a Conditional Commitment of \$2,400,336 of HOME Investment Partnerships (HOME) Program funds between DuPage County and Gorman & Company, LLC – Tower Court Residences – for new construction of 71 units of affordable rental housing development in Naperville, Illinois, for seniors and persons with disabilities.

Mary Keating, Director of Community Services, provided an update regarding the approval process for HOME funds. This process involves multiple steps. It starts with a preliminary set-aside, created mainly for projects applying for Low-Income Housing Tax Credit (LIHTC) through Illinois Housing Development Authority (IHDA). Since only about 30% OF LIHTC applications are approved, the preliminary set-aside serves as a conditional letter of intent, showing potential support without fully committing funds. The next step is a conditional commitment, which happens when a project is nearly ready, pending legal agreement among all funding sources. Both current projects have received LIHTC and aim to close by the end of August. To avoid delays, the request is to issue the conditional commitment now, even though not all details are finalized. This allows legal documents to move forward and helps meet necessary committee and board schedules. A risk analysis is still being completed, but will be finished before final County Board approval, where actual funds are committed. The Home Advisory Group remains advisory and does not secure funding.

Chair LaPlante added that a lot of work has gone into both projects especially the Glen Ellyn project. Many advocates from that community have done an excellent job raising awareness and engaging with the county board. It is a great roadmap for future efforts like this project.

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

<b>RESULT:</b>	APPROVED
<b>MOVER:</b>	Saba Haider
<b>SECONDER:</b>	Greg Schwarze
<b>AYES:</b>	Barfuss, Flint, Haider, Honig, LaPlante, Schwarze, Hennerfeind, and Bricks
<b>ABSENT:</b>	Bastian, Cronin Cahill, Crandall, and Krajewski

5.B. [25-1634](#)

Request to waive the Funding-HOME Applications, Risk Analysis and Monitoring/Financial Viability of HOME Funded Projects Policy, Section 5. and recommendation of a Conditional Commitment of \$1,750,000 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.

Reference Item 25-1633.

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

<b>RESULT:</b>	APPROVED
<b>MOVER:</b>	Greg Schwarze
<b>SECONDER:</b>	Saba Haider
<b>AYES:</b>	Barfuss, Flint, Haider, Honig, LaPlante, Schwarze, Hennerfeind, and Bricks
<b>ABSENT:</b>	Bastian, Cronin Cahill, Crandall, and Krajewski

**6. OTHER BUSINESS**

Chair LaPlante referenced information that was shared by Mary Keating in Human Services meeting regarding the 211 programs. 211 flyers were provided and Chair LaPlant encouraged all municipal partners to take the information and distribute to constituents as the flyer contains valuable information. Mary Keating provided updates regarding the 211 system that DuPage County launched in 2023.

**7. ADJOURNMENT**

With no further business, the meeting was adjourned at 11:43 AM.

**8. NEXT MEETING DATE - AUGUST 5, 2025**