



DU PAGE COUNTY

Home Advisory Group

Final Regular Meeting Agenda

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

Tuesday, July 1, 2025

11:30 AM

Room 3500B

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT

4. APPROVAL OF MINUTES

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

Home Advisory Group - Regular Meeting Minutes - Tuesday, April 1, 2025

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.

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.

6. OTHER BUSINESS

7. ADJOURNMENT

8. NEXT MEETING DATE - AUGUST 5, 2025



Minutes

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

File #: 25-1632

Agenda Date: 7/1/2025

Agenda #: 4.A.



DU PAGE COUNTY

Home Advisory Group

Final Summary

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

Tuesday, April 1, 2025

11:45 AM

Room 3500B

****Or immediately following CDC****

1. CALL TO ORDER

11:35 AM meeting was called to order by Chair Lynn LaPlante at 11:59 AM.

2. ROLL CALL

Under the authority of the County Board, Chair LaPlante appointed member DeSart to serve as a temporary member of this committee to establish quorum.

Staff Present: Mary Keating, Community Services Director; Julie Hamlin, Community Development Administrator; Amish Kadakia, Senior Accountant (Remote), Ashley Miller, Community Development Manager, Rebecca DeLaura, Housing & Community Development Planner

Assistant State's Attorney - Katherine Fahy

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

MOTION TO ALLOW REMOTE PARTICIPATION

There has been a request to allow remote participation from Member Saba Haider and Member Cindy Cahill under Section 7 (a) of the Open Meetings Act; Pursuant to Section 7(a) of the Open Meetings Act, if a Quorum of the members of the public body is physically present, as required by Section 2.01, a majority of the public body may allow a member of that body to attend the meeting by other means, if the member is prevented from physically attending because of: **(5 ILCS 120/7(a). 7(a) permits attending electronically due to (i) Illness or disability, (ii) employment purposes or the business of the public body, or (iii) a family or other emergency.)** On a voice vote, the motion passed.

RESULT:	APPROVED
MOVER:	Michael Crandall
SECONDER:	Doug Flint

3. PUBLIC COMMENT

No public comments were offered.

4. APPROVAL OF MINUTES**4.A. [25-0899](#)**

Home Advisory Group - Regular Meeting - March 4, 2025

RESULT:	APPROVED
MOVER:	Andrew Honig
SECONDER:	Greg Schwarze

5. COMMITTEE VOTE REQUIRED**5.A. [25-0900](#)**

Recommendation for approval of Modification One to HOME Agreement HM21-02a between Catholic Charities, Diocese of Joliet, Inc. and the County of DuPage, increasing the amount of HOME funding by \$110,339 for a total HOME amount of \$410,339.

Julie Hamlin discussed the existing HOME agreement with for the tenant-based rental assistance they provide, which runs through November 14, 2025. Due to an increased demand, they have utilized their initial funding of \$300,00 more quickly than anticipated. As a result, they have approached us to request additional funding of \$110,339, which should allow them to fulfill their agreement through November 2025.

RESULT:	APPROVED
MOVER:	Michael Crandall
SECONDER:	Greg Schwarze

5.B. [25-0901](#)

Recommendation for approval of a \$2,400,336 preliminary set-aside 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, IL for seniors and persons with disabilities.

Julie Hamlin Administrator of Community Development reiterated Gorman & Co. applied for HOME funding to Will County, requesting gap financing for the construction of a 3-story, 71-unit affordable rental community. The project is designed to serve two target groups: low-income seniors aged 62 and older, and individuals with intellectual and/or developmental disabilities. The preliminary funds mentioned are a set-aside and do not represent a commitment at this stage. A formal conditional commitment recommendation will be presented once specific contingencies are addressed. Additionally, the City of Naperville, as part of the DuPage County Consortium, has opted

to include its Will County areas within the consortium. This decision facilitates the use of HOME investment funds in Naperville's Will County portions.

For full information, please visit the memorandum in the agenda packet.

The committee discussed the percentage of individuals that may or may not be from DuPage County. Mary Keating Director of Community Services responded that with federal funds, you cannot set restrictions that the residents come from DuPage County. Naperville could receive its HOME investment from the federal government directly, but they elect to partner with DuPage County to facilitate all the funds. Therefore, for the purpose of HOME funding, all of Naperville will be considered as DuPage County and not be eligible under Will County. Mary Keating and Julie Hamlin answered questions from the committee, clarifying that there have not been any other DuPage County projects in Will County for a very long time. There are no other development applications pending for DuPage County. There was concern regarding the project being in Will County and using DuPage County HOME funds. Mary Keating communicated the HOME funds for DuPage County is larger because the city of Naperville is included in DuPage HOME funds and that Will County does not receive any HOME funds based on Naperville's population.

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

6. OTHER BUSINESS

No other business was discussed.

7. ADJOURNMENT

With no further business, the meeting was adjourned at 12:24 PM

8. NEXT MEETING DATE - MAY 6, 2025



Action Item

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

File #: 25-1633

Agenda Date: 7/1/2025

Agenda #: 5.A.



**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
Fax: 630-407-6501

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

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: June 24, 2025

SUBJECT: HOME Program Application - \$2,400,336 – Gorman & Company, LLC –
Tower Court Residences – Conditional Commitment Recommendation &
Policy Waiver Request

Action Requested:

Staff request waiving the Funding-HOME Applications, Risk Analysis and Monitoring/Financial Viability of HOME Funded Projects Policy, Section 5. Conditional Commitment and recommend approval of a Conditional Commitment of \$2,400,336 of HOME Investment Partnerships (HOME) Program funds for the Gorman & Company, LLC (Gorman) Tower Court Residences development contingent upon the following:

1. Completion of an Environmental Review per regulations found at 24 CFR Part 58; and
2. Confirmation of all other funding sources; and
3. Further County underwriting once all other funding sources are obtained by Gorman; and
4. The development including fourteen (14) County HOME units, three (3) of which are low-HOME units; and
5. Agreement upon the terms associated with the County HOME loan; and
6. Debt-Coverage Ratio of at least 1.15 throughout the HOME affordability period; and
7. The project adhering to a twenty (20) year affordability period commencing when the project is complete, County HOME units are leased up, and the project is completed in HUD's Integrated Disbursement and Information System (IDIS); and
8. County receipt and approval of a Tenant Selection Plan, Affirmative Marketing Plan, HOME unit lease, and other required documentation to effectuate the transaction; and
9. Any additional review and underwriting that County staff deem necessary to complete the County's due diligence prior to advancing the project to a HOME Agreement.

Details:

The Funding-HOME Applications, Risk Analysis and Monitoring/Financial Viability of HOME Funded Projects Policy, Section 5. Conditional Commitment states, "A recommendation for a conditional commitment indicates there are no outstanding

contingencies and the project may proceed to a HOME Agreement and placement on the Human Services Committee agenda, and County Board approval”. The Developer is seeking to complete the financial closing necessary to acquire the proposed property by late August. Due to the requested closing timeframe, the need for further document review, and the County Board Committee schedules, CDC staff recommend waiving the policy and moving forward with a conditional commitment sooner than the department normally would.

A preliminary set-aside of HOME funding was approved by this committee on 04/01/2025.

Gorman has submitted an application to the County for new construction of a three-story, elevator, 71-unit affordable rental housing development, for low-income seniors aged 62 and older and individuals with Intellectual or Developmental Disabilities (IDD) aged 18 and older. The proposed development will be located at 4231 Tower Court, Naperville, IL 60564 at the southeast corner of the intersection of Highway 59 and 103rd Street on the far southern side of the City of Naperville, IL, in Will County. The City of Naperville is part of the DuPage County Consortium. As such, the City has elected to include their Will County areas as part of the DuPage County Consortium, allowing for HOME investment within Will County portions of the City of Naperville. The project site area is approximately 4.014 acres with nearby amenities including grocery and retail stores, bus service, parks and recreational facilities, healthcare facilities, and educational facilities.

The development will include a mix of one-, two-, and three-bedroom apartments and many common area amenities, including the following: community room, fitness center, computer room, craft room, picnic area, bike storage, and storage units. Additionally, the development will include in-unit amenities such as a security alarm, kitchen appliances, washer and dryer, central air-conditioning, window treatments, as well as cable and internet hookups.

Gorman will partner with Ray Graham Association (RGA) to ensure the project has appropriate supportive services available to residents wishing to access services. RGA will offer person-centered services, which are tailored to the unique needs of each resident who choose to participate. These optional services will include wraparound case management and direct services like financial literacy, along with a robust network of partners for referrals to other services such as behavioral, mental, and physical health care, education, and the arts.

Gorman has been managing Low Income Housing Tax Credit (LIHTC) properties since 1990 and has since expanded to managing over 6,500 income restricted units across six states. Gorman expanded into Illinois with its first project in 2004, a historic preservation and adaptive reuse of the former Moline High School into affordable housing in Moline, IL.

The project proposes to produce 14 County HOME units. HOME regulations require 20 percent, or three of the 14 County HOME units, to be occupied by residents at 50% or less of the Area Median Income (AMI), based upon household size. For a one-person household, that limit is currently \$42,000 annual income. The remaining 11 County HOME units will be occupied by residents at or below 60% AMI upon initial lease up.

Proposed permanent financing sources include a bank loan, LIHTCs, Federal Home Loan Bank Affordable Housing Program grant, deferred developer fee, additional tax credits awarded through the Illinois Housing Development Authority (IHDA), seller note, and County HOME loan. Terms of the County HOME loan are in negotiation and will be presented to the Human Services Committee as part of the HOME Agreement once all financing sources have been secured.

All units will be income restricted and occupied by tenants at or below 60% AMI at initial occupancy. 15 units will be occupied by households at or below 30% AMI, 28 units will be occupied by households at or below 50% AMI, and 28 units will be occupied by households at or below 60% AMI. The current 60% AMI for a one-person household is \$50,400, the current 30% AMI for a one-person household is \$25,200.

Fifteen one-bedroom units will be dedicated as State Referral Network (SRN) units, which will be filled through referrals from the SRN. Gorman had requested Section 811 Project-Based Vouchers (PBVs) from IHDA, unfortunately Gorman was informed the 811 PBVs would not be awarded to this project.

HOME Program regulations require a 20-year affordability period for new construction projects. Currently, the Operating Cash Flow Projection indicates sufficient Debt Coverage Ratios (DCR) throughout the affordability period from a strong 1.23 to a weaker 1.21 in year twenty, which may change once County HOME loan terms are established. A DCR of 1.15 must be maintained throughout the HOME Affordability Period. This project has a 3.0% rate of increase for operating expenses versus 2.0% gross income potential increases. The gross income potential increase of 2.0% is based upon historical increases in the HUD-defined HOME rent limits.

Further changes to the County's HOME application and/or underwriting will be presented to the Human Services Committee as part of the HOME Agreement recommendation.

Underwriting Memo – Tower Court Residences

HOME Investment Partnerships Program - Affordable Housing New Construction Project

1. Overview

Gorman & Company, LLC (Gorman) proposes to build one three-story, elevatored, 71-unit affordable rental housing development, for low-income seniors aged 62 and older and individuals with Intellectual or Developmental Disabilities (IDD) aged 18 and older. 75% of the units will serve seniors and 25% of the units will serve those with IDD. The development will include a mix of one-, two-, and three-bedroom apartments as well as surface parking, a walking path and gardens.

The development includes 52 one-bedroom units, 18 two-bedroom units, and one three-bedroom unit. All units will be occupied by seniors or individuals with IDD at or below 60%, 50% and 30% of the Area Median Income (AMI).

The total project cost is estimated at \$28,814,831. The primary funding source is Low Income Housing Tax Credits (LIHTC).

Gorman intends to form a limited liability company, Tower Court Naperville, LLC, which will be the owner of the project, and a limited liability company that will be the Manager Member (MM) of the owner. Gorman will own a 49% interest in the MM and Ray Graham Association (RGA) will own 51% interest in the MM. The partnership will ensure the project has appropriate supportive services available to residents wishing to access services.

Gorman was anticipating 15 units to be supported with project based rental subsidy under the Section 811 program, which allows persons with disabilities to live as independently as possible in the community by subsidizing rental housing opportunities which provide access to appropriate supportive services. However, IHDA has informed Gorman the project will not be awarded any 811 PBVs.

Individuals with disabilities, including those with IDD have diverse service needs and RGA offers person-centered services, which are tailored to the unique needs of each resident who chooses to participate. These optional services will include wraparound case management and direct services like financial literacy, along with a robust network of partners for referrals to other services such as behavioral, mental, and physical health care, education, and the arts.

2. Executive Summary

2.A Challenges/Opportunities Presented

Gorman seeks HOME funds of **\$2,400,336** of the total project costs of **\$28,814,831**. The development process, including site control, entitlements, financing, closing and construction monitoring will be handled as a fully integrated platform through Gorman & Company, LLC, which has been managing LIHTC properties since 1990. Site control will be obtained from the City of Naperville upon closing of the real estate transaction which has been agreed upon via an executed purchase and sale agreement. The City of Naperville is in support of the project. Gorman & Company LLC is working to secure other financing required for the project.

The proposed project site has been found to have known contaminants that are required to be remediated by the City of Naperville. Gorman is requiring an Environmental Protection Agency (EPA) approved site mitigation plan to have been followed, resulting in clean post-mitigation soil testing prior to closing on

the property. Upon completion of site mitigation, a No Further Remediation (NFR) letter will be requested from the EPA. Community Development Commission (CDC) staff will complete an Environmental Review Record (ERR) as required under 24 CFR Part 58. The HOME investment is contingent upon successful completion of the ERR and receipt of the U.S. Department of Housing and Urban Development's (HUD's) Authority to Use Grant Funds (AUGF) prior to the County committing HOME funds to the project.

The Purchase and Sale Agreement originally included local preference language requiring Gorman to prioritize City of Naperville residents as part of the tenant selection process. However, the CDC's Geographic Distribution Policy was implemented to promote greater locational choice for both low-income persons and minorities by encouraging affordable housing outside of communities of minority concentrations and within municipalities with insufficient affordable housing. A local preference would limit locational choice for eligible tenants residing outside of the City of Naperville. The Naperville City Council approved Amendment One to the Purchase and Sale Agreement in April 2025, which eliminated the local preference.

2.B Affordability

14 units within Tower Court Residences development will be HOME-assisted units. Of these, 11 will target households at or below 60% Median Family Income (MFI) at initial occupancy (High-HOME Units), and three units will be targeted to households at or below 50% MFI (Low-HOME Units). The 11 High-HOME units will be designated as eight one-bedroom units and three two-bedroom units. The Low-HOME units will consist of two one-bedroom units and one two-bedroom unit.

2.C Permanent Sources

Bank Loan	\$3,900,000
Low Income Housing Tax Credits	\$13,888,611
Illinois Housing Development Authority – Additional Tax Credits	\$4,710,304
Deferred Developer Fee	\$500,000
DuPage HOME Funds (Development Subsidy)	\$2,400,336
Federal Home Loan Bank Affordable Housing Program- <i>Pending</i>	\$2,000,000
City of Naperville Seller Note	\$1,415,580
Total	\$28,814,831

2.D Risks

Pertinent risk factors for this project are:

Market	Low - The project is located at the southeast corner of the intersection of Highway 59 and 103 rd Street on the far southern side of the City of Naperville, IL. A site and market study performed by Baker Tilly US, LLP concluded the proposed redevelopment is feasible from a market perspective and a market exists for the development as proposed. The prospect for long-term performance of the property is positive given the housing, demographic trends, and economic factors. Although the proposed development may directly compete for residents within comparable developments, the proposed development will not have a material negative impact on the existing housing market including LIHTC housing, other affordable housing properties (Section 8, 515, 236, and public housing), or market rate housing.
Construction	Low - similar to existing projects by the Developer.
Developer	Low - many years of experience; highly capitalized.
Community Opposition	Low - the City supports the project.

Financing	<p>Moderate - Developer applied for \$2M in FHLB AHP on 06/20/2025. Awards are not expected to be announced until December 2025. However, Developer will commit to a sponsor loan of \$2M to close in August of 2025.</p> <p>Approval of a HOME Agreement will be contingent upon securing funding sources.</p>
Underwriting Assumptions	<p>Low - 8% vacancy loss rate, as required by IDHA. Reserve at \$350 per unit annually, as required by IHDA. Debt Coverage Ratio (DCR) of 1.23 in year 1 and 1.21 in year 20 with \$276,331 in annual debt service payments. This may change as financing terms are finalized, including those for the DuPage County HOME loan.</p> <p>The project would create 14 HOME units at a cost of \$171,453 per unit, which is within HOME Program allowances.</p>
Other	<p>Moderate – ERR clearance required. Approval of a HOME Agreement will be contingent upon satisfactory completion of an ERR and HUD’s AUGF.</p>

3. Property Description

The project consists of new construction of one three-story, elevatored, 71-unit affordable rental housing development, for low-income seniors aged 62 and older and individuals with IDD aged 18 and older. The City of Naperville is requiring 75% of the units to serve seniors (62+) and 25% of the units to serve those with IDD (18+). Since the project does not require those with IDD to be aged 62 or older, the project intends to meet the criteria as a property qualifying as Housing for Older Persons by designating at least 80% of units must be occupied by at least one person aged 55 or older, limiting the population under age 55 to only 20% of residents. Further, the Tenant Selection Plan includes a preference for individuals with disabilities, not limited to IDD, ensuring those with any sort of disability who are otherwise eligible may be served by the project including and in addition to the 25% IDD units.

The development will include a mix of one, two, and three-bedroom apartments as well as surface parking, a walking path and gardens. The development includes 52 one-bedroom units, 18 two-bedroom units, and one three-bedroom unit. All units will be occupied by seniors or individuals with IDD at or below 60%, 50% and 30% of the Area Median Income (AMI).

Current HOME Program guidelines allow rents up to \$1,443 per month for a one-bedroom unit, \$1,733 per month for a two-bedroom unit, and \$1,993 per month for a three-bedroom, all including utilities. As underwritten, the development proposes 13 one-bedroom units at \$567 all of which will be State Referral Network (SRN) units, 18 one-bedroom units at \$994, and 21 one-bedroom units at \$1,208 per month. The project will also contain two two-bedroom units at \$675, both of which will be State Referral Network (SRN) units, 10 two-bedroom units at \$1,188, and six two-bedroom units at \$1,445. There will be one three-bedroom unit at \$1,659 per month. Financing terms for the County’s HOME loan are under negotiation and will be contingent upon confirmation of all other financing sources.

Gorman will pay for water & sewer and trash collection. Tenants will cover the electricity for lighting, cooking, heating, and air conditioning. The HOME units will use utility allowances for tenant-furnished utilities and other services as calculated using HUD methodology in effect.

4. Development Entity and Capacity

The development process, including site control, entitlements, financing, closing and construction monitoring will be handled by Mr. Ron Clewer, Illinois Market President at Gorman. Mr. Clewer has more than 20 years of leadership experience and over 20 years of multi-use real estate development and asset management experience. Gorman Property Management will hire new site management and leasing staff

HOME Advisory Group Meeting July 2025

for this project. Candidates will be from the area, a common trait of Gorman's process. Candidates will be brought into Oregon, WI "Gorman U" for training and compliance. The regional manager with oversight will be Sonja Droste, Regional Director of Property Management.

Gorman Property Management will hire new site management and leasing staff for this project. Candidates are from the area, a common trait of our process. They are brought into Oregon, WI "Gorman U" for training and compliance. The regional manager with oversight will be Sonja Droste. Droste has been with Gorman since 1998 and is responsible for the supervision of the total operations of individual apartment communities in her 3,500+ unit portfolio. Prior to joining Gorman, Droste was a regional manager for 12 years with a national company.

4.A Prior Developments

Gorman has been managing LIHTC properties since 1990 and has since expanded to managing over 6,500 income restricted units across six states. Gorman expanded into Illinois with its first project in 2004, a historic preservation and adaptive reuse of the former Moline High School into affordable housing in Moline, IL.

4.B Current Operational Capacity

Gorman will act as Developer and Owner under the HOME Agreement and will provide financial oversight, grant compliance, and contractor selection for the project. Construction management will be performed by the project manager, who is part of Gorman's staff. Operational and rental management will be handled by Gorman Property Management.

4.C Financial Strength

The most recent audit of Gorman and Subsidiaries and Affiliates indicates total assets over \$124 Million with net assets over \$72 Million. In addition, the ongoing property management and maintenance allow for continuation of an affordable and attractive property; therefore, turnover is low. The lack of affordable housing in the Naperville area and the low expected turnover enhances positive cash flow.

4.D Guaranty/Bonds

Gorman will be required to sign and abide by the terms of the HOME Agreement, Mortgage and Note, and a Regulatory Land Use Restrictions Agreement. In addition, contractors will be required to supply bonds at the level stated in the HOME Agreement.

5. Location and Market Dynamics

5.A Town/County Characteristics

According to the City of Naperville's website, which cites American Community Survey (ACS) data, the City encompasses 39.08 square miles, is located approximately 30 miles west of the City of Chicago and has a population of 149,540. Demographics are reported as: White (not Hispanic or Latino) - 65.1%, Asian - 20.6%, Hispanic or Latino - 6.5%, Two or More Races - 5.1%, Black - 4.3%, American Indian and Alaska Native - 0.2%, Native Hawaiian and Other Pacific Islander - 0.0%. The median home value is \$433,400 and the median household income is \$135,772. Median gross rents are reported as \$1,645. (Source: <https://www.naperville.il.us/about-naperville/demographics-and-key-facts/>).

The Primary Market Area (PMA) for the proposed development is generally bordered by 75th Street to the north, US Highway 30 to the west, West 135th Street to the South, and the DuPage River to the east. Based on the site's pedestrian linkages, convenient access to major thoroughfares, proximity to numerous major

employers, and discussions with property managers of potentially competing developments, it is likely that 20 to 25 percent of the residents that ultimately rent from the proposed development will originate from outside the PMA (most likely from other areas of DuPage, Will, and Kendall Counties).

5.B Property Location

The property is located on the southeast corner of the intersection of Highway 59 and 103rd Street on the far southern side of the City of Naperville, IL, in Will County. The City of Naperville is part of the DuPage County Consortium. As such, the City has elected to include their Will County areas as part of the DuPage County Consortium, allowing for HOME investment within Will County portions of the City of Naperville. An approximate address for the site is 4231 Tower Court, Naperville, IL 60564. The subject site is bordered by additional foliage and wooded land in all directions. IL Route 59 is less than 1/10th of a mile to the west and 103rd Street is approximately 0.2 miles north. With all surrounding streets appearing to be moderately to heavily traveled, the site is expected to have above average drive-by exposure and should experience adequate marketability. Nearby businesses include Angelo Caputo's Fresh Market, Amazon Fresh, TJ Maxx, and Dollar Tree. Naperville Bus Services Fixed Route 672 provides bus service to the nearest Metra train station. Nearby parks and/or recreational facilities include George Pradel Park and Fry Family YMCA. Nearby health care facilities include DuPage Medical Group and Walgreens Pharmacy. Lastly, there are three educational facilities nearby, Kendall Elementary School, Thomas G. Scullen Middle School, and Neuqua Valley High School. As such, the site appears to be well served by the amenities and services needed by seniors and IDD residents.

6. Physical Character and Issues

Gorman will be responsible for ensuring that the building complies with existing property standards per municipality and/or County CDC policies.

An Environmental Review Record (ERR) is required to be completed in accordance with 24 CFR Part 58. Community Development Commission (CDC) staff are in the process of preparing the ERR. Additional building requirements, including mitigation requirements, identified as result of the ERR will be incorporated into the HOME Agreement, building plans and specifications, as well as construction contracts.

7. Proposed Financial Structure

Total Development Costs are projected at \$28,814,831. Funding is anticipated to be provided from the following sources: 13.5% Bank Loan; 48.2% Illinois Housing Development Authority (IHDA) – Low Income Housing Tax Credits; 16.3% IHDA Additional Tax Credits; 8.3% DuPage County HOME funds, 1.7% Deferred Developer Fee; 7% Federal Home Loan Bank Affordable Housing Program grant; and 5% City of Naperville Seller Note.

Permanent Financing	Total	% of Total
Bank Loan	\$3,900,000	13.5%
Low Income Housing Tax Credits (IHDA)	\$13,888,611	48.2%
Additional Tax Credits (IHDA)	\$4,710,304	16.3%
Deferred Developer Fee	\$500,000	1.7%
DuPage HOME Funds (Development Subsidy)	\$2,400,336	8.3%
Federal Home Loan Bank Affordable Housing Program Grant	\$2,000,000	7.0%
City of Naperville Seller Note	\$1,415,580	5.0%
Total	\$28,814,831	100%

Gorman will execute a Mortgage and Note, as well as a Regulatory Land Use Restrictions Agreement (RLURA). The period of affordability for this HOME project will be twenty (20) years per HUD HOME regulations. Once all financing sources are finalized, and the term of the County HOME loan has been determined, the County may elect to impose an extended use period, separate and distinct from the regulatory HOME affordability period. Any extended use period will be incorporated into the HOME Agreement.

8. Underwriting

8.A Assisted Units / Rents

The Gorman project consists of 71 units of rental housing. The requested \$2,400,336 of HOME financing requires a minimum of 11 HOME units. The Developer has agreed to 14 HOME units; three Low- and 11 High-HOME rent units. The HOME agreement will stipulate the mix of HOME units. The tables below represent the preliminary HOME unit mix. HOME units are comparably distributed among non-HOME units.

Total Development Unit Mix	Units	% of Total Units		HOME Unit Mix	HOME Units	% of HOME Units
1-bedroom	52	73.2%		1-bedroom	10	71.4%
2-bedroom	18	25.4%		2-bedroom	4	28.6%
3-bedroom	1	1.4%		3-bedroom	0	0%
	71 total units	100%			14 HOME units	100%

	HOME Units	20% @ Low HOME	High HOME
1-bedroom	10	2	8
2-bedroom	4	1	3
3-bedroom	0	0	0
	14 HOME units	3	11

Gorman intends for the HOME assisted units to be floating; this is acceptable because the units are comparable. However, the unit mix, as outlined above, must be maintained during the 20-year HOME Program affordability period.

See the Units Information & Gross Revenue Potential attachment for a more detailed breakdown of units by bedroom size, income restriction and contract rent.

8.B Market Units/Rents

There are no market rate units proposed within the development.

8.C Trending

Rents are projected at a 2% inflation rate. The majority of operating expenses are projected at a 3% inflation rate with real estate taxes projected at a 4% inflation rate and the management fee projected at a 2% inflation rate. The DCR is 1.23 in year 1 and trends to 1.21 in year 20. However, this may change as financing terms are finalized, including those for the DuPage County HOME loan. Certain payments will be dependent on available cash flow, therefore, years one through eight anticipate to break even. Years nine through 20 show positive cash flow.

8.D Vacancy Rate

For underwriting purposes, the property is underwritten at an 8% total rent vacancy loss which is consistent with IHDA requirements.

8.E Other Income

Gorman anticipates receiving approximately \$14,200 annually from interest, revenue from craft classes, late fees, insufficient fund fees, and pet rent.

8.F Operating Expenses

Gorman will pay for the hot water electric, water, sewer, and trash collection. Tenants will cover the electric lighting, electric cooking, electric heating, and electric air utilities. Gorman will provide property management. See the Annual Operating Budget attachment of the underwriting template for a breakdown of underwritten operating expense projections.

8.G. Real Estate Taxes

Gorman anticipates paying \$75,000 of real estate taxes in year one, with trending increases of 4% annually.

8.H. Proposed Reserve Deposit

Proposed replacement reserve deposit is \$350/unit/year, totaling \$24,850 annually, with inflation projected at 3% annually. No interest is projected on the reserves balance. This produces positive capital reserves through year 20.

8.I. Other Proposed Reserves

The property is not expected to have any other operating reserves.

8.J Resulting Net Operating Income (NOI) for Debt Coverage Ratio (DCR)

The proposed unit mix at proposed rents; estimated rent loss; and underwritten expenses, and with the proposed reserve deposit, demonstrates that this project will produce stabilized Net Operating Income (NOI) of approximately \$338,626 in year one. After payment of debt service, cash flow is projected at \$62,295 in year one. However, this may change upon finalizing all financing terms, including those of the County HOME loan.

9. Additional Considerations

9.a HOME Repayment

The terms for the County's HOME loan of \$2,400,336 are in negotiation. The Developer has requested a cash flow loan, which is reasonable based upon the DCR and projected available cash flow. If a cash flow loan is determined best, a balloon payment of the HOME loan balance will be due at the end of the term. Once all financing sources are known, terms of the HOME loan will be presented to HS for approval. If any portion of the project is sold, transferred, or if the property is no longer used for the purposes stated in the HOME Agreement during the 20-year HOME affordability period, Gorman will be required to pay the full amount of the principal of the loan. The County may also elect to impose an extended use period, which would incorporate extended requirements associated with the HOME loan.

10. Conclusion

The proposed project aligns with HOME Program requirements and objectives of the County's Five-Year Consolidated Plan. The development also presents a favorable risk profile. CDC staff recommend a conditional commitment of \$2,400,336 in HOME funds for the proposed development. Approval of a HOME Agreement is contingent upon all other financing sources having been secured, an agreement of

HOME Advisory Group Meeting July 2025

the County's HOME loan terms, satisfactory completion of an ERR, and any other review and/or underwriting deemed necessary by CDC staff.

11. Attachments

- 0) HOME Rental Compliance Checks
- 1) HOME Rental Production Application
- 2) Utilities & Rent Limits
- 3) Unit Information & Gross Revenue Potential
- 4) Annual Operating Budget
- 5) Operating Cash Flow Projection
- 6) Development Budget
- 7) Construction Budget/Costs
- 8) Sources & Uses Summary
- 9) Capital Needs Assessment

DU PAGE COUNTY
HOME RENTAL COMPLIANCE CHECKS

Project: Tower Court Residences Project Number: 0

Underwriting Standards

	Target	Applicant's #	If outside limits, briefly explain.
Vacancy Rate Year 1-4	8.0%	8.0%	
Vacancy Rate Year 5-15	8.0%	8.0%	
Rent Inflation Rate Years 1-3	0.0%	2.0%	IHDA requires this inflation rate in their underwriting stds
Rent Inflation Rate Years 4+	1.0%	2.0%	IHDA requires this inflation rate in their underwriting stds
Operating Cost Inflation Rates			
Administrative	3.0%	3.0%	
Management Fee	2.0%	2.0%	
Operating	3.0%	3.0%	
Maintenance	3.0%	3.0%	
Utilities	3.0%	3.0%	
Taxes	4.0%	4.0%	
Insurance	3.0%	3.0%	
Reserves	3.0%	3.0%	
Replacement Reserve - Rehab	\$450		
Replacement Reserve - New Construction	\$400	\$350	IHDA requires \$350/unit all units. We can likely get a waiver for the HOME units only at \$400. please advise if this is needed.
Annual Operating Costs Per Unit	\$5,500	\$6,951	PSH projects have higher OPEX. Also increase in recent insurance/maintenance expenses. w/in IHDA approved levels for PSH projects.
Debt Coverage Ratio Year 1 - Minimum*	1.20	1.23	
Lowest DCR through entire HUD affordability period	1.15	1.21	IHDA's application required stress test of viability w/out 811 PBV subsidy.

* DuPage County recognizes that a DCR in early years may be greater than 1.2 in order to ensure long term viability of the project through the HUD required affordability period.

Household Income Limits:

PJ: DuPage County

		Household Size					
Targeted Income		1	2	3	4	5	6
30% AMI		\$25,200	\$28,800	\$32,400	\$35,950	\$38,850	\$41,750
50% AMI		\$42,000	\$48,000	\$54,000	\$59,950	\$64,750	\$69,550
60% AMI		\$50,400	\$57,600	\$64,800	\$71,940	\$77,700	\$83,460
(HOME Limit) 80% AMI		\$67,150	\$76,750	\$86,350	\$95,900	\$103,600	\$111,250
Effective:							06/01/2025

HOME Gross Rent Limits

	Low-HOME	High-HOME	FMR
0 Bedrooms	\$1,050	\$1,345	\$1,458
1 Bedroom	\$1,125	\$1,443	\$1,560
2 Bedrooms	\$1,350	\$1,733	\$1,761
3 Bedrooms	\$1,558	\$1,993	\$2,262
4 Bedrooms	\$1,738	\$2,204	\$2,657

Effective: 06/01/2025

Development Costs Standards

	Minimum Required	Maximum Allowed	Notes	Project #s	Within Limits?
Construction Contingency				<i>New Construction</i>	
New Construction	5.0%	7.5%	of construction - recommendation only	3.4%	FALSE
Rehab	7.5%	10.0%	of construction - recommendation only		
Developer Fee					
New Construction	N/A	12.0%	of TDC - Identities of interest may lower this limit.	7.4%	Yes
Rehab	N/A	12.0%			
Contractor's Overhead, Profit, Gen Conditions					
Total Limit	N/A	14.0%	of construction	11.6%	Yes

HOME Cost Allocation

TDC for Residential & Common Space	\$28,814,831	<i>State HOME Units</i>	<i>County HOME Units</i>
Total HOME Funds Requested	\$2,400,336	\$0	\$2,400,336
HOME Subsidy as % of Total Development Costs	8.3%	0	0.083302102
Total Units	71		

Required HOME Units

	Minimum HOME Requirement		Number applicant has agreed to:	
	State HOME Units	County HOME Units	State HOME Units	County HOME Units
# of HOME-Assisted Units	0	6		14
# of Low HOME Units		2		3
HOME Subsidy Per Unit	\$400,056		\$171,453	

See other tests below for subsidy limits & non-comparable units.

Minimum HOME Affordability Period

20 Years

Breakdown of HOME Units Required by Bedroom Type:

Bedrooms	# of Units	HOME as % TDC	Required HOME Units (Estimated)
0 Bedroom	0	8.3%	0.0
1 Bedroom	52	8.3%	4.3
2 Bedroom	18	8.3%	1.5
3 Bedroom	1	8.3%	0.1
4 Bedroom	0	8.3%	0.0
Total	71	Rounded Total:	6.0

Actual Breakdown of HOME U (Must match or exceed requirements listed above.)

Bedroom Type	# High HOME Units	# Low HOME Units	Total
0 Bedroom			0
1 Bedroom	8	2	10
2 Bedroom	3	1	4
3 Bedroom			0
4 Bedroom			0
Total	11	3	14

HOME Subsidy Limits:

Bedroom Type	# Units	HUD HOME Section 234 Subsidy Limit	Gross Maximum Subsidy
0 Bedroom	0	\$181,488.00	\$0
1 Bedroom	10	\$208,048.80	\$2,080,488
2 Bedroom	4	\$252,993.60	\$1,011,974
3 Bedroom	0	\$327,292.80	\$0
4 Bedroom	0	\$359,263.20	\$0

Subsidy Limits
Effective:

02/13/2024

Maximum HOME Subsidy Allowed **\$3,092,462**

HOME Funds Requested \$2,400,336

Within Limits? **Yes**

Non-Comparable Units Test (for mixed-income projects)

Are the project's units comparable in terms of bedrooms, bathrooms & size?

Development costs per residential square foot:

\$439

Calculation of Eligible Costs for HOME Units:

Type of HOME Unit	SqFt/Unit	# of HOME Units	Estimated Development Costs	HOME SqFt
			\$0	0
			\$0	0
			\$0	0
			\$0	0
			\$0	0
			\$0	0
			\$0	0
			\$0	0
0			\$0	0
Common Space Attributable to HOME Units:			0	0.0%

Total Eligible Development Costs for HOME Units **\$0**

HOME Funds Requested \$2,400,336

Sufficient Eligible Costs? **NO**

HOME Match Calculation

List the sources of HOME Match in this project:

Source	Amount of Match	Form of Permanent Contribution to Affordable Housing	Notes

DU PAGE COUNTY HOME RENTAL PRODUCTION APPLICATION

Last Date Modified: 6/23/2025

PROJECT NUMBER:

A. General Information

Development Information

Development Name:	Tower Court Residences				
Street Address:	IL Rt 59 & 103rd Street			Census Tract:	
Municipality:	Naperville	IL	Zip:	60564	8803.09

Total number of rental units planned	71	units
Number of income restricted HOME Units planned	14	units
Construction Type	New Construction	
Housing Type	Multi-Story w/Elevator	Fixed or Floating Units? Floating

Project Summary Briefly describe your project. Please note that many sections of this application will not apply to homebuyer projects. Please contact CDC staff for guidance if your project is a homebuyer project.

Gorman & Company has partnered with Ray Graham Association to develop a 71 unit new construction development in Naperville. This project has two target markets; low-income elderly people (62+) and individuals with Intellectual or Developmental Disabilities (IDD). The proportion of these two populations will be 75% elderly and 25% IDD. Construction includes one new construction building in the south-east corner of the site, surface parking, a walking path, and gardens.

Funding Request (info from other worksheets)	Total	Per Unit
DuPage County Funding Request	\$2,400,336	\$33,808

Proposed use of DuPage County funds: Construction Hard Costs (More info will be provided in a schedule below.)

B. Developer Information

Entity Name:	Gorman & Company, LLC	Federal I.D. #:	82-3739186
Contact Person:	Ron Clewer	Phone:	815-847-0347
Address:	200 N. Main Street	Email:	rclewer@gormanusa.com
City:	Oregon	State:	WI
Zip:	53575		
DUNS #	81077405	CCR#	
Expiration Date:			

Legal Form: For-Profit Corp.

Is entity registered and in good standing with the State of Illinois?	Yes
Has a non-profit determination been made by the Internal Revenue Service?	No
IRS Code designation:	
Will the proposed project be developed, owned, or sponsored by a currently certified Community Housing Development Organization (CHDO)?	No
Is CHDO designation from Du Page County?	
Is the entity a Certified Minority-owned Business Enterprise (MBE)?	No
Certifying entity:	
Is the entity a Certified Woman-owned Business Enterprise (WBE)?	No
Certifying entity:	
Is the entity a Certified Section 3 Business entity?	No
Certifying entity:	

Describe the ownership structure of the project and explain the role of any non-profits in the project.

Gorman & Company, LLC will serve as developer and co-owner alongside non-profit service provider and co-owner Ray Graham Association. Gorman & Company, LLC will own 49% of the Managing Member, while Ray Graham will own 51%.

General Partner/Corporate Officer Information (if applicable)

(List Managing General Partner on first line.)

				Ownership %
Name:	Tower Court Naperville, LLC	Fed. ID	92-2183901	100.00%
Name:		Fed. ID		
Name:		Fed. ID		

Properties Currently Owned by Applicant & Affiliate Entities

On the worksheet "1a) Properties" enter all properties owned by the applicant and its affiliated entities. DuPage County will check each address for outstanding taxes, code violations, etc.

C. Development Plan Information

Total number of Buildings planned	1	buildings		
Age of existing Building(s)	N/A	years old		
# of Stories	4	stories		
Structural System	Frame	Other:	Parking	Parking Pad/Driveway
Basement	Slab	Other:	Other Parking:	
Exterior	Other	Other: Brick & Siding	Sanitary Sewer	Public Sewer
Will this project target special populations?	Yes			
If yes, indicate which populations:	Other	Other: Elderly (62+) & IDD		
How many units will be fully accessible for the handicapped?	15 Fully Accessible			

Describe accessibility improvements/features of the proposed units.

The project will include 20% Type A (fully ADA accessible units) including ADA cabinetry, room layouts, and accessible bath fixtures. Reference ICC/ANSI 117.1 2009 for the multiple design criteria. 100% of the units will be visitable as defined in the Illinois Housing Development Authority's Qualified Allocation Plan.

Will the project exceed the Americans with Disabilities Act standards & make units barrier free? Please explain.

The ADA requires that our project has a minimum of 10% of units designed and built to be fully accessible. We are planning to exceed this requirement by building 20% of units as fully accessible and 100% of units as visitable.

Will the project address unique physical needs with special site/design features that will substantially add to costs? Please explain.

The project will address physical needs as well as emotional/behavioral needs through site design; however, this will not add substantial costs. The project has been intentionally designed in a way that addresses these needs, so the costs were anticipated.

Energy and Equipment Information

DuPage County requires that applicants use energy-efficient components.

Describe the energy-efficient features/techniques (effective insulation, high performance windows, tight construction & ducts, appliances, efficient heating & cooling equipment, etc.) which will be used:

The project will be Enterprise Green Communities Certified (EGC). EGC certification requires highly energy efficient design, including specifications for insulation, windows, air recirculation, energy star appliances, efficient HVAC, and more. EGC also requires resident engagement in the design process and site design requirements as well.

Have you joined the Energy Star Partnership?

Anticipated Energy Star third-party inspection date (Provide Independent Rater/Inspector Name & Service Area):

The project will require EGC involvement for design through construction to ensure the EGC checklist requirements are met. The final inspection must be performed at project construction completion, prior to resident occupancy. We anticipate this to be ~ 17 months post financial closing.

Heating System:	Electric	Energy Star?	Other green amenities:
Air Conditioning System:	Central Forced Air		
Domestic Hot Water:	Electric		

Equipment included with Income Restricted Units (check all that apply)

<input type="checkbox"/> Microwave	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Kitchen Exhaust Duct	Other:
<input checked="" type="checkbox"/> Range & Oven	<input type="checkbox"/> Ceiling Fans	<input type="checkbox"/> Common On-site Laundry	
<input type="checkbox"/> Garbage Disposal	<input type="checkbox"/> Fireplace	<input type="checkbox"/> Security Alarm	
<input checked="" type="checkbox"/> Dishwasher	<input checked="" type="checkbox"/> Blinds/Drapes	<input checked="" type="checkbox"/> Laundry Equipment	

D. Site Information

On the worksheet "1a)Properties" enter all properties included in the project site(s).

Project Site Area (utilized for proposed development):	4.014	Acres
Is the project in a national or local historic district?	No	
Have you already acquired the project property?	No	
Was the property occupied at the time you obtained ownership?	No	
If vacant at purchase, how many months had it been vacant?	Farmland	
Did/will you acquire the property with clear title and no debt?	No	
Is this an "Arms-Length" Transaction, meaning the buyer and seller are acting independently and have no relationship to one another?	Yes	

Explain the relationship between buyer and seller. Provide a copy of the sales contract. If the sales contract cannot be provided at the initial application stage, it will be a requirement to receive a firm Financing Commitment.

The Seller of the Property is The City of Naperville, the Buyer will be a single-purpose LLC created to own the property

Does current site zoning allow the proposed residential use?	No
If no, please explain what steps have been or will be taken to obtain zoning approval.	

Gorman will lead the effort to rezone the parcel to allow for the development. Given the property is being acquired through an RFP issued by the City of Naperville we do not anticipate any resistance from the City once a design is agreed upon.

Will the current site(s) require lots to be subdivided?	Yes		
Are the following utilities now located on the site?			
Public Water Supply	Yes	Private Water	No
Public Sewer System	Yes	Private Sewer	No
Natural Gas Distribution System	No	Broadband	No
Electric Power System	Yes		
Cable Television System	No		
Telephone System	Yes		

Are the following conditions present at the proposed development site?			
In or includes a wetland?	No	Standing water	No
All or part in 100-yr. floodplain	No	Creek, lake, river frontage	No
Railroad tracks within 300 feet	No	Ravines or steep grades	No
High tension wires	No	Industrial sites	No
High noise levels	No	Commercial sites	No
Hazardous waste sites	No		

Are you aware of any other environmental hazards that are on or near the site?	No
Are there any soil, slope or erosion concerns associated with the site?	No
Has a Phase One Environmental Assessment been done for the site?	Yes

Required for New Construction on Vacant Land

Are there any other environmental issues you wish to bring to our attention?	Yes
Please Describe any other unusual site conditions:	

The site has been found to have known contaminants that will be remediated by the City of Naperville and a no further remediation letter will be issued to us. The site is currently being enrolled in the site remediation program by Naperville to start the NFR process.

Is this a residential property for which construction was completed on or after 1/1/78?	No
Is this a zero bedroom dwelling unit or SRO?	No
Is housing exclusively for the elderly or disabled, disallowing children <6 as residents?	Yes
Has the property already undergone lead abatement?	No
Is this unoccupied residential property which is to be demolished?	No
Is this property going to be used for a purpose other than human residential habitation?	No
Is this rehab which will not disturb a painted surface?	No
Is this an emergency action which must be undertaken immediately to safeguard human life?	No
If there is an existing structure, has it been tested for asbestos-containing materials (ACM)?	No
If there is an existing structure, has it been tested for Radon?	No

E. Market Analysis & Leasing

Applicants will be required to submit a market assessment demonstrating the need for & marketability of the proposed project. Market Analyses may be conducted in-house or by a 3rd party professional. Please refer to the HOME Application Template Guidance.

Describe how you determined the need/market demand for the proposed project.

Gorman and Company was approached by a group of parents from the community of Naperville who were concerned about a lack of housing for their children, who are young adults with IDD. Through conversations with the parent group and the City it was decided that the elderly would be a good fit to pair alongside those with IDD.

Explain how you arrived at the projected rents:

We performed a third-party market analysis and are using the Illinois Housing Development Authority affordable rents for the Naperville region as this project will use the low-income housing tax credit and therefore will be restricted to the rent levels allowed under that program.

How will you insure lease-up to eligible tenants within 18 months?

Because of Gorman's integrated affordable housing platform, property management has been involved in the project's design from its inception. This ensures that the property is designed in a way that facilitates easy management and leasing. As the property approaches closing property management will create an Affirmative Fair Housing Marketing Plan and begin marketing prior to construction completion to ensure expedient lease-up.

Have you completed an Affirmative Marketing Plan?

Yes

(Required for projects with 5+ HOME units.)

Is there anything in proximity to the project that could have a noteworthy positive or negative impact on the marketability of this development? Please describe:

The proximity to major roads (IL Route 59 and 103rd Street) may have a positive impact on the marketability of this development in terms of visibility for prospective tenants.

F. Previous Development Experience

How many full-time equivalent (FTE) employees will be working on the project?

3.50

Has the developer completed other residential development projects?

Yes

If yes, please answer the following:

How many projects has the developer completed?

130

How many dwelling units has the developer been responsible for producing?

New Construction

units

9703

Rehab

units:

1583

List most recently completed projects:

Project Name	Address	Construction Type	Tenure Type	Target Residents	# Units	Total Devel. Costs
Valor on Washington	1322 E. Washington Street, Madison, WI	New	Rental	Mixed	59	\$18,948,782
Laradon Phase II	5190 N. Broadway, Denver, CO	New	Rental	Mixed	132	\$42,263,231
Avenida del Sol	5048 Morrison Road, Denver, CO	New	Rental	Low/Mod Income	80	\$27,632,288
Soluna II	1825 E. Roosevelt Street, Phoenix, AZ	New	Rental	Mixed	66	\$15,280,719
Printery Row	165 E. Pulaski Street, Pulaski, WI	New	Rental	Low/Mod Income	43	\$10,040,000

Describe the experience of the specific staff members who will manage this project. Attach resumes.

Ron Clewer will serve as the primary point for contact for the the developer on this project. As the Illinois Market President at Gorman & Company, Ron is responsible for all Gorman development activity in the state. Before joining Gorman Ron served as the CEO of the Rockford Housing Authority and has a long career in real estate. Colin Malin will serve as the secondary point of contact and will be responsible for much of the coordination of getting the project to financial closing in his role as Development Project Manager. More detailed resumes attached. Ray Graham will provide the site based social service

If developer has been involved in residential development projects in some other capacity, please specify:

As a fully integrated platform Gorman serves as developer, architect, general contractor, and property manager on many deals we're involved in.

If developer/team has completed previous HOME units in any jurisdiction, are there any outstanding performance issues to be resolved? If yes, please explain.

None Known

G. Ongoing Management Experience, Structure & Capacity

Who will perform property management?	Developer/Owner will manage in-house
Name of management staff/company:	Gorman Property Management USA, LLC
How many units is your staff or 3rd party mgt company currently managing?	7,517
How many HUD income-restricted units is your staff/mgt company currently managing?	6,812

Describe staff/mgt company's experience managing HUD income-restricted rental units.

Gorman has been managing LIHTC properties since 1990 and has since expanded to managing over 6,500 income restricted units across 6 states.

Describe how the roles of property management, asset management & ongoing compliance will be delegated.

Gorman Property Management will hire new site management and leasing staff for this project. Candidates are from the area, a common trait of our process. They are brought into Oregon, WI "Gorman U" for training and compliance. The regional manager with oversight will be Sonja Droste, 608-835-3446, SDroste@GormanUSA.com. We have a shared compliance team that all applicants and leases must be reviewed by for compliance against LIHTC, HOME and any other supporting programs. The compliance team is fully certified and led by Carrie Constantinescu, Assistant Compliance Manager, HCCP, BOMS, COS, COSA, RAD-PBV, MORS, 815-543-7730, cconstantinescu@GormanUSA.com. Points of contact for the development of the project are me and as we transition from development to operations, the new site manager will become the local point of contact.

H. Existing Loan Subsidies in Developments to be Acquired

Does your development plan include acquisition of units with existing subsidies?	No
If yes, please indicate the kind of existing subsidy.	

Does your development plan seek to preserve federally-assisted low-income housing which would otherwise convert to market rate use through mortgage prepayment, foreclosure or expiring subsidies?

I. Rental & Operating Assistance Information

Do you expect to receive or are you currently receiving any rental subsidies for this development?	No
If you answered yes, please check the types of subsidy expected:	Project Based Rent Subsidy

If you answered yes, please describe the source and purpose of subsidies:

HUD provides funding to develop and subsidize rental housing with the availability of supportive services for very low- and extremely low-income adults with disabilities. IHDA will be the pass through agency for this assistance.

NOTE: IHDA requires that we underwrite the model WITHOUT the assistance, however, request the support in the application. They want to stress test sustainability without the 811 subsidy as a precaution.

As of June 2025, IHDA has determined 811 subsidy will not be awarded to this project, therefore, the anticipated 15 811 PBV units and 15 year service contract have been removed from this section.

Number of units expected to receive assistance:	0	units
Number of years in assistance contract:	N/A	years

J. Supportive Services Information

If you plan to provide supportive services to your tenants, please provide the following:

Description of the population to be served:

The two populations served by our project will be low-income elderly people (62+) and individuals with Intellectual and Developmental Disabilities (IDD). We are using the 55+ senior designation/set aside. It allows for 20% of the population to be under the age of 55. Our IDD population will, in part, be this 20%. Additionally, a 55+ designation allows us to further restrict age to 62+ through our tenant selection plan. The last 5% of our IDD population will be 62+. This is consistent with the 55+ designation and gets Naperville what they wanted via their restriction.

Will participation in supportive services be mandatory?	No
---	----

Description of the services to be provided and how they will be provided:

Individuals with Intellectual and Developmental Disabilities (IDD), ranging from age 18 to seniors, have diverse service needs. RGA offers person-centered services, which are tailored to the unique needs of each resident who chooses to participate. Their services include wraparound case management and direct services like financial literacy, along with a robust network of partners for referrals to other services such as behavioral, mental, and physical health care, education, and the arts.

RGA staff are on-site to conduct tenant assessments, discuss their needs, and create individualized service plans for those who opt into services. In return for providing these services, RGA receives a portion of the project developer fee and the cash flow, and also bills Medicaid/Medicare, as well as receiving funding from the DHS and other sources. All units are operated under the IHDA Permanent Supportive Housing model. However, per federal guidelines, participation in services is optional.

K. Development Schedule

For each item in the chart below, enter the month and year that the item was accomplished, or for future events, the month and year when that item is expected to be accomplished. If an item does not apply to your development, enter N/A or leave blank.

		Month	Year	Draw on PJ funds
Site	Option	September	2022	
	Contract	January	2023	
	Closing	May	2025	
	Zoning	October	2024	
	Site Analysis	November	2024	
Construction Financing	Application Submission	November	2024	
	Conditional Commitment	December	2024	
	Firm Commitment	February	2025	
	Closing	May	2025	
Plans	Preliminary Drawings	May	2024	
	Working Drawings	December	2024	
	Permits	February	2025	
Construction Loan Closing		August	2025	
Construction Start		August	2025	\$2,160,302
Marketing Start-Up		November	2026	
Construction Complete		February	2027	\$240,034
Unit(s) Fully Leased		August	2027	
Total Construction Schedule:		18	months	\$2,400,336

L. Development Team Information

	Name	Address	Phone	Certified MBE	Worked together previously? WBE
Project Mgr:	Gorman & Company, LLC	200 N. Main Street, Oregon, WI	608-835-3900	No	No Yes
Contractor:	Ujamaa Construction, Inc.	7744 S Stony Island Ave, Chicago, IL 60649	708-955-8174	Yes	No Yes
Consultant:	TBD				
Attorney:	Reinhart Boerner Van Deuren	1000 North Water Street, Suite 1700, Milwaukee, WI	414-298-8330	No	No Yes
Property Manager	Gorman Property Management USA, LLC	200 N. Main Street, Oregon, WI	608-835-3900	No	No Yes
Architect:	Beehyvve, LLC	1122 West 63rd Street, Unit 3 Chicago, IL 60621	773-954-1416	Yes	No Yes
Engineer:	Manhard Consulting	One Overlook Point, Suite 290, Lincolnshire, IL 60069	847-343-1207	No	No Yes

Track record of prime contractor — list the contractor's five most recently completed projects:

1. Soluna Phase II
2. Soluna Phase I
3. Valor on Washington
4. Pinecrest Apartments
5. Milwaukee Scattered Sites #2

Additional Information:

Does developer/applicant/sponsor hold a direct financial interest in any team member or entity?

Yes

If yes, provide details of the relationship:

The developer is a subsidiary of Gorman & Company, LLC.

Is the Developer, Sponsor, or any other Development Team Member related to a Du Page County elected official or employee? Please note separate Conflict of Interest Disclosure forms required.

No

If yes, provide details:

Is the developer/applicant/sponsor or any development team member, including any of their owners, partners, or board members CURRENTLY DEBARRED from Federal contracting opportunities by any agency of the Federal Government? (www.sam.gov)

No

If yes, please provide details:

Is the developer/applicant/sponsor or any development team member, including any of their owners, partners, or board members EVER BEEN DEBARRED from Federal contracting opportunities by any agency of the Federal Government? (www.sam.gov)

No

If yes, please provide details:

Has any development team member been subject to a HUD Office of the Inspector General audit or investigation?

No

If yes, please provide details & current status of audit or investigation:

M. Relocation

Relocation is the moving of existing residential or commercial occupants from their current space.

Relocation can be extremely costly and is strongly discouraged.

Have you already acquired the project property?

No

Was the property occupied at the time you obtained ownership?

No

If vacant at purchase, how many months had it been vacant?

Farmland

Will your development require any households to move temporarily?

No

of households to move temporarily:

Will your plans require any occupants to move permanently?

No

of households to move permanently:

Will your development require any commercial occupants to move?

No

of commercial occupants to move:

If you answered yes to any of the above questions, describe your relocation plan.

N. Required Application Attachments

- | | |
|---|--|
| 1 Project Area Map Identifying Location | 12 Affirmative Marketing Plan for Lease Up & Tenant Selection Plan |
| 2 Proof of Site Control* such as Deed, Purchase Agreement, Option, or Closing Statement | 13 Current Letters of Commitment for Project Financing/Funding. All letters must be provided <i>prior</i> to County commitment of HOME funds. |
| 3 Plans, Specs, Drawing, Renderings | 14 Developer or Personal Financial Statement |
| 4 Market Study/Needs Assessment | 15 Developer's Annual Operating Budget or Non-Profit Audit |
| 5 Appraisal Supporting Acquisition Price* | 16 Current Letters of Support* |
| 6 Developer Staff Resumes/References | 17 Current Letters of Partnership* |
| 7 Detailed Relocation Plan*. You are strongly encouraged not to cause any relocation. | 18 Board Resolution authorizing position to submit application &, if funded, execute the Agreement & abide by terms |
| 8 Detailed Construction Cost Estimate | 19 Completed & Executed Conflict of Interest Disclosure |
| 9 Quotes or other agreements substantiating key professional costs | 20 Agreements governing the various reserves to be capitalized at closing. Reserves cannot be drawn later as fees or distributions. |
| 10 Basis for estimating other soft costs including capitalized reserves. | 21 LIHTC projects: Documentation on the syndication costs (legal, accounting, tax opinion, etc.) from the entity who will syndicate & sell the offering. |
| 11 Lead, ACM, and/or Radon test results* | 22 An <i>actual</i> operating budget from an <i>actual</i> project similar to the proposed project. |

***If Applicable**

Please Note: If funded, a third party appraisal will be required to substantiate the value of the land and the value of the property after rehabilitation or the structure being built. The County may utilize the assessed value as published by the DuPage County Supervisor of Assessor's Office.

O. Applicant Certifications

I certify that submission of this application has been duly authorized by the governing body of the applicant and that all information contained in this application and its attachments is complete, true, and accurate to the best of my knowledge.

I certify that all forms of governmental assistance sought or already secured for this project are listed on the Sources & Uses section of this application. The applicant also certifies that should other governmental assistance be sought/secured in the future, applicant shall notify Du Page County promptly (within 5 business days).

I understand that awards will be made on a competitive basis and Du Page County may award an amount less than requested. I understand that Du Page County has no obligation to make a grant or loan to the applicant. I am aware that incomplete or late applications may not be accepted or considered for funding.

I further understand that submission of this application renders it a public document subject to the Freedom of Information Act.

Applicant Signatures:

Owner, Developer, Executive Director:

Brian Swanton

Printed Name

Signature

President & CEO

Title

06/24/2025

Date

Chief Elected Officer Signature (Board Chair)

Gary J. Gorman

Signature

Chairman

Title (Board Chair, President, etc.)

06/24/2025

Date

Addendum to Application Form

Project: Tower Court Residences

Project #: 0

◆ Properties Included in the Project Site(s)

	Street Address	Zip	Year Built	# of Units	Parcel #	Form of Site Control	Acquisition Price (actual or anticipated)	Date of Appraisal
1	4231 Tower Court, Naperville IL	60564	-	71	07-01-15-101-044	Purchase Contract	\$1,735,580	-
2								
3								
4								
5								
							\$1,735,580	

◆ Code Violations and/or Outstanding Taxes

If you are aware of code violations and/or outstanding taxes on properties located in Du Page County that are owned by your organization or by affiliates, please describe such issues below and explain how you are addressing them.

◆ Other Properties Currently Owned by Applicant

Enter all properties in Du Page County owned by the applicant and its affiliated entities that are located inside Du Page County. Du Page County will check addresses for outstanding taxes, code violations, etc. If the form below does not offer enough space, you may submit a complete list in a separate document.

	Street Address	Zip	Parcel #
1	None in Du Page County		
2	See Attached REO Schedule for other properties outside Du Page		
3			
4			
5			

◆ Properties Currently Owned by Affiliate Entities

Affiliate Entity 1:

	Street Address	Zip	Parcel #
1			
2			
3			
4			
5			

Affiliate Entity 2:

	Street Address	Zip	Parcel #
1			
2			
3			
4			
5			

Affiliate Entity 3:

	Street Address	Zip	Parcel #
1			
2			
3			
4			
5			

Affiliate Entity 4:

	Street Address	Zip	Parcel #
1			
2			
3			
4			
5			

**DU PAGE COUNTY
Utilities & Rent Limits**

Utility Allowance Calculation (use Utility Allowance tables below to look up applicable amounts.)

Utility	Type of Utility	Utilities Paid By:	Allowance for Utilities Paid by Tenant Only				
	(gas, oil, etc.)		0 BR	1 BR	2 BR	3 BR	4 BR
Cooking	Electric	Tenant		\$6	\$8	\$11	
Other, Lighting	Electric	Tenant		\$39	\$47	\$55	
Hot Water	Gas	Owner					
Water		Owner					
Heating	Electric	Tenant		\$25	\$34	\$44	
Air Conditioning	Electric	Tenant		\$4	\$5	\$7	
Sewer		Owner					
Trash Collection		Owner					
TOTAL			\$0	\$74	\$94	\$117	\$0

HOME Rent

HOME GROSS Rent Limits

HOME CONTRACT Rent Limits

Limits	Low-HOME	High-HOME	FMR	Low-HOME	High-HOME	FMR
0 Bedrooms	\$1,050	\$1,345	\$1,458	\$1,050	\$1,345	\$1,458
1 Bedroom	\$1,125	\$1,443	\$1,560	\$1,051	\$1,369	\$1,486
2 Bedrooms	\$1,350	\$1,733	\$1,761	\$1,256	\$1,639	\$1,667
3 Bedrooms	\$1,558	\$1,993	\$2,262	\$1,441	\$1,876	\$2,145
4 Bedrooms	\$1,738	\$2,204	\$2,657	\$1,738	\$2,204	\$2,657

Effective: 06/01/2025

(Rent Limit Minus Utility Allowances)

Utility Allowance Reference Tables

For all TENANT-PAID utilities, look up the allowance for each unit type & size, as listed in the tables below. Be sure to use the allowances for the type of fuel to be installed in your project. Enter the allowances for your units input them in the yellow cells "Utility Allowance Calculation" table at the top of this sheet.

Utility Allowances for Tenant-Paid Utilities

Source: DuPage Housing Authority

Effective:

1/1/2025

Unit Type: All units DuPage County Except the City of Aurora						
Utility or Service	Monthly Dollar Allowances					
	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating						
a. Natural Gas						
Apartments/Townhouse/Rowhouse/High-Rise	\$15	\$18	\$21	\$24	\$27	\$30
House (Single Family Detached)	\$22	\$26	\$30	\$34	\$39	\$43
b. Electric						
Apartments/Townhouse/Rowhouse/High-Rise	\$22	\$25	\$34	\$44	\$53	\$62
House (Single Family Detached)	\$51	\$60	\$70	\$80	\$91	\$101
Cooking						
a. Natural Gas	\$2	\$2	\$3	\$3	\$5	\$5
b. Electric	\$5	\$6	\$8	\$11	\$13	\$16
Other Electric (Lights, etc.)						
Apartments/Townhouse/Rowhouse/High-Rise	\$35	\$39	\$47	\$55	\$64	\$72
Single Family Detached	\$44	\$49	\$61	\$73	\$86	\$98
Water Heating						
a. Natural Gas						
Apartments/Townhouse/Rowhouse/High-Rise	\$4	\$5	\$7	\$9	\$11	\$13
House (Single Family Detached)	\$5	\$6	\$9	\$11	\$14	\$16
b. Electric						
Apartments/Townhouse/Rowhouse/High-Rise	\$13	\$15	\$19	\$23	\$28	\$32
House (Single Family Detached)	\$16	\$19	\$24	\$29	\$34	\$40
Monthly Gas Fee - All Unit Types	\$22	\$22	\$22	\$22	\$22	\$22
Water - All Unit Types	\$41	\$63	\$79	\$95	\$111	\$127
Sewer - All Unit Types	\$28	\$24	\$33	\$43	\$52	\$62
Trash - All Unit Types	\$14	\$24	\$24	\$24	\$24	\$24
Refrigerator - All Unit Types	\$12	\$12	\$12	\$12	\$12	\$12
Range - All Unit Types	\$11	\$11	\$11	\$11	\$11	\$11
Air Conditioning						
Apartments/Townhouse/Rowhouse/High-Rise	\$3	\$4	\$5	\$7	\$9	\$10
House (Single Family Detached)	\$3	\$3	\$7	\$11	\$14	\$18

DU PAGE COUNTY
Unit Information & Gross Revenue Potential

Developer: Gorman & Company, LLC

Efficiency Units	% AMI Targeted	# of Units	Baths	Sq. Ft.	Contract Rent	Monthly Rent	Annual Rent	HOME Contract Rent Limit	Total Sq Footage	3 BR Units	% AMI Targeted	# of Units	Baths	Sq. Ft.	Contract Rent	Monthly Rent	Annual Rent	HOME Contract Rent Limit	Total Sq Footage
						\$0	\$0	\$1,050	0							\$0	\$0	\$1,441	0
						\$0	\$0	\$1,050	0							\$0	\$0	\$1,441	0
						\$0	\$0	\$1,050	0							\$0	\$0	\$1,441	0
						\$0	\$0	\$1,345	0							\$0	\$0	\$1,876	1184
						\$0	\$0	\$1,345	0							\$0	\$0	\$1,876	0
						\$0	\$0	\$1,345	0							\$0	\$0	\$1,876	0
						\$0	\$0	na	0							\$0	\$0	na	0
Market Subtotal		0				\$0	\$0		0	Market Subtotal		1				\$1,659	\$19,908		1184

1 BR Units										4 BR Units									
	% AMI Targeted	# of Units	Baths	Sq. Ft.	Contract Rent	Monthly Rent	Annual Rent	HOME Contract Rent Limit	Total Sq Footage		% AMI Targeted	# of Units	Baths	Sq. Ft.	Contract Rent	Monthly Rent	Annual Rent	HOME Contract Rent Limit	Total Sq Footage
SRN	< 30%	13	1	592	\$567	\$7,371	\$88,452	\$1,051	7696							\$0	\$0	\$1,738	0
DPCLowHOME	50%	2	1	592	\$994	\$1,988	\$23,856	\$1,051	1184							\$0	\$0	\$1,738	0
	50%	7	1	592	\$994	\$6,958	\$83,496	\$1,051	4144							\$0	\$0	\$1,738	0
	50%	9	1	592	\$994	\$8,946	\$107,352	\$1,051	5328							\$0	\$0	\$2,204	0
DPCHighHOME	60%	8	1	592	\$1,208	\$9,664	\$115,968	\$1,369	4736							\$0	\$0	\$2,204	0
	60%	13	1	592	\$1,208	\$15,704	\$188,448	\$1,369	7696							\$0	\$0	na	0
Subtotal		52				\$50,631	\$607,572		30784	Market		0				\$0	\$0		0

2 BR Units	% AMI Targeted	# of Units	Baths	Sq. Ft.	Contract Rent	Monthly Rent	Annual Rent	HOME Contract Rent Limit	Total Sq Footage				Monthly Rent	Annual Rent	
SRN	< 30%	2	1.5	836	\$675	\$1,350	\$16,200	\$1,256	1672	Total Units	71	Gross Rent Potential	\$74,190	\$890,280	
DPCLowHOME	50%	1	1.5	836	\$1,188	\$1,188	\$14,256	\$1,256	836				Per Unit Avg	\$1,045	\$12,539
	50%	9	1.5	836	\$1,188	\$10,692	\$128,304	\$1,256	7524						
						\$0	\$0	\$1,256	0						
DPCHighHome	60%	3	1.5	836	\$1,445	\$4,335	\$52,020	\$1,639	2508	Other Income	Miscellaneous/Interest: Interest, Craft Class, etc.	Monthly	\$183	Annually	
	60%	3	1.5	836	\$1,445	\$4,335	\$52,020	\$1,639	2508						
Subtotal		18				\$21,900	\$262,800		15048						Laundry
										Carports/Garages			\$0		

Square Footage Breakdown	
Residential Square Footage	47,016
Common Areas Sq. Ft.	18,618
Commercial Sq. Ft.	
Total Square Footage	65,634

			Monthly Rent	Annual Rent
Total Units	71	Gross Rent Potential	\$74,190	\$890,280
		Per Unit Avg	\$1,045	\$12,539
Other Income			Monthly	Annually
Miscellaneous/Interest:	Interest, Craft Class, etc.		\$183	\$2,200
Laundry				\$0
Carports/Garages				\$0
Tenant Charges (late fees, insufficient funds, etc)			\$167	\$2,000
Other:	Pet Rent		\$833	\$10,000
Totals			\$1,183	\$14,200

(source)

	Year 1	Year 2	Year 3	Year 4	Year 5
Amount					

**DU PAGE COUNTY
ANNUAL OPERATING BUDGET**

Project: Tower Court Residences

Developer: Gorman & Company, LLC

REVENUE

	<u>Annual</u>	<u>Per Unit</u>	
Gross Rent Potential	\$890,280	\$12,539	
Other Revenue	\$14,200	\$200	
Subtotal	\$904,480	\$12,739	
Combined Vacancy Rate	8.0%	\$72,358	\$1,019
Adjusted Gross Income	\$832,122	\$11,720	100.0%

OPERATING EXPENSES

Administrative

	<u>Annual</u>	<u>Per Unit</u>	
Administrative Salaries	\$65,000	\$915	
Office Expenses	\$34,000	\$479	
Legal	\$2,000	\$28	
Accounting	\$10,000	\$141	
Telephone	\$4,000	\$56	
Monitoring Fee(s)	\$1,775	\$25	
Marketing	\$2,500	\$35	
Other-Management Fee	\$49,371	\$695	
Subtotal	\$168,646	\$2,375	20.3%

Operating

	<u>Annual</u>	<u>Per Unit</u>	
Operating Expense Salaries		\$0	
Janitorial	\$5,000	\$70	
Exterminating	\$2,000	\$28	
Rubbish Removal	\$4,000	\$56	
Security		\$0	
Snow Removal	\$6,000	\$85	
Other	\$30,000	\$423	
Subtotal	\$47,000	\$662	5.6%

Maintenance

	<u>Annual</u>	<u>Per Unit</u>	
Maintenance Salaries	\$45,000	\$634	
Grounds & Pool	\$3,000	\$42	
Elevator	\$2,500	\$35	
HVAC	\$5,000	\$70	
Plumbing & Electrical	\$2,500	\$35	
Painting/Decorating/Carpet	\$5,000	\$70	
Other	\$10,000	\$141	
Other		\$0	
Subtotal	\$73,000	\$1,028	8.8%

Utilities

	<u>Annual</u>	<u>Per Unit</u>	
Electricity	\$28,000	\$394	
Gas	\$10,000	\$141	
Oil		\$0	
Water & Sewer	\$17,000	\$239	
Other		\$0	
Subtotal	\$55,000	\$775	6.6%

Taxes & Insurance

	<u>Annual</u>	<u>Per Unit</u>	
Real Estate Taxes	\$75,000	\$1,056	
Other Taxes		\$0	
Insurance	\$50,000	\$704	
Other		\$0	
Subtotal	\$125,000	\$1,761	15.0%

Reserves

	<u>Annual</u>	<u>Per Unit</u>	
Replacement Reserve	\$24,850	\$350	
Operating		\$0	
FF&E		\$0	
Debt Service		\$0	
Other		\$0	
Other		\$0	
Subtotal	\$24,850	\$350	3.0%

Total Operating Expenses

	\$493,496	\$6,951	59.3%
--	------------------	----------------	-------

NET OPERATING INCOME

	\$338,626	\$4,419	40.7%
--	------------------	----------------	-------

Estimated Mortgage

Debt Coverage Ratio Year 1	1.20
Interest Rate	6.46%
Term	40
Annual Payment	\$282,188
Mortgage Amount (PV)	\$4,036,267

This is an estimate only. Actual debt service is entered on the 'Sources & Uses' Sheet.

Net Cash Flow Year 1	\$56,438
Cash Flow Per Unit	\$795

DU PAGE COUNTY										
OPERATING CASH FLOW PROJECTION										

Project: Tower Court Residences

Developer: Gorman & Company, LLC

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
REVENUE											
	0.02										
	Years 1-4										
	Years 5+										
Gross Income Potential	2.0%	\$904,480	\$922,570	\$941,021	\$959,841	\$979,038	\$998,619	\$1,018,591	\$1,038,963	\$1,059,742	\$1,080,937
Vacancy Factor	8.0%	\$72,358	\$73,806	\$75,282	\$76,787	\$78,323	\$79,890	\$81,487	\$83,117	\$84,779	\$86,475
Operating Subsidy/Reserve Draw		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net Income		\$832,122	\$848,764	\$865,739	\$883,054	\$900,715	\$918,729	\$937,104	\$955,846	\$974,963	\$994,462
	Per Unit	\$11,720	\$11,954	\$12,194	\$12,437	\$12,686	\$12,940	\$13,199	\$13,463	\$13,732	\$14,007
OPERATING EXPENSES											
	Inflation										
	Factor										
Administration	3.0%	\$119,275	\$122,853	\$126,539	\$130,335	\$134,245	\$138,272	\$142,421	\$146,693	\$151,094	\$155,627
Management Fee	2.0%	\$49,371	\$50,358	\$51,365	\$52,393	\$53,441	\$54,509	\$55,600	\$56,712	\$57,846	\$59,003
Operating	3.0%	\$47,000	\$48,410	\$49,862	\$51,358	\$52,899	\$54,486	\$56,120	\$57,804	\$59,538	\$61,324
Maintenance	3.0%	\$73,000	\$75,190	\$77,446	\$79,769	\$82,162	\$84,627	\$87,166	\$89,781	\$92,474	\$95,248
Utilities	3.0%	\$55,000	\$56,650	\$58,350	\$60,100	\$61,903	\$63,760	\$65,673	\$67,643	\$69,672	\$71,763
Taxes	4.0%	\$75,000	\$78,000	\$81,120	\$84,365	\$87,739	\$91,249	\$94,899	\$98,695	\$102,643	\$106,748
Insurance	3.0%	\$50,000	\$51,500	\$53,045	\$54,636	\$56,275	\$57,964	\$59,703	\$61,494	\$63,339	\$65,239
Reserves	3.0%	\$24,850	\$25,596	\$26,363	\$27,154	\$27,969	\$28,808	\$29,672	\$30,562	\$31,479	\$32,424
Total Operating Expenses		\$493,496	\$508,557	\$524,090	\$540,110	\$556,633	\$573,675	\$591,253	\$609,384	\$628,085	\$647,376
	Per Unit	\$6,950.65	\$7,162.78	\$7,381.55	\$7,607.19	\$7,839.91	\$8,079.94	\$8,327.51	\$8,582.87	\$8,846.27	\$9,117.97
Net Operating Income		\$338,626	\$340,207	\$341,649	\$342,944	\$344,082	\$345,054	\$345,851	\$346,462	\$346,878	\$347,087
	Per Unit	\$4,769.38	\$4,791.65	\$4,811.96	\$4,830.19	\$4,846.22	\$4,859.92	\$4,871.14	\$4,879.75	\$4,885.61	\$4,888.55
Du Page Mortgage		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Debt Service		\$276,331	\$276,331	\$276,331	\$276,331	\$276,331	\$276,331	\$276,331	\$276,331	\$276,331	\$276,331
Debt Coverage Ratio		1.23	1.23	1.24	1.24	1.25	1.25	1.25	1.25	1.26	1.26
CASH FLOW		\$62,295	\$63,876	\$65,318	\$66,613	\$67,751	\$68,723	\$69,520	\$70,132	\$70,547	\$70,756
	Per Unit	\$877	\$900	\$920	\$938	\$954	\$968	\$979	\$988	\$994	\$997
Payments Out of Cash Flow:	Asset management fee - investor	\$5,000	\$5,150	\$5,305	\$5,464	\$5,628	\$5,796	\$5,970	\$6,149	\$6,334	\$6,524
Payments Out of Cash Flow:	Developer fee	\$57,295	\$58,726	\$60,014	\$61,149	\$62,123	\$62,927	\$63,550	\$63,982	\$10,235	\$0
Payments Out of Cash Flow:	DuPage Mortgage									\$26,989	\$32,116
FINAL CASH FLOW		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,989	\$32,116
	Per Unit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$380	\$452

	DU PAGE COUNTY OPERATING CASH FLOW PROJECTION
--	--

Project: Tower Court Resid

		Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
REVENUE											
	<u>0.02</u>										
	Years 1-4	Years 5+									
Gross Income Potential	2.0%	2.0%	\$1,102,556	\$1,124,607	\$1,147,099	\$1,170,041	\$1,193,442	\$1,217,311	\$1,241,657	\$1,266,490	\$1,291,820
Vacancy Factor	8.0%	8.0%	\$88,204	\$89,969	\$91,768	\$93,603	\$95,475	\$97,385	\$99,333	\$101,319	\$103,346
Operating Subsidy/Reserve Draw			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net Income			\$1,014,352	\$1,034,639	\$1,055,331	\$1,076,438	\$1,097,967	\$1,119,926	\$1,142,325	\$1,165,171	\$1,188,475
	<i>Per Unit</i>		\$14,287	\$14,572	\$14,864	\$15,161	\$15,464	\$15,774	\$16,089	\$16,411	\$16,739
OPERATING EXPENSES		<u>Inflation Factor</u>									
Administration	3.0%		\$160,296	\$165,104	\$170,058	\$175,159	\$180,414	\$185,827	\$191,401	\$197,143	\$203,058
Management Fee	2.0%		\$60,183	\$61,386	\$62,614	\$63,866	\$65,144	\$66,447	\$67,776	\$69,131	\$70,514
Operating	3.0%		\$63,164	\$65,059	\$67,011	\$69,021	\$71,092	\$73,224	\$75,421	\$77,684	\$80,014
Maintenance	3.0%		\$98,106	\$101,049	\$104,081	\$107,203	\$110,419	\$113,732	\$117,144	\$120,658	\$124,278
Utilities	3.0%		\$73,915	\$76,133	\$78,417	\$80,769	\$83,192	\$85,688	\$88,259	\$90,907	\$93,634
Taxes	4.0%		\$111,018	\$115,459	\$120,077	\$124,881	\$129,876	\$135,071	\$140,474	\$146,093	\$151,936
Insurance	3.0%		\$67,196	\$69,212	\$71,288	\$73,427	\$75,629	\$77,898	\$80,235	\$82,642	\$85,122
Reserves	3.0%		\$33,396	\$34,398	\$35,430	\$36,493	\$37,588	\$38,715	\$39,877	\$41,073	\$42,305
Total Operating Expenses			\$667,274	\$687,801	\$708,976	\$730,820	\$753,354	\$776,602	\$800,586	\$825,331	\$850,861
	<i>Per Unit</i>		\$9,398.23	\$9,687.34	\$9,985.57	\$10,293.23	\$10,610.62	\$10,938.06	\$11,275.87	\$11,624.38	\$11,983.95
Net Operating Income			\$347,077	\$346,838	\$346,356	\$345,619	\$344,613	\$343,324	\$341,738	\$339,840	\$337,614
	<i>Per Unit</i>		\$4,888.41	\$4,885.04	\$4,878.25	\$4,867.87	\$4,853.70	\$4,835.55	\$4,813.21	\$4,786.48	\$4,755.13
Du Page Mortgage			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Debt Service			\$276,331	\$276,331	\$276,331	\$276,331	\$276,331	\$276,331	\$276,331	\$276,331	\$276,331
Debt Coverage Ratio			1.26	1.26	1.25	1.25	1.25	1.24	1.24	1.23	1.22
CASH FLOW			\$70,746	\$70,507	\$70,025	\$69,288	\$68,282	\$66,993	\$65,407	\$63,509	\$61,283
	<i>Per Unit</i>		\$996	\$993	\$986	\$976	\$962	\$944	\$921	\$894	\$863
Payments Out of Cash Flow:	Asset management fee - investor		\$6,720	\$6,921	\$7,129	\$7,343	\$7,563	\$7,790	\$8,024	\$8,264	\$8,512
Payments Out of Cash Flow:	Developer fee		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Payments Out of Cash Flow:	DuPage Mortgage		\$32,013	\$31,793	\$31,448	\$30,972	\$30,359	\$29,602	\$28,692	\$27,622	\$26,385
FINAL CASH FLOW			\$32,013	\$31,793	\$31,448	\$30,972	\$30,359	\$29,602	\$28,692	\$27,622	\$26,385
	<i>Per Unit</i>		\$451	\$448	\$443	\$436	\$428	\$417	\$404	\$389	\$372

DU PAGE COUNTY DEVELOPMENT BUDGET (Uses)					
Project: Tower Court Residences		Developer: Gorman & Company, LLC			
Project Number: 0					
ACQUISITION		TOTAL	Per Unit	Per SF	% TDC
Land		\$1,735,580	\$24,445		
Building			\$0		
Holding Costs			\$0		
Other:			\$0		
Other:			\$0		
Total Acquisition:		\$1,735,580	\$24,445	\$26.44	6.0%
HARD COSTS (complete sheet #7)					
General Cond., Overhead & Profit		\$2,288,772	\$32,236		
Construction Hard Costs		\$17,525,600	\$246,839		
Building Permit & Other Local Fees		\$413,460	\$5,823		
Total Construction:		\$20,227,832	\$284,899	\$308.19	70.2%
CONTINGENCY		\$983,312	\$13,849	\$14.98	3.4%
SOFT COSTS					
Architect: Design		\$661,527	\$9,317		
Architect: Supervision		\$15,000	\$211		
Civil Engineering		\$65,634	\$924		
Green Certification Fees		\$45,000	\$634		
Legal		\$123,399	\$1,738		
Accounting/Cost Certification		\$30,000	\$423		
Survey		\$12,000	\$169		
Appraisal		\$8,000	\$113		
Environmental Report		\$12,500	\$176		
Soil Tests		\$4,000	\$56		
Market Study		\$7,500	\$106		
3rd Party Cost Estimate			\$0		
Title & Recording		\$50,000	\$704		
Marketing			\$0		
Other: Owner FF&E		\$75,000	\$1,056		
Other: Misc. studies, plans, copies, review, soft cost cor		\$60,000	\$845		
Total Soft Costs:		\$1,169,560	\$16,473	\$17.82	4.1%
PERMANENT FINANCING					
Application Fees		\$3,500	\$49		
LIHTC Fees		\$151,500	\$2,134		
Working Capital/Latent Defects LOC Fee			\$0		
Origination Fees		\$216,000	\$3,042		
Financing Legal Fees		\$15,000	\$211		
Lender's Inspecting Architect		\$25,000	\$352		
Bond Insurance Fees			\$0		
Credit Enhancement Fee			\$0		
Bank Escrow Fee			\$0		
Rating Agency Fee			\$0		
Other:			\$0		
Other:			\$0		
Total Interim Financing:		\$411,000	\$5,789	\$6.26	1.4%
INTERIM FINANCING					
Construction/Bridge Loan Interest		\$1,353,781	\$19,067		
MIP/Credit Enhancement during construction			\$0		
Servicing Fees during construction			\$0		
Real Estate Taxes during construction		\$75,000	\$1,056		
Insurance during construction		\$115,000	\$1,620		
Other: Construction loan origination, Due dilligence & Le		\$35,000	\$493		
Total Permanent Financing:		\$1,578,781	\$22,236	\$24.05	5.5%
SYNDICATION					
Syndication Legal		\$55,000	\$775		
Partnership organizational expense			\$0		
Other:			\$0		
Total Syndication:		\$55,000	\$775	\$0.84	0.2%
RESERVES					
Real Estate Tax Reserve		\$41,250	\$581		
Insurance Reserve		\$52,500	\$739		
Capitall Replacement Reserve			\$0		
Initial Rent-up Reserve		\$53,250	\$750		
Operating Reserve		\$234,601	\$3,304		
Debt Service Reserve		\$138,165	\$1,946		
Other:			\$0		
Other:			\$0		
Other:			\$0		
Total Reserves:		\$519,766	\$7,321	\$7.92	1.8%
DEVELOPER FEE		\$2,134,000	\$30,056	\$32.51	7.4%
TOTAL DEVELOPMENT COSTS (TDC):		\$28,814,831	\$405,843	\$439.02	100.0%

DU PAGE COUNTY
Construction Budget/Costs (Based on CSI)

Project:	Tower Court Residence	Square Feet:	65,634	Units:	71			
Project Number	0	Construction:	New Construction					
			Total Cost	Per Unit	Per SF	% Construction		
1. General Requirements	Limit							
A. General Contractor's Markup (See DuPage County General Guidance for further detail)								
Overhead: Expenses necessary to conduct a business. Shall also include costs specific to the project.			\$309,712					
General Conditions are functions needed to complete the construction phase: project manager/superintendent/draw related paperwork, field office, site cleaning.	14.0%		\$929,136					
Profit			\$1,049,924					
	Subtotal		\$2,288,772	\$32,236	\$34.87	12%		
2. Existing Conditions								
Environmental Clearance								
Demolition								
Other	Off-Site Work		\$1,965,425					
	Subtotal		\$1,965,425	\$27,682	\$29.95	10%		
3. Concrete								
Basement and Garage Floors								
Foundation Walls			\$465,741					
Flatwork			\$366,100					
Other								
			\$831,841	\$11,716	\$12.67	4%		
4. Masonry								
Foundation Walls								
Veneer			\$488,000					
Fireplace and/or chimney								
Exterior retaining walls								
Other								
	Subtotal		\$488,000	\$6,873	\$7.44	2%		
5. Metals								
Structural			\$85,708					
Wrought Iron			\$0					
Other:			\$0					
	Subtotal		\$85,708	\$1,207	\$1.31	0%		
6. Wood & Composites								
Rough Carpentry			\$2,107,734					
Finish Carpentry			\$610,220					
Other								
	Subtotal		\$2,717,954	\$38,281	\$41.41	14%		
7. Thermal & Moisture Protection								
Roofing			\$328,200					
Insulation			\$0					
Exterior Siding			\$50,750					
Exterior Trim								
Gutters and Downspouts			\$35,620					
Other								
	Subtotal		\$414,570	\$5,839	\$6.32	2%		
8. Openings								
Windows			\$481,864					
Exterior Doors			\$17,000					
Interior Doors			\$491,490					
Garage Door			\$0					
Door Hardware			\$74,575					
Other								
	Subtotal		\$1,064,929	\$14,999	\$16.23	5%		
9. Finishes								
Gypsum Wallboard			\$1,408,865					
Ceramic Tile			\$10,635					
Flooring (wood, vinyl, carpet, etc.			\$468,263					
Painting			\$390,000					
Other								
	Subtotal		\$2,277,763	\$32,081	\$34.70	11%		
10. Specialties								
Towel Racks, mirrors, etc.			\$0					
Closet racks			\$53,177					
Other	Postal Specialties		\$13,490					
	Subtotal		\$66,667	\$939	\$1.02	0%		

11. Equipment					
Appliances		\$341,365			
Other	Elevators	\$144,500			
	Subtotal	\$485,865	\$6,843	\$7.40	2%
12. Furnishings					
Cabinets		\$230,070			
Countertops					
Window Treatments		\$34,500			
Other	Signage & Storage	\$91,790			
	Subtotal	\$356,360	\$5,019	\$5.43	2%
13. Special Construction					
Accessibility Modifications					
Other					
	Subtotal	\$0	\$0	\$0.00	0%
21. Fire Suppression Systems					
Sprinkler System		\$403,360			
Other	Fire Protection Specialties	\$4,274			
	Subtotal	\$407,634	\$5,741	\$6.21	2%
22. Plumbing					
Rough Plumbing		\$1,426,800			
Finish Plumbing					
Fixtures					
Other					
	Subtotal	\$1,426,800	\$20,096	\$21.74	7%
23. HVAC					
HVAC		\$1,720,000			
Other					
	Subtotal	\$1,720,000	\$24,225	\$26.21	9%
26. Electrical					
Rough Electrical		\$1,186,540			
Fixtures		\$223,710			
Finish Electrical		\$286,870			
Other					
	Subtotal	\$1,697,120	\$23,903	\$25.86	9%
27. Communications					
Security & Alarm Systems					
Other					
	Subtotal	\$0	\$0	\$0.00	0%
31. Earthwork					
Excavation		\$425,861			
Trenching					
Backfilling					
Site Grading					
Driveway					
Other					
	Subtotal	\$425,861	\$5,998	\$6.49	2%
32. Exterior Improvements					
Paving		\$291,900			
Fencing		\$33,897			
Final grade and seeding		\$50,000			
Landscaping		\$149,575			
Other	Concrete	\$136,500			
	Subtotal	\$661,872	\$9,322	\$10.08	3%
33. Utilities					
Utility Connections		\$431,231			
Other					
	Subtotal	\$431,231	\$6,074	\$6.57	2%
Total Construction:		\$19,814,372	\$279,076	\$301.89	100%

DU PAGE COUNTY
Sources & Uses Summary

Project Name	Tower Court Residences	Total Square Feet: 65,634	Total Units: 71
Project Number	0	Avg SqFt/Unit: 924	HOME Units: 14
Developer	Gorman & Company, LLC		
Project Type:	New Construction	Target Population: Other	
Unit Type	Multi-Story w/Elevator	Average Rent 1,045	

Unit Mix

	Efficiency	1 BR	2 BR	3 BR	4 BR	Total
Number of Units	0	52	18	1	0	71
Average Monthly Rent	#DIV/0!	\$974	\$1,217	\$1,659	#DIV/0!	
Income-Restricted Units		52	18	1		71
Unrestricted/Market Rate Units						0
Total	0	52	18	1	0	71

100%
0%

Development Costs

	Total	Per Unit	% of Total
Acquisition	\$1,735,580	\$24,445	6.0%
Hard Costs (Construction)	\$20,227,832	\$284,899	70.2%
Construction Contingency	\$983,312	\$13,849	3.4%
Soft Costs	\$1,169,560	\$16,473	4.1%
Permanent Financing	\$411,000	\$5,789	1.4%
Interim Financing	\$1,578,781	\$22,236	5.5%
Syndication	\$55,000	\$775	0.2%
Reserves	\$519,766	\$7,321	1.8%
Developer Fee	\$2,134,000	\$30,056	7.4%
Total Development Costs*	\$28,814,831	\$405,843	100.0%

Construction Cost/SqFt: \$302
Total Cost/SqFt: \$439

Permanent Financing

	Total	Per Unit	% of Total	Interest Rate	Loan Term (yrs)	Annual Payment
Bank Mortgage <i>Est. mortgage:</i> \$4,036,267	\$3,900,000	\$54,930	13.5%	6.57%	40	\$276,331
Low Income Housing Tax Credits	\$13,888,611	\$195,614	48.2%			
Other State/Federal/Historic Tax Credits	\$0	\$0	0.0%			
Deferred Developer Fee	\$500,000	\$7,042	1.7%			
Developer Long-Term Equity	\$0	\$0	0.0%			
Du Page County Funds - Cash Flow Loan	\$2,400,336	\$33,808	8.3%	0.00%	40	
	\$0	\$0	0.0%			
State HOME Funds	\$0	\$0	0.0%			
Additional Tax Credits	\$4,710,304	\$66,342	16.3%	0.00%		
FHLB Chicago AHP	\$2,000,000	\$28,169	6.9%	0.00%		
Seller Note	\$1,415,580	\$19,938	4.9%	0.00%		
	\$0	\$0	0.0%			
Total Sources	\$28,814,831	\$405,843	100.0%			\$276,331
(GAP) or Surplus	\$0	\$0	0.0%			DCR: 1.225435355

Construction Financing

	Amount Available During Construction	% TDC	Const. Loan Interest Rate	Developer Notes
Private Construction Loan(s) <i>(bank financing)</i>	\$17,700,000	61.4%	6.83%	
Developer Equity <i>(Self-financing for acquisition, predevelopment, etc.)</i>		0.0%		If AHP is denied, Sponsor note for \$2M
Deferred Developer Fee	\$500,000	1.7%		Paid from annual cashflow 0% interest
Low Income Housing Tax Credits Construction Equity	\$2,789,837	9.7%		
FHLB Chicago AHP	\$2,000,000	6.9%		Grant to project. If not awarded, Developer will provide a Sponsor Loan for full \$2M.
Seller Note	\$1,415,580	4.9%		\$320K at closing, not payment until sold
Du Page County Funds	100%	\$2,400,336 8.3%		Prefer % of cash flow as payment, after DDF is paid - IHDA requires DDF paid in 15 years.
		\$0 0.0%		
Costs Not Incurred During Construction <i>(reserves, developer fee, etc.)</i>	\$2,009,078	7.0%		Includes all reserves, Dev Fee - DDF, and carry over soft costs until conversion
Total Construction Sources	\$28,814,831	100.0%		
Construction Financing Surplus/(Gap)?	\$0	0.0%		

Du Page County Funding Request

	Total	Per Unit
DuPage County Funding Request	\$2,400,336	\$33,808 <i>Permanent Subsidy</i>

Proposed use of DuPage County fund Construction Hard Costs

Operating Budget

	Annual	Per Unit	Key Assumptions	
Gross Rent Potential	\$890,280	\$12,539	Vacancy Years 1-4	8.0%
Other Income	\$14,200	\$200	Vacancy Years 5+	8.0%
Vacancy	\$72,358	\$1,019	Rent Inflation Years 1-4	2.0%
Adjusted Gross Income	\$832,122	\$11,720	Rent Inflation Years 5+	2.0%
Annual Operating Expenses	\$493,496	\$6,951	Expense Inflation:	
Net Operating Income	\$338,626	\$4,769	Administration	3.0%
Debt Service	\$276,331	\$3,892	Operating	3.0%
			Maintenance	3.0%
			Utilities	3.0%
			Taxes & Insurance	4.0%
			Reserves	3.0%

Debt & Cash Flow Over Time

			Annual	Per Unit
Year 1 DCR	1.23	Year 1 Net Cash Flow	\$62,295	\$877
Year 5 DCR	1.25	Year 5 Net Cash Flow	\$67,751	\$954
Year 10 DCR	1.26	Year 10 Net Cash Flow	\$70,756	\$997
Year 15 DCR	1.25	Year 15 Net Cash Flow	\$68,282	\$962
Year 20 DCR	1.21	Year 20 Net Cash Flow	\$58,712	\$827
	<u>Total</u>	<u>Per Unit</u>	<u>After Cash Flow Payments:</u>	
Cumulative Cash Flow Over 10 Yrs	\$675,530	\$9,515	\$59,105	
Cumulative Cash Flow Over 15 Yrs	\$1,024,377	\$14,428	\$215,691	
Cumulative Cash Flow Over 20 Yrs	\$1,340,282	\$18,877	\$352,965	

Developer Notes

	Date Entered

Du Page County Subsidy Layering and Underwriting Summary

1. General Justification for Funding:	
a. How does project fit in with Con Plan, housing strategies, etc?	
2. Why is the project needed?	
3. Examine the sources & uses and operating pro forma.	
a. Explain whether or not costs are reasonable in terms of:	
1. Costs of comparable projects	
2. Qualifications of the costs estimators	
3. Costs published by recognized industry cost index	
b. What is the status of other funding sources? Has adequate funding been secured?	
c. Is the amount of funding requested reasonable and necessary? Please Explain.	
d. Describe the evidence that the project can operate sustainably through the compliance period.	
e. Is the developer/owner/team receiving undue enrichment based on the amount of developer fee, cash flow, etc.? If there are identities of interest among team members, include contractor profit in this assessment.	

f. Concerns/Other info:	
-------------------------	--

4. Assess neighborhood market conditions:

a. What supports proposed rents?	
b. What supports lease up within 18 months?	
c. Concerns/Other info:	

5. Assess the capacity of the developer/development team.

a. Completed similar projects successfully?	
b. Any problem projects current or past?	
c. Describe evidence developer is financially stable.	
d. Describe evidence dev staff is sufficient, qualified.	
e. Concerns/Other info:	

6. Assess the capacity of the ongoing management

a. Is there evidence they are managing similar properties successfully?	
b. Any problem projects current or past?	
c. Concerns/Other info:	

7. Examine the Capital Needs Assessment (CNA)

a. Can the project cover capital improvements throughout the Period of Affordability?	
b. Is an additional Capital Reserve needed? How will it be funded?	
c. Concerns/Other info:	

8. What contingencies should be placed on funding?

9. CURRENT RECOMMENDATION FOR FUNDING:	
--	--

Underwriting performed by:

Name	Title	Date

Du Page County Underwriting Notes

	Date Entered

DU PAGE COUNTY
Capital Needs Assessment

Development Name Tower Court Residences
Owner Gorman & Company, LLC
Date Prepared

Cost Category		Description/Notes	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12		
Landscaping/Irrigation/Drainage																
Concrete Walks/Retaining Walls																
Parking Areas		Asphalt Reseal/Restripe						\$9,676					\$9,676			
Garages/Carports																
Roofing																
Eavestrough/Downspouts/Flashing																
Balconies/Patios/Steps																
Exterior Siding		Mortar Tuck-Pointing Maintenance						\$1,500					\$1,500			
Doors/Windows		Caulking/Sealing											\$1,500			
Lobbies/Halls/Stairs																
Laundry																
Community Space		Carpet Replace											\$7,613	\$7,613		
HVAC		AC Condenser (1.5 Tons) Replace AC Condenser (2.0 Tons) Replace														
Plumbing/Domestic Hot Water																
Fire Safety		Residential Smoke Detector Replace Carbon Monoxide Detector Replace											\$10,740			
Electrical		Building-Mounted Light Fixture Replacement											\$1,360			
Boilers/Pumps																
Elevator																
Unit Flooring/Carpeting																
Unit Appliances		Dishwasher Replace Refrigerator/Freezer Replace														
Unit Kitchen Cabinet/Countertop																
Common Area Appliances		Dishwasher Replace Refrigerator/Freezer Replace														
Unit Appliances		Clothes Dryer Replace														
Unit Appliances		Clothes Washer Replace														
Subtotal			\$0	\$0	\$0	\$0	\$0	\$11,176	\$0	\$0	\$0	\$0	\$32,389	\$7,613		
Annual Inflation Factor		3.00%	Inflation Factor	100.00%	103.00%	106.09%	109.27%	112.55%	115.93%	119.41%	122.99%	126.68%	130.48%	134.39%	138.42%	
Total Units		71	Estimated Total Annual RR Needs		\$0	\$0	\$0	\$0	\$12,956	\$0	\$0	\$0	\$0	\$43,528	\$10,538	
Initial PUPY RR		\$350														
Initial Annual RR Deposit		24850	Starting Balance		\$0	\$24,850	\$49,700	\$74,550	\$99,400	\$124,250	\$136,144	\$160,994	\$185,844	\$210,694	\$235,544	\$216,866
RR Deposit Annual Increase		\$24,850	RR Needs		\$0	\$0	\$0	\$0	\$0	\$12,956	\$0	\$0	\$0	\$0	\$43,528	\$10,538
Interest on Reserve		0.00%	Contribution		\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850
			Net Annual Change		\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$11,894	\$24,850	\$24,850	\$24,850	\$24,850	(\$18,678)	\$14,312
			Interest Earned		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
			Ending Reserve Balance		\$24,850	\$49,700	\$74,550	\$99,400	\$124,250	\$136,144	\$160,994	\$185,844	\$210,694	\$235,544	\$216,866	\$231,178

Initial Deposit Needed to Sustain Project
 10 years: (\$235,544)
 15 years: (\$283,693)
 20 years: \$114,552

DU PAGE CO
Capital Needs A

Development Name Tower Court
Owner Gorman & Gorman
Date Prepared

Cost Category	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Landscaping/Irrigation/Drainage								
Concrete Walks/Retaining Walls								
Parking Areas				\$9,676				
Garages/Carports								
Roofing								
Eavestrough/Downspouts/Flashing								
Balconies/Patios/Steps								
Exterior Siding				\$1,500				
Doors/Windows								
Lobbies/Halls/Stairs								
Laundry								
Community Space	\$7,613	\$7,613						
HVAC				\$47,100	\$47,100	\$47,100	\$47,100	
Plumbing/Domestic Hot Water								
Fire Safety								
Electrical								
Boilers/Pumps								
Elevator								
Unit Flooring/Carpeting								
Unit Appliances				\$16,863	\$16,863	\$16,863	\$16,863	
Unit Kitchen Cabinet/Countertop								
Common Area Appliances				\$900				
Unit Appliances				\$7,100	\$7,100	\$7,100	\$7,100	
Unit Appliances				\$6,213	\$6,213	\$6,213	\$6,213	
Annual Inflation Factor 3.00%	\$7,613	\$7,613	\$0	\$89,352	\$77,276	\$77,276	\$77,276	\$0
	142.58%	146.85%	151.26%	155.80%	160.47%	165.28%	170.24%	175.35%
Total Units 71	\$10,854	\$11,180	\$0	\$139,208	\$124,005	\$127,725	\$131,557	\$0
Initial PUPY RR \$350								
Initial Annual RR Deposit 24850	\$231,178	\$245,173	\$258,843	\$283,693	\$169,336	\$70,181	(\$32,695)	(\$139,402)
RR Deposit Annual Increase \$24,850	\$10,854	\$11,180	\$0	\$139,208	\$124,005	\$127,725	\$131,557	\$0
Interest on Reserve 0.00%	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850	\$24,850
	\$13,996	\$13,670	\$24,850	(\$114,358)	(\$99,155)	(\$102,875)	(\$106,707)	\$24,850
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$245,173	\$258,843	\$283,693	\$169,336	\$70,181	(\$32,695)	(\$139,402)	(\$114,552)

Initial Dep
10 years:
15 years:
20 years:



Action Item

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

File #: 25-1634

Agenda Date: 7/1/2025

Agenda #: 5.B.



**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: June 25, 2025

SUBJECT: HOME Program Application - \$1,750,000 – Full Circle Communities, Inc.
– Taft & Exmoor – Conditional Commitment Recommendation & Policy
Waiver Request

**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 waiving the Funding-HOME Applications, Risk Analysis and Monitoring/Financial Viability of HOME Funded Projects Policy, Section 5. Conditional Commitment and recommend approval of a Conditional Commitment of \$1,750,000 of HOME Investment Partnerships (HOME) Program funds for the Full Circle Communities, Inc. (FCC) Taft & Exmoor Development contingent upon the following:

1. Completion of an Environmental Review per regulations found at 24 CFR Part 58; and
2. Confirmation of all other funding sources; and
3. Successful purchase by FCC from the Village of Glen Ellyn needed for the project; and
4. Further County underwriting once all other funding sources are obtained by FCC; and
5. The development including ten (10) County HOME units, all of which are proposed to be designated as Low-HOME units; and
6. Agreement upon terms associated with the County HOME loan; and
7. Debt-Coverage Ratio of at least 1.15 throughout the HOME affordability period; and
8. The project adhering to a twenty (20) year affordability period commencing when the project is completed in HUD's Integrated Disbursement and Information System (IDIS); and
9. County approval of a Tenant Selection Plan, Affirmative Marketing Plan, HOME unit lease, and other required documentation to effectuate the transaction; and
10. Any additional review and underwriting that the County staff deem necessary to complete the County's due diligence before advancing the project to the HOME Agreement.

Details:

The Funding-HOME Applications, Risk Analysis and Monitoring/Financial Viability of HOME Funded Projects Policy, Section 5. Conditional Commitment states, "A recommendation for a conditional commitment indicates there are no outstanding contingencies, and the project may proceed to a HOME Agreement and placement on the Human Services Committee agenda, and County Board approval". The Developer is seeking to complete the financial closing necessary to acquire the proposed property by late August. Due to the requested closing timeframe, the need for further document review, and the County Board Committee schedules, CDC staff recommend waiving the policy and moving forward with a conditional commitment sooner than the department normally would.

A preliminary set-aside of HOME funding was approved by this committee on 03/01/2025.

FCC has submitted an application to the County for new construction of a three-story, elevated forty-two (42) unit integrated permanent supportive housing development to serve both working families and persons with disabilities. The proposed development will be located at 640 Taft Avenue, Glen Ellyn, IL 60137. The development will take place on approximately 0.92 acres along an amenity-rich commercial corridor in Glen Ellyn. The property is in close proximity to a public park, fire department, and police station.

The development will include a mix of studio, one, and two-bedroom apartments and many common area amenities, including the following: on-site laundry, a business center, a resident lounge, a community room, and a fitness room. There will also be 45 surface parking spaces. In addition, tenants will be able to access optional supportive services such as case management, financial literacy and credit counseling, benefits coordination, counseling, and health and wellness services. FCC will partner with the Association for Individual Development (AID) to offer services free of charge.

The developer has experience in completing similar projects, not only in DuPage County, but throughout the Chicago metropolitan area, Michigan, and Iowa.

The project proposed to create ten (10) County HOME units. HOME Regulations require at least two (2) of the 10 County HOME units to be designated as Low-HOME rent units, which must be occupied by residents at or below 50% (AMI), based upon household size. For a one-person household, that limit is currently \$42,000, and for a two-person household, that limit is currently \$48,000.

Proposed permanent financing sources include a bank loan, Low Income Housing Tax Credits (LIHTC), Illinois Affordable Housing Tax Credits, deferred developer fee, ComEd energy efficiency grant, and County HOME loan. Terms of the County HOME loan are in negotiation and will be presented to the Human Services committee as part of the HOME Agreement once all financing sources have been secured. Such a structure allows the rents charged to be substantially below fair market rents, benefiting low-income residents.

All the units will be income restricted and occupied by tenants at or below 80% of the AMI, with 37 units to be occupied by households at or below 60% AMI and 16 units to be occupied by households at or below 30% AMI. The current 60% AMI for a one-person household is \$50,400, and the current 30% AMI for a one-person household is \$25,200. Additionally, 26 units will offer Project-Based Voucher (PBV) rental assistance through the DuPage Housing Authority (DHA), allowing residents to pay income-based rents of up to 30% of their incomes. Of these 26 units, seven units will provide permanent supportive housing for households with special needs and/or experiencing homelessness or at-risk of experiencing homelessness and will be filled through referrals from the State Referral Network (SRN).

HOME Program regulations require a twenty (20) year affordability period for new construction projects. The Operating Cash Flow Projection indicates sufficient debt coverage ratios throughout the affordability period, from 1.50 in year one to 1.25 in year twenty. This is largely due to the higher rate of increase for operating expenses versus gross income potential increases. As a Permanent Supportive Housing Development, FCC expects the property to have higher management staffing needs than a comparable market rate or affordable development of the same size. The gross income potential increase of 2.0% is based upon historical increases in the HUD-defined HOME rent limits. The debt coverage is subject to change as the terms of all financing sources are finalized.

Further changes to the County's HOME application and/or underwriting will be presented to the Human Services Committee as part of the HOME Agreement recommendation.

Underwriting Memo – Taft and Exmoor

HOME Investment Partnerships Program - Affordable Permanent Supportive Housing New Construction Project

1. Overview

Full Circle Communities (FCC) proposes to build a three-story, elevatored, 42-unit integrated permanent supportive housing development serving both working families and persons with disabilities. The development will include a mix of studio, one-bedroom, and two-bedroom apartments and amenities including on-site laundry, a business center, a resident lounge, a community room, and a fitness room. Tenants will be able to access optional supportive services such as case management, financial literacy and credit counseling, benefits coordination, counseling, and health and wellness services. Full Circle will partner with the Association for Individual Development (AID) to offer services free of charge.

The development will target family households with incomes up to 30%, 50%, 60%, and 80% of Area Median Income (AMI). The unit mix will include 11 studio units, 17 one-bedroom units, and 14 two-bedroom units.

Of the 42 units, 26 units will receive Project-Based Voucher (PBV) rental subsidy through the DuPage Housing Authority (DHA), allowing residents to pay income-based rents of up to 30% of their incomes. Of these 26 units, seven units will provide permanent supportive housing for households with special needs and/or experiencing homelessness or at-risk of experiencing homelessness and will be filled through referrals from the State Referral Network (SRN).

The preliminary total project cost is estimated at \$21,400,909. The primary funding source will be Low-Income Housing Tax Credits (LIHTC).

2. Executive Summary

2.A Challenges/Opportunities Presented

Full Circle seeks HOME funds of **\$1,750,000** of the total project costs of **\$21,400,909**. The development process, including site control, entitlements, financing, closing, and construction monitoring, will be handled by Full Circle Communities, Inc., which has completed 10 LIHTC projects in Illinois, comprising 616 units. Site control will be obtained from the current property owner upon closing of the real estate transaction, which has been agreed upon via an executed purchase and sale agreement.

FCC is working to secure other financing required for the project.

The properties have been rezoned for residential use. The Village of Glen Ellyn is in support of the project.

2.B Affordability

10 out of 42 units will be designated as County HOME units. While regulations only require 20% of HOME units in projects with five or more HOME units designated as Low-HOME rent units, FCC has requested a deeper income targeting for the proposed project. Therefore, all ten County HOME units will be designated as Low-HOME rent units and will serve households at or below 50% AMI. The County proposes three zero-bedroom, four one-bedroom, and three two-bedroom HOME units.

2.C Permanent Sources

Bank Mortgage	\$2,150,000
Low Income Housing Tax Credits (LIHTC)	\$16,150,274
Deferred Developer Fee	\$743,597
DuPage HOME Funds (Development Subsidy)	\$1,750,000
ComEd Energy Efficiency Grant	\$147,038
Illinois Affordable Housing Tax Credit (IAHTC)	\$460,000
Total	\$21,400,909

2.D Risks

Pertinent risk factors for this project are:

Market	Low – The project will be located at 640 Taft Avenue Glen Ellyn, IL 60137. A site and market study performed by Vogt Strategic Insights (VSI) concluded that there is extensive demand for both families and persons with disabilities in the market area. Within the Primary Market Area (PMA), VSI concluded the proposed project will be marketable. Per a competitive analysis of the subject project with both market-rate and Tax Credit projects within the site PMA, it was concluded the development as proposed will be comparable to, or exceed, what limited affordable housing is already in the community. The high occupancy among affordable rental housing properties within the Site PMA indicates pent-up demand for additional affordable rental housing in this market. The proposed development will fulfill an unmet need for non-subsidized and subsidized affordable housing in the Glen Ellyn Site PMA.
Construction	Low - similar to existing projects by the Developer.
Developer	Low - many years of experience; highly capitalized.
Community Opposition	Low – the Village supports the project.
Financing	<p>Moderate - Developer working to secure commitments from other funding sources. Terms of the DuPage County HOME loan under negotiation.</p> <p>Developer applied for \$1.5M in FHLB AHP in June 2025. The Developer anticipates learning of application results in October 2025. As the project will have already closed prior to confirmation of an AHP award, the Developer has increased their DDF. Reduction to other financing sources, other than HOME funding, may also occur.</p> <p>Approval of a HOME Agreement will be contingent upon securing funding sources.</p>
Underwriting Assumptions	<p>Low – 6.14% vacancy loss rate, as calculated using a blended vacancy rate per IHDA standards, which requires 8% for non-subsidized units and 5% for PBV units. Reserves are at \$450 per unit annually, which is higher than the target. Debt Coverage Ratio (DCR) is currently estimated to be 1.50 in year 1 and 1.25 in year 20. However, this may change as financing terms are finalized, including those for the DuPage County HOME loan.</p> <p>The project would create 10 HOME units at a cost of \$175,000 per unit, which is within HOME Program allowances. (See the remainder of this memo for further discussion.)</p>
Other	Moderate – ERR clearance required. Approval of a HOME Agreement will be contingent upon satisfactory completion of and ERR and HUD's AUGF.

3. Property Description

The project consists of new construction of a three-story, elevator, 42-unit integrated permanent supportive housing development serving both working families and persons with disabilities. The development will target family households with incomes up to 30%, 50%, 60%, and 80% of Area Median Income (AMI). The unit mix will include 11 studio units, 17 one-bedroom units, and 14 two-bedroom units.

Amenities are proposed to include on-site laundry, a business center, a resident lounge, a community room, and a fitness room. Tenants will be able to access optional supportive services such as case management, financial literacy and credit counseling, benefits coordination, counseling, and health and wellness services. 45 open-lot parking spaces are proposed.

Current HOME Program guidelines allow Low-HOME unit rents up to \$1,050 per month, including utilities, for a zero-bedroom (studio) unit, \$1,125 per month, including utilities, for a one-bedroom unit, and rents up to \$1,350 per month, including utilities, for a two-bedroom unit. Per HOME regulations, HOME rent limits do not apply to any rental assistance or subsidy payment provided under a Federal, State, or local rental assistance or subsidy program. Therefore, Federal, State, or local subsidized units in this development may have a higher rent than the established HOME rent limit, so long as the tenant does not pay more than 30% of the household's monthly adjusted income as their rent contribution.

The proposed unit mix includes 11 zero-bedroom units, 17 one-bedroom units, and 14 two-bedroom units. In an effort to serve households with very limited income, the applicant proposes 6 zero-bedroom units at \$598 per month and 5 zero-bedroom units which will receive PBV subsidy at \$1,320 per month. Three PBV subsidized units will also be designated as SRN units.

In addition, the proposed project would include 17 one-bedroom units. Of which, 1 one-bedroom unit at \$641 per month, 13 one-bedroom units at \$1,420 per month, all of which will receive a PBV subsidy from the DHA, and four of which will be SRN units, 1 one-bedroom unit at \$1,068 per month, and 2 one-bedroom units at \$1,573 per month.

The project will also contain 2 two-bedroom units at \$769 per month, 1 two-bedroom unit at \$1,282 per month, 8 two-bedroom units at \$1,620 per month, which will receive PBV subsidy from the DHA, and 3 two-bedroom units at \$1,886 per month.

Full Circle will pay for all utilities. Tenants will not be responsible for any utilities.

4. Development Entity and Capacity

Mr. Joshua C Wilmoth, President & CEO. Mr. Wilmoth has more than 17 years of executive experience in affordable housing, development, and management. Ms. Mary Donoghue, Project Manager for Full Circle Communities, will oversee the project from the conceptual phase through the transition to operations. Ms. Donoghue will oversee the day-to-day aspects of the development process, including site control, entitlements, financing, and management of the architect and general contractor. Ms. Donoghue has 9 years of experience in LIHTC applications and projects. As well as disbursement and reporting for grant funds including HOME projects.

4.A Prior Developments

Full Circle Management LLC is the property management subsidiary of Full Circle Communities, Inc. Full Circle Management has been managing HUD income-restricted units since 2005. Types of affordable units

HOME Advisory Group Meeting July 2025

under management include: LIHTC, HOME, and Project-Based Vouchers through local housing authorities. Property managers have been trained and hold certifications in blended property management for affordable housing, utilizing multiple financing sources with varying restrictions. As well as low-income housing tax credit compliance and fair housing & affirmative marketing certifications. FCC currently owns and successfully operates similar projects in Carol Stream as well as other nearby properties in Cook, Kane, and McHenry Counties. FCC also has LIHTC projects in the states of Iowa and Michigan.

4.B Current Operational Capacity

Full Circle Communities, Inc. will act as Developer and Owner under the HOME Agreement and will provide financial oversight, grant compliance, and contractor selection for the project. Construction management will be performed by the project manager, who is part of Full Circle's staff. Operational and rental management will be handled by Full Circle Management LLC.

4.C Financial Strength

The most recent audit of Full Circle Communities, Inc. indicates total assets of over \$335 million with net assets of over \$171 million. In addition, the ongoing property management and maintenance allow for the continuation of an affordable and attractive property; therefore, turnover is low. The lack of affordable housing in the Glen Ellyn area and the low expected turnover enhance positive cash flow.

4.D Guaranty/Bonds

Full Circle Communities will be required to sign and abide by the terms of the HOME Agreement, Mortgage and Note, and a Regulatory Land Use Restrictions Agreement. In addition, contractors will be required to supply bonds at the level stated in the HOME Agreement.

5. Location and Market Dynamics

5.A Town/County Characteristics

The property is located in the Village of Glen Ellyn, Illinois, at the corner of S. Exmoor Ave and Taft Ave. Although the building is not on Roosevelt Rd., its close proximity makes it highly marketable. Panfish Park is just across the street, South of Taft Ave, and includes a path for walking, biking, or running. Glen Ellyn Fire Station 62 is 0.1 miles away on Taft Ave. In addition, the Glen Ellyn Police Department is 0.2 miles south on Park Blvd. Nearby businesses include Jewel-Osco, Trader Joe's, Aldi, Ross Clothing Store, Dunkin', Wingstop, Dollar Tree, and many others. As such, the site is extremely well served by the amenities and services needed by future tenants.

5.B Property Location

Both Roosevelt Road and nearby Route 53 serve as major arterials, ensuring excellent access to the site. Downtown Chicago is located approximately 24 miles east of the site. Pace bus 715 stops at the corner of Taft Ave and S Park Blvd, only a one-minute walk away. The Central DuPage Route includes stops at Yorktown Center, College of DuPage, Glen Ellyn Metra, and Addison Walmart. I-355, about a mile away, offers great regional access. This is an important consideration, as the project is designed in part for working families who may commute for employment.

6. Physical Character and Issues

FCC will be responsible for ensuring that the building complies with existing property standards per municipality and/or County CDC policies.

An Environmental Review Record (ERR) is required to be completed in accordance with 24 CFR Part 58. Community Development Commission (CDC) staff are in the process of preparing the ERR. Additional HOME Advisory Group Meeting July 2025

building requirements, including mitigation requirements, identified as a result of the ERR will be incorporated into the HOME Agreement, building plans and specifications, as well as construction contracts.

7. Proposed Financial Structure

Total Development Costs are projected at \$21,400,909. Permanent financing is anticipated to be provided from the following sources:

Permanent Financing	Total	% of Total
Wintrust Bank Mortgage	\$2,150,000	10.0%
Low Income Housing Tax Credits	\$16,150,274	75.5%
Deferred Developer Fee	\$743,597	3.5%
DuPage HOME Funds (Development Subsidy)	\$1,750,000	8.2%
ComEd Energy Efficiency Grant	\$147,038	0.7%
Illinois Affordable Housing Tax Credit	\$460,000	2.1%
Total	\$21,400,909	100%

Full Circle will execute a Mortgage and Note, as well as a Regulatory Land Use Restrictions Agreement (RLURA). The period of affordability for this HOME project will be twenty (20) years per HUD HOME regulations. Once all financing sources are finalized and the term of the County HOME loan has been determined, the County may elect to impose an extended use period, separate and distinct from the regulatory HOME affordability period. Any extended use period will be incorporated into the HOME Agreement.

8. Underwriting

8.A Assisted Units / Rents

The Full Circle project consists of 42 units of rental housing. With the requested \$1,750,000 of HOME financing equaling 8.2% of total development costs, at a minimum, the County would require 8.2% of total units, or 4 units, to be designated as County HOME units, assuming the HOME per unit subsidy was within regulatory limits. The Developer has agreed to 10 HOME units; two of which must be designated as Low-HOME rent units, with the remaining eight to be designated as High-HOME rent units. The HOME agreement will stipulate the mix of HOME units. The tables below represent the preliminary HOME unit mix. HOME units are comparably distributed among non-HOME units.

Total Development Unit Mix	Units	% of Total Units	HOME Unit Mix	HOME Units	% of HOME Units
0-bedroom	11	26.2%	0-bedroom	3	30%
1-bedroom	17	40.5%	1-bedroom	4	40%
2-bedroom	14	33.3%	2-bedroom	3	30%
	42 total units	100%		10 HOME units	100%

	HOME Units	20% @ Low HOME	High HOME
0-bedroom	3	3	0
1-bedroom	4	4	0
2-bedroom	3	3	0
	10 HOME Units	10	0

FCC intends for the HOME-assisted units to be fixed. Ensuring the unit mix as outlined above will be maintained during the 20-year HOME Program affordability period. See the Units Information & Gross Revenue Potential attachment for a more detailed breakdown of units by bedroom size, income restriction, and contract rent.

8.B Market Units/Rents

There are zero market rate units in this project.

8.C Trending

Rents are projected at a 2% inflation rate. The majority of operating expenses are projected at a 3% inflation rate, with real estate taxes projected at a 4% inflation rate. Debt Coverage Ratio (DCR) of 1.50 in year one and 1.25 in year 20. However, this will change as financing terms are finalized, including those for the DuPage County HOME loan. Over the 20-year HOME Program affordability period, cash flow appears to remain positive.

8.D Vacancy Rate

For underwriting purposes, the property is underwritten at a 6.14% total rent vacancy loss. The vacancy rate is a weighted average, using an 8% vacancy rate for the 16 non-subsidized units and 5% for the 26 units with Project-based vouchers.

8.E Other Income

Full Circle anticipates receiving approximately \$4,368 annually from the on-site laundry facilities in the building.

8.F Operating Expenses

FCC will pay for all utilities, including electric, gas, water, and sewer. Tenants will not be responsible for essential utility services. FCC will provide property management. See the Annual Operating Budget attachment of the underwriting template for a breakdown of underwritten operating expense projections.

8.G. Real Estate Taxes

FCC anticipates paying \$66,111 of real estate taxes in year one, with trending increases of 4% annually.

8.H. Proposed Reserve Deposit

The proposed replacement reserve deposit is \$450/unit/year, totaling \$18,900 annually, with inflation projected at 3% annually. No interest is projected on the reserves balance. This produces positive capital reserves through year 20.

8.I. Other Proposed Reserves

The property is not expected to have any other operating reserves.

8.J Resulting Net Operating Income (NOI) for Debt Coverage Ratio (DCR)

The proposed unit mix at proposed rents, estimated rent loss, and underwritten expenses, and with the proposed reserve deposit, demonstrates that this project will produce stabilized Net Operating Income (NOI) of approximately \$225,398 in year one. After payment of debt service, cash flow is projected at \$75,620 in year one. However, this is anticipated to change upon finalizing all financing terms, including those of the County HOME loan.

9. Additional Considerations

9.a HOME Repayment

The terms for the County's HOME loan of \$1,750,000 are in negotiation. FCC has proposed a cash-flow-dependent annual payment over 40 years. Once all financing sources are known, the terms of the HOME loan will be presented to HS for approval. If any portion of the project is sold, transferred, or if the property is no longer used for the purposes stated in the HOME Agreement during the 20-year HOME affordability period, FCC will be required to pay the full amount of the principal of the loan. The County may also elect to impose an extended use period, which would incorporate extended requirements associated with the HOME loan.

10. Conclusion

The proposed project aligns with the HOME Program requirements and objectives of the County's Five-Year Consolidated Plan. The development also presents a favorable risk profile. CDC staff recommend a conditional commitment of \$1,750,000 in HOME funds for the proposed development. Approval of a HOME Agreement is contingent upon all other financing sources having been secured, an agreement of the County's HOME loan terms, satisfactory completion of an ERR, and any other review and/or underwriting deemed necessary by CDC staff.

11. Attachments

- 0) HOME Rental Compliance Checks
- 1) HOME Rental Production Application
- 2) Utilities & Rent Limits
- 3) Unit Information & Gross Revenue Potential
- 4) Annual Operating Budget
- 5) Operating Cash Flow Projection
- 6) Development Budget
- 7) Construction Budget/Costs
- 8) Sources & Uses Summary
- 9) Capital Needs Assessment

DU PAGE COUNTY
HOME RENTAL COMPLIANCE CHECKS

Project: Taft and Exmoor

Project Number: 0

Underwriting Standards

	Target	Applicant's #	If outside limits, briefly explain.
Vacancy Rate Year 1-4	8.0%	6.14%	We are using a blended vacancy rate per IHDA standards. 8% for non-subsidized units, 5% for units with Project-based vouchers
Vacancy Rate Year 5-15	8.0%	6.14%	see above
Rent Inflation Rate Years 1-3	0.0%	2.0%	Per IHDA underwriting standards
Rent Inflation Rate Years 4+	1.0%	2.0%	Per IHDA underwriting standards
Operating Cost Inflation Rates			
Administrative	3.0%	3.0%	
Operating	3.0%	3.0%	
Maintenance	3.0%	3.0%	
Utilities	3.0%	3.0%	
Real Estate Taxes	4.0%	4.0%	Per IHDA underwriting standards, tax increase needs to trend at 4%, but Insurance is 3%
Insurance	3.0%	3.0%	
Reserves	3.0%	3.0%	
Replacement Reserve - Rehab	\$450		
Replacement Reserve - New Construction	\$400	\$450	
Annual Operating Costs Per Unit	\$5,500	\$9,465	
Debt Coverage Ratio Year 1 - Minimum*	1.20	1.50	
Lowest DCR through entire HUD affordability period	1.15	1.25	

* DuPage County recognizes that a DCR in early years may be greater than 1.2 in order to ensure long term viability of the project through the HUD required affordability period.

Household Income Limits:

PJ: DuPage County

Targeted Income	1	2	3	4	5	6
30% AMI	\$25,200	\$28,800	\$32,400	\$35,950	\$38,850	\$41,750
50% AMI	\$42,000	\$48,000	\$54,000	\$59,950	\$64,750	\$69,550
60% AMI	\$50,400	\$57,600	\$64,800	\$71,940	\$77,700	\$83,460
(HOME Limit) 80% AMI	\$67,150	\$76,750	\$86,350	\$95,900	\$103,600	\$111,250

Effective: 06/01/2025

HOME Gross Rent Limits

	Low-HOME	High-HOME	FMR
0 Bedrooms	\$1,050	\$1,345	\$1,458
1 Bedroom	\$1,125	\$1,443	\$1,560
2 Bedrooms	\$1,350	\$1,733	\$1,761
3 Bedrooms	\$1,558	\$1,993	\$2,262
4 Bedrooms	\$1,738	\$2,204	\$2,657

Effective: 06/01/2025

Development Costs Standards

	Minimum Required	Maximum Allowed	Notes	Project #s	Within Limits?
Construction Contingency					
New Construction	5.0%	7.5%	of construction - recommendation only	3.1%	FALSE
Rehab	7.5%	10.0%	of construction - recommendation only		
Developer Fee					
New Construction	N/A	12.0%	of TDC - Identities of interest may lower this limit.	8.8%	Yes
Rehab	N/A	12.0%			
Contractor's Overhead, Profit, Gen Conditions					
Total Limit	N/A	14.0%	of construction	11.7%	Yes

HOME Cost Allocation

TDC for Residential & Common Space	\$21,400,909	State HOME Units	County HOME Units
Total HOME Funds Requested	\$1,750,000	\$0	\$1,750,000
HOME Subsidy as % of Total Development Costs	8.2%	0	0.081772228
Total Units	42		

Required HOME Units

	Minimum HOME Requirement		Number applicant has agreed to:	
	State HOME Units	County HOME Units	State HOME Units	County HOME Units
# of HOME-Assisted Units	0	4	0	10
# of Low HOME Units		0	0	10
HOME Subsidy Per Unit	\$437,500		\$175,000	

See other tests below for subsidy limits & non-comparable units.

Minimum HOME Affordability Period

20 Years

Breakdown of HOME Units Required by Bedroom Type:

Bedrooms	# of Units	HOME as % TDC	Required HOME Units (Estimated)
0 Bedroom	11	8.2%	0.9
1 Bedroom	17	8.2%	1.4
2 Bedroom	14	8.2%	1.1
3 Bedroom	0	8.2%	0.0
4 Bedroom	0	8.2%	0.0
Total	42	Rounded Total:	4.0

Actual Breakdown of HOME U (Must match or exceed requirements listed above.)

Bedroom Type	# High HOME Units	# Low HOME Units	Total
0 Bedroom	0	3	3
1 Bedroom	0	4	4
2 Bedroom	0	3	3
3 Bedroom			0
4 Bedroom			0
Total	0	10	10

HOME Subsidy Limits:

Bedroom Type	# Units	HUD HOME Section 234 Subsidy Limit	Gross Maximum Subsidy	
0 Bedroom	3	\$181,488.00	\$544,464	
1 Bedroom	4	\$208,048.80	\$832,195	
2 Bedroom	3	\$252,993.60	\$758,981	
3 Bedroom	0	\$327,292.80	\$0	
4 Bedroom	0	\$359,263.20	\$0	
Maximum HOME Subsidy Allowed			\$2,135,640	
HOME Funds Requested			\$1,750,000	
Within Limits?			Yes	

Subsidy Limits
Effective:
2/13/2024

Non-Comparable Units Test (for mixed-income projects)

Are the project's units comparable in terms of bedrooms, bathrooms & size?

Development costs per residential square foot:

\$519

Calculation of Eligible Costs for HOME Units:

Type of HOME Unit	SqFt/Unit	# of HOME Units	Estimated Development Costs	HOME SqFt
			\$0	0
			\$0	0
			\$0	0
			\$0	0
			\$0	0
			\$0	0
			\$0	0
			\$0	0
		0	\$0	0
Common Space Attributable to HOME Units:			0	0.0%
Total Eligible Development Costs for HOME Units			\$0	
HOME Funds Requested			\$1,750,000	
Sufficient Eligible Costs?			NO	

HOME Match Calculation

List the sources of HOME Match in this project:

Source	Amount of Match	Form of Permanent Contribution to Affordable Housing	Notes

DU PAGE COUNTY HOME RENTAL PRODUCTION APPLICATION

Last Date Modified: **6/25/2025**

PROJECT NUMBER:

A. General Information

Development Information

Development Name:	Taft and Exmoor			
Street Address:	640 Taft Avenue			Census Tract:
Municipality:	Glen Ellyn	IL	Zip: 60137	8427.06

Total number of rental units planned	42	units
Number of income restricted HOME Units planned	10	units
Construction Type	New Construction	
Housing Type	Multi-Story w/Elevator	Fixed or Floating Units? Fixed

Project Summary Briefly describe your project. *Please note that many sections of this application will not apply to homebuyer projects. Please contact CDC staff for guidance if your project is a homebuyer project.*

Taft and Exmoor is a proposed 42 unit integrated permanent supportive housing development located on an amenity rich commercial corridor in Glen Ellyn, IL designed to serve both working families and persons with disabilities on a site just under one acre in area. The project will be a mix of studio, one bedroom, and two bedroom units, and the building will contain amenities such as on-site laundry, a fitness room or library, business center, resident lounge, on-site property management, maintenance, and supportive services. Units will incorporate elements of universal design and achieve Enterprise Green Communities certification. Tenants will be able to access services such as case management, financial literacy and credit counseling, benefits coordination, counseling, and health and wellness services; all funded by Full Circle's philanthropic service model.

The potential for the development of high-quality inclusive housing at this location provides a rare opportunity to address critical need for affordable, accessible housing that is close to jobs, good schools, recreation, and other resources. The site has a vacant three-story motel building adjacent to an unoccupied lot and is identified as a priority re-development site by the Village of Glen Ellyn. This location is excellent for housing with access to public transportation, grocery stores, financial services, and restaurants.

Funding Request (info from other worksheets)	Total	Per Unit
DuPage County Funding Request	\$1,750,000	\$41,667

Proposed use of DuPage County funds:	Multiple Activities	(More info will be provided in a schedule below.)
--------------------------------------	---------------------	---

B. Developer Information

Entity Name:	Full Circle Communities, Inc.		Federal I.D. #:	36-4382850	
Contact Person:	Mary Donoghue		Phone:	312-530-9600	
Address:	310 S Peoria St, Suite 500		Email:	mdonoghue@fccommunities.org	
City:	Chicago	State:	IL	Zip:	60607
DUNS #	79415084	CCR#	Expiration Date:		

Legal Form:	Non-Profit Corp
Is entity registered and in good standing with the State of Illinois?	Yes
Has a non-profit determination been made by the Internal Revenue Service?	Yes
IRS Code designation:	501(c)(3)
Will the proposed project be developed, owned, or sponsored by a currently certified Community Housing Development Organization (CHDO)?	No
Is CHDO designation from Du Page County?	No
Is the entity a Certified Minority-owned Business Enterprise (MBE)?	No
Certifying entity:	
Is the entity a Certified Woman-owned Business Enterprise (WBE)?	No
Certifying entity:	
Is the entity a Certified Section 3 Business entity?	No
Certifying entity:	

Describe the ownership structure of the project and explain the role of any non-profits in the project.

Taft and Exmoor Apartments will be owned by Taft and Exmoor LP, an Illinois Limited Partnership. National Equity Fund will be the Limited Partner. Taft and Exmoor GP LCC is the General Partner. Full Circle Communities, Inc, a 501c3 nonprofit, is the sole member of the General Partner.

General Partner/Corporate Officer Information (if applicable)

(List Managing General Partner on first line.)

Name:		Fed. ID		Owner-ship %
Name:		Fed. ID		
Name:		Fed. ID		

Properties Currently Owned by Applicant & Affiliate Entities

On the worksheet "1a)Properties" enter all properties owned by the applicant and its affiliated entities. DuPage County will check each address for outstanding taxes, code violations, etc.

C. Development Plan Information

Total number of Buildings planned	1	buildings			
Age of existing Building(s)	N/A	years old			
# of Stories		stories			
Structural System	Frame	Other:	Parking	Parking Pad/Driveway	
Basement	Slab	Other:	Other Parking:		
Exterior	Other	Other:	Brick and Cement board	Sanitary Sewer	Public Sewer
Will this project target special populations?	Yes				
If yes, indicate which populations:	Other			Veterans and People with disabilities	

How many units will be fully accessible for the handicapped?

Describe accessibility improvements/features of the proposed units.

The building will be elevator served. All units will have universal design features such as wider doorways, lever door handles, rocker light switches, adjustable height shelving in closets, switches and controls mounted at an accessible height, and accessible appliances (range, refrigerator). Additionally, all common areas (laundry, community room, computer lab and so forth) will be accessible.

Will the project exceed the Americans with Disabilities Act standards & make units barrier free? Please explain.

Yes, there will be at least 15% Type A accessible units. Two units will be UFAS/Section 504 compliant. All units will be adaptable.

Will the project address unique physical needs with special site/design features that will substantially add to costs? Please explain.

N/A

Energy and Equipment Information

DuPage County requires that applicants use energy-efficient components.

Describe the energy-efficient features/techniques (effective insulation, high performance windows, tight construction & ducts, appliances, efficient heating & cooling equipment, etc.) which will be used:

Taft and Exmoor Apartments will be Enterprise Green Communities (EGC) certified. EGC is a robust green certification program for affordable housing properties. EGC takes a holistic approach to sustainability, focusing not only on building materials but on resident health and wellbeing as well. Energy Efficiency features will include EnergyStar appliances and WaterSense fixtures, high-performance windows, continuous exterior insulation (provides a tighter building envelope) and high-efficiency HVAC. As part of the EGC certification, the building will also be EnergyStar certified.

Have you joined the Energy Star Partnership?

No

Anticipated Energy Star third-party inspection date (Provide Independent Rater/Inspector Name & Service Area):

Eco Acheivers (serves Chicagoland Area). Anticipated date 5/1/2026

Heating System:	Heat Pump	Energy Star?	Yes	Other green amenities:
Air Conditioning System:	Other		Yes	on-site stormwater detention, low VOC paints and adhesives, watersense fixtures
Domestic Hot Water:	Gas		Yes	

Equipment included with Income Restricted Units (check all that apply)

<input checked="" type="checkbox"/> Microwave	<input checked="" type="checkbox"/> Refrigerator	<input checked="" type="checkbox"/> Kitchen Exhaust Duct	Other:
<input checked="" type="checkbox"/> Range & Oven	<input type="checkbox"/> Ceiling Fans	<input checked="" type="checkbox"/> Common On-site Laundry	
<input type="checkbox"/> Garbage Disposal	<input type="checkbox"/> Fireplace	<input type="checkbox"/> Security Alarm	
<input type="checkbox"/> Dishwasher	<input checked="" type="checkbox"/> Blinds/Drapes	<input type="checkbox"/> Laundry Equipment	

D. Site Information

On the worksheet "1a)Properties" enter all properties included in the project site(s).

Project Site Area (utilized for proposed development):	0.92	Acres
Is the project in a national or local historic district?	No	
Have you already acquired the project property?	No	
Was the property occupied at the time you obtained ownership?		
If vacant at purchase, how many months had it been vacant?	N/A	
Did/will you acquire the property with clear title and no debt?	Yes	
Is this an "Arms-Length" Transaction, meaning the buyer and seller are acting independently and have no relationship to one another?	Yes	

Explain the relationship between buyer and seller. Provide a copy of the sales contract. If the sales contract cannot be provided at the initial application stage, it will be a requirement to receive a firm Financing Commitment.

Full Circle Communities, Inc. has a Letter of intent to purchase the property from the Village of Glen Ellyn. A Purchase and Sale Agreement was approved by the Village Board on 2/26/24 and is awaiting signature.

Does current site zoning allow the proposed residential use? No

If no, please explain what steps have been or will be taken to obtain zoning approval.

We are in the process of re-zoning the property to residential use. The property will be re-zoned to a zoning designation of R-4.

Will the current site(s) require lots to be subdivided? No

Are the following utilities now located on the site?

Public Water Supply	Yes	Private Water	
Public Sewer System	Yes	Private Sewer	
Natural Gas Distribution System	Yes	Broadband	Yes
Electric Power System	Yes		
Cable Television System	Yes		
Telephone System	Yes		

Are the following conditions present at the proposed development site?

In or includes a wetland?	No	Standing water	No
All or part in 100-yr. floodplain	No	Creek, lake, river frontage	No
Railroad tracks within 300 feet	No	Ravines or steep grades	No
High tension wires	No	Industrial sites	No
High noise levels	No	Commercial sites	Yes
Hazardous waste sites	No		

Are you aware of any other environmental hazards that are on or near the site?

Yes

Are there any soil, slope or erosion concerns associated with the site?

No

Has a Phase One Environmental Assessment been done for the site?

Yes

Required for New Construction on Vacant Land

Are there any other environmental issues you wish to bring to our attention?

Yes

Please Describe any other unusual site conditions:

The property is adjacent to commercial uses, including a gas station. The Phase I report identified this adjacent use as a Recognized Environmental Condition. A Phase II for the site was completed in early April 2024. The Phase II found that no further investigation is needed, as the VOCs found in the soil and gas samples were at concentrations below the applicable Remediation Objective thresholds. The report recommended use of a full concrete slab-on-grade foundation, which is included in the design.

Is this a residential property for which construction was completed on or after 1/1/78?

No

Is this a zero bedroom dwelling unit or SRO?

No

Is housing exclusively for the elderly or disabled, disallowing children <6 as residents?

No

Has the property already undergone lead abatement?

No

Is this unoccupied residential property which is to be demolished?

Yes

Is this property going to be used for a purpose other than human residential habitation?

No

Is this rehab which will not disturb a painted surface?

No

Is this an emergency action which must be undertaken immediately to safeguard human life?

No

If there is an existing structure, has it been tested for asbestos-containing materials (ACM)?

Yes

If there is an existing structure, has it been tested for Radon?

No

E. Market Analysis & Leasing

Applicants will be required to submit a market assessment demonstrating the need for & marketability of the proposed project. Market Analyses may be conducted in-house or by a 3rd party professional. Please refer to the HOME Application Template Guidance.

Describe how you determined the need/market demand for the proposed project.

The Village of Glen Ellyn identified affordable housing as a community need during their planning process for redeveloping the Taft & Exmoor sites. In 2023, the village conducted a Housing Assessment that confirmed the need for additional affordable housing. Please see attached for a 3rd party market study, completed in March 2024.

Explain how you arrived at the projected rents:

The proposed rents for non-subsidized units are within the current LIHTC rent limits for each unit's income designation. The rents for the PBV-supported units align with the current DuPage Housing Authority payment standards. A market study confirmed these rents are achievable.

How will you insure lease-up to eligible tenants within 18 months?

Staff will create a property interest list at the start of construction. About 3-4 months before being placed in service, staff will release applications and create a property waitlist. Tenants will be qualified and approved from the waitlist after the screening process. The market study anticipates a lease-up period of 3 months.

Have you completed an Affirmative Marketing Plan?
(Required for projects with 5+ HOME units.)

No

Is there anything in proximity to the project that could have a noteworthy positive or negative impact on the marketability of this development? Please describe:

Taft and Exmoor Apartments are situated in an amenity-rich location along Roosevelt Road, in the heart of one of Glen Ellyn's major commercial corridors. The specific site is in proximity to essential services, employment opportunities, and major roadways, enhancing the desirability of the site. The site is located within walking distance or accessible to many economic opportunities available in the retail/commercial, healthcare, and office sectors. The largest employer in Glen Ellyn is the College of DuPage, one of the largest community colleges in the United States. Major roadways near the site also provide commute benefits due to its proximity to Chicago.

F. Previous Development Experience

How many full-time equivalent (FTE) employees will be working on the project?

2.50

Has the developer completed other residential development projects?

Yes

If yes, please answer the following:

How many projects has the developer completed?

17

How many dwelling units has the developer been responsible for producing?

New Construction

units

759

Rehab

units:

723

List most recently completed projects:

Project Name	Address	Construction Type	Tenure Type	Target Residents	# Units	Total Devel. Costs
6001 W Lawrence Ave	6001 W Lawrence Ave Chicago, IL 60630	New	Rental	Low/Mod Income	48	
Torrence Place	2320 Thornton Lansing Rd Lansing, IL 60438	New	Rental	Low/Mod Income	48	
5150 Northwest Highway	5150 N Northwest Hwy Chicago, IL 60630	New	Rental	Low/Mod Income	75	
REC Center	61 Clairmount Ave Detroit, MI 48202	New	Rental	Low/Mod Income	43	
Summit Park Apartments	1117 Summit Ave Kalamazoo, MI 49006	New	Rental	Low/Mod Income	33	

Describe the experience of the specific staff members who will manage this project. Attach resumes.

Please see attachment F.

If developer has been involved in residential development projects in some other capacity, please specify:

Full Circle Communities, Inc has also acquired 539 units of affordable housing in Illinois and Michigan since 2021. We intend to rehab these properties as needed and maintain long term affordability on them.

If developer/team has completed previous HOME units in any jurisdiction, are there any outstanding performance issues to be resolved? If yes, please explain.

No known performance issues.

G. Ongoing Management Experience, Structure & Capacity

Who will perform property management?	Developer/Owner will manage in-house
Name of management staff/company:	Full Circle Management LLC
How many units is your staff or 3rd party mgt company currently managing?	1,214
How many HUD income-restricted units is your staff/mgt company currently managing?	1,111

Describe staff/mgt company's experience managing HUD income-restricted rental units.

Please see attached Experience Certification form.

Describe how the roles of property management, asset management & ongoing compliance will be delegated.

The property will have 3 on-site staff: a property manager, a maintenance technician, and a supportive service provider. Site staff will be overseen by Regional Supervisors and supported by regional administrative assistants. Above them, Full Circle has corporate staff dedicated to asset management, compliance, and facility operations. These staff review lease up files, ensure reporting requirements are met, and prepare for ongoing inspections and file audits. All staff are training in fair housing and other compliance requirements like NSPIRE standards.

H. Existing Loan Subsidies in Developments to be Acquired

Does your development plan include acquisition of units with existing subsidies?	No
--	----

If yes, please indicate the kind of existing subsidy.

N/A

Does your development plan seek to preserve federally-assisted low-income housing which would otherwise convert to market rate use through mortgage prepayment, foreclosure or expiring subsidies?	No
--	----

I. Rental & Operating Assistance Information

Do you expect to receive or are you currently receiving any rental subsidies for this development?	Yes
--	-----

If you answered yes, please check the types of subsidy expected:

Project Based Rent Subsidy

If you answered yes, please describe the source and purpose of subsidies:

Project-based vouchers will be provided by the DuPage Housing Authority.

Number of units expected to receive assistance:	26	units
Number of years in assistance contract:	30	years

J. Supportive Services Information

If you plan to provide supportive services to your tenants, please provide the following:

Description of the population to be served:

The target population for this development is people with disabilities. 55% of units will be reserved for people with disabilities and the remaining units will have a preference for people with disabilities, meaning otherwise qualified applicants with disabilities are bumped up on the waitlist. Seven units will be reserved for referrals through IHDA's Statewide Referral Network.

Will participation in supportive services be mandatory?	No
---	----

Description of the services to be provided and how they will be provided:

Please see Attachment J. Supportive Services Information - Supportive Service Plan

K. Development Schedule

For each item in the chart below, enter the month and year that the item was accomplished, or for future events, the month and year when that item is expected to be accomplished. If an item does not apply to your development, enter N/A or leave blank.

		Month	Year	Draw on PJ funds
Site	Option	July	2023	
	Contract	February	2024	
	Closing	August	2025	
	Zoning	February	2025	
	Site Analysis			
Construction Financing	Application Submission	March	2024	
	Conditional Commitment	March	2024	
	Firm Commitment	December	2024	
	Closing	August	2025	
Plans	Preliminary Drawings	February	2024	
	Working Drawings	November	2024	
	Permits	August	2025	
Construction Loan Closing		August	2025	
Construction Start		August	2025	\$1,575,000
Marketing Start-Up		May	2026	
Construction Complete		September	2026	\$175,000
Unit(s) Fully Leased		January	2027	
Total Construction Schedule:		13	months	\$1,750,000

L. Development Team Information

	Name	Address	Phone	Certified MBE	WBE	Worked together previously?
Project Mgr:	Mary Donoghue /Full Circle Communities	310 S. Peoria Street, Suite 500. Chicago, IL 60607	312-530-9600	No		Yes
Contractor:	Dustin Merritt / Burling Builders	44 W 60th St, Chicago, IL 60621	773-241-6810	Yes		No
Consultant:						
Attorney:	Applegate & Thorne-Thomsen	425 S. Financial Place, Suite 1900, Chicago, IL 60605	312-491-2207	No		Yes
Property Manager	Corina Pitsenbarger	310 S. Peoria Street, Suite 500. Chicago, IL 60607	312-530-9601	No		Yes
Architect:	Cordogan Clark & Associates	716 N Wells St, Chicago, IL 60654	312-943-7300	No		Yes
Engineer:						

Track record of prime contractor — list the contractor's five most recently completed projects:

1. Richton Park Senior Apartments - 4121 Sauk Trail, Richton Park, IL
2. Edwin Berry Manor Apartments - 737 E. 69th Street, Chicago, IL
3. Wisdom Village Northlake II - 56 East North Avenue, Northlake IL
4. Barbara Jean Wright Apartments - 14th & Morgan, Chicago, IL
5. HACC Albert Goedke & Armond King - Skokie and Arlington Heights, IL
Additional Information:

Does developer/applicant/sponsor hold a direct financial interest in any team member or entity?

Yes

If yes, provide details of the relationship:

Full Circle Management LLC is the property management subsidiary of Full Circle Communities, Inc, the sponsor/applicant.

Is the Developer, Sponsor, or any other Development Team Member related to a Du Page County elected official or employee? Please note separate Conflict of Interest Disclosure forms required.

No

If yes, provide details:

Is the developer/applicant/sponsor or any development team member, including any of their owners, partners, or board members CURRENTLY DEBARRED from Federal contracting opportunities by any agency of the Federal Government? (www.sam.gov)

No

If yes, please provide details:

Is the developer/applicant/sponsor or any development team member, including any of their owners, partners, or board members EVER BEEN DEBARRED from Federal contracting opportunities by any agency of the Federal Government? (www.sam.gov)

No

If yes, please provide details:

Has any development team member been subject to a HUD Office of the Inspector General audit or investigation?

No

If yes, please provide details & current status of audit or investigation:

M. Relocation

Relocation is the moving of existing residential or commercial occupants from their current space.

Relocation can be extremely costly and is strongly discouraged.

Have you already acquired the project property?

No

Was the property occupied at the time you obtained ownership?

0

If vacant at purchase, how many months had it been vacant?

N/A

Will your development require any households to move temporarily?

No

of households to move temporarily:

Will your plans require any occupants to move permanently?

No

of households to move permanently:

Will your development require any commercial occupants to move?

No

of commercial occupants to move:

If you answered yes to any of the above questions, describe your relocation plan.

N/A - no relocation

N. Required Application Attachments

- 1 Project Area Map Identifying Location
- 2 Proof of Site Control* such as Deed, Purchase Agreement, Option, or Closing Statement
- 3 Plans, Specs, Drawing, Renderings
- 4 Market Study/Needs Assessment
- 5 Appraisal Supporting Acquisition Price*
- 6 Developer Staff Resumes/References
- 7 Detailed Relocation Plan*. You are strongly encouraged **not** to cause **any** relocation.
- 8 Detailed Construction Cost Estimate
- 9 Quotes or other agreements substantiating key professional costs
- 10 Basis for estimating other soft costs including capitalized reserves.
- 11 Lead, ACM, and/or Radon test results*
- 12 Affirmative Marketing Plan for Lease Up & Tenant Selection Plan
- 13 Current Letters of Commitment for Project Financing/Funding. **All** letters must be provided *prior* to County commitment of HOME funds.
- 14 Developer or Personal Financial Statement
- 15 Developer's Annual Operating Budget or Non-Profit Audit
- 16 Current Letters of Support*
- 17 Current Letters of Partnership*
- 18 Board Resolution authorizing position to submit application &, if funded, execute the Agreement & abide by terms
- 19 Completed & Executed Conflict of Interest Disclosure
- 20 Agreements governing the various reserves to be capitalized at closing. Reserves cannot be drawn later as fees or distributions.
- 21 LIHTC projects: Documentation on the syndication costs (legal, accounting, tax opinion, etc.) from the entity who will syndicate & sell the offering.
- 22 An *actual* operating budget from an *actual* project similar to the proposed project.

*If Applicable

Please Note: If funded, a third party appraisal will be required to substantiate the value of the land and the value of the property after rehabilitation or the structure being built. The County may utilize the assessed value as published by the DuPage County Supervisor of Assessor's Office.

O. Applicant Certifications

I certify that submission of this application has been duly authorized by the governing body of the applicant and that all information contained in this application and its attachments is complete, true, and accurate to the best of my knowledge.

I certify that all forms of governmental assistance sought or already secured for this project are listed on the Sources & Uses section of this application. The applicant also certifies that should other governmental assistance be sought/secured in the future, applicant shall notify Du Page County promptly (within 5 business days).

I understand that awards will be made on a competitive basis and Du Page County may award an amount less than requested. I understand that Du Page County has no obligation to make a grant or loan to the applicant. I am aware that incomplete or late applications may not be accepted or considered for funding.

I further understand that submission of this application renders it a public document subject to the Freedom of Information Act.

Applicant Signatures:

Owner, Developer, Executive Director:

Lindsey Haines

Printed Name

Signature

Executive Vice President, Full Circle Communities, I
Title

6/20/2025

Date

Chief Elected Officer Signature (Board Chair)

Printed Name

Signature

Title (Board Chair, President, etc.)

Date

Addendum to Application Form

Project: Taft and Exmoor

Project #: 0

◆ Properties Included in the Project Site(s)

	Street Address	Zip	Year Built	# of Units	Parcel #	Form of Site Control	Acquisition Price (actual or anticipated)	Date of Appraisal
1	640 Taft Ave, Glen Ellyn IL	60137	N/A		05-23-200-	Purchase Contract	\$1,750,000	3/4/2024
2								
3								
4								
5								
6								
7								
8								
9								
10								
11								
12								
13								
14								
15								
16								
17								
18								
19								
							\$1,750,000	

◆ Code Violations and/or Outstanding Taxes

If you are aware of code violations and/or outstanding taxes on properties located in Du Page County that are owned by your organization or by affiliates, please describe such issues below and explain how you are addressing them.

There are no known code violations or outstanding taxes on the properties owned by Full Circle Communities or its affiliates in DuPage County.

◆ Other Properties Currently Owned by Applicant

Enter all properties in Du Page County owned by the applicant and its affiliated entities that are located inside Du Page County. Du Page County will check addresses for outstanding taxes, code violations, etc. If the form below does not offer enough space, you may submit a complete list in a separate document.

	Street Address	Zip	Parcel #
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			

◆ Properties Currently Owned by Affiliate Entities

Affiliate Entity 1:

AR Preservation LP

	Street Address	Zip	Parcel #
1	Autumn Ridge Apartments, 326 S President St, Carol Stream	60188	05-04-401-005
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			

Affiliate Entity 2:

Villagebrook Apartments Limited Partnership

	Street Address	Zip	Parcel #
1	Villagebrook Apartments, 244-88 E St. Charles Rd, Carol Stream	60188	05-05-204-012
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			

Affiliate Entity 3:

	Street Address	Zip	Parcel #
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			

Affiliate Entity 4:

	Street Address	Zip	Parcel #
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			

**DU PAGE COUNTY
Utilities & Rent Limits**

Utility Allowance Calculation (use Utility Allowance tables below to look up applicable amounts.)

Utility	Type of Utility (gas, oil, etc.)	Utilities Paid By:	Allowance for Utilities Paid by Tenant Only				
			0 BR	1 BR	2 BR	3 BR	4 BR
Cooking	Electric	Owner					
Other, Lighting	Electric	Owner					
Hot Water	Gas	Owner					
Water		Owner					
Heating	Electric	Owner					
Sewer		Owner					
Trash Collection		Owner					
TOTAL			\$0	\$0	\$0	\$0	\$0

HOME Rent

Limits	HOME GROSS Rent Limits			HOME CONTRACT Rent Limits		
	Low-HOME	High-HOME	FMR	Low-HOME	High-HOME	FMR
0 Bedrooms	\$1,050	\$1,345	\$1,458	\$1,050	\$1,345	\$1,458
1 Bedroom	\$1,125	\$1,443	\$1,560	\$1,125	\$1,443	\$1,560
2 Bedrooms	\$1,350	\$1,733	\$1,761	\$1,350	\$1,733	\$1,761
3 Bedrooms	\$1,558	\$1,993	\$2,262	\$1,558	\$1,993	\$2,262
4 Bedrooms	\$1,738	\$2,204	\$2,657	\$1,738	\$2,204	\$2,657

Effective: 06/01/2025

(Rent Limit Minus Utility Allowances)

Utility Allowance Reference Tables

For all TENANT-PAID utilities, look up the allowance for each unit type & size, as listed in the tables below. Be sure to use the allowances for the type of fuel to be installed in your project. Enter the allowances for your units input them in the yellow cells "Utility Allowance Calculation" table at the top of this sheet.

Utility Allowances for Tenant-Paid Utilities

Source: DuPage Housing Authority

Effective:

1/1/2025

Unit Type: All Units DuPage County Except the City of Aurora						
Utility or Service	Monthly Dollar Allowances					
	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating						
a. Natural Gas						
Apartments/Townhouse/Rowhouse/High-Rise	\$15	\$18	\$21	\$24	\$27	\$30
House (Single Family Detached)	\$22	\$26	\$30	\$34	\$39	\$43
b. Electric						
Apartments/Townhouse/Rowhouse/High-Rise	\$22	\$25	\$34	\$44	\$53	\$62
House (Single Family Detached)	\$51	\$60	\$70	\$80	\$91	\$101
Cooking						
a. Natural Gas						
Apartments/Townhouse/Rowhouse/High-Rise	\$2	\$2	\$3	\$3	\$5	\$5
b. Electric						
Apartments/Townhouse/Rowhouse/High-Rise	\$5	\$6	\$8	\$11	\$13	\$16
Other Electric (Lights, etc.)						
Apartments/Townhouse/Rowhouse/High-Rise	\$35	\$39	\$47	\$55	\$64	\$72
Single Family Detached	\$44	\$49	\$61	\$73	\$86	\$98
Water Heating						
a. Natural Gas						
Apartments/Townhouse/Rowhouse/High-Rise	\$4	\$5	\$7	\$9	\$11	\$13
House (Single Family Detached)	\$5	\$6	\$9	\$11	\$14	\$16
b. Electric						
Apartments/Townhouse/Rowhouse/High-Rise	\$13	\$15	\$19	\$23	\$28	\$32
House (Single Family Detached)	\$16	\$19	\$24	\$29	\$34	\$40
Monthly Gas Fee - All Unit Types	\$22	\$22	\$22	\$22	\$22	\$22
Water - All Unit Types	\$41	\$63	\$79	\$95	\$111	\$127
Sewer - All Unit Types	\$28	\$24	\$33	\$43	\$52	\$62
Trash - All Unit Types	\$14	\$24	\$24	\$24	\$24	\$24
Refrigerator - All Unit Types	\$12	\$12	\$12	\$12	\$12	\$12
Range - All Unit Types	\$11	\$11	\$11	\$11	\$11	\$11
Air Conditioning						
Apartments/Townhouse/Rowhouse/High-Rise	\$3	\$4	\$5	\$7	\$9	\$10
House (Single Family Detached)	\$3	\$3	\$7	\$11	\$14	\$18

DU PAGE COUNTY
Unit Information & Gross Revenue Potential

Developer: Full Circle Communities, Inc.

Square Footage Breakdown	
Residential Square Footage	26,866
Common Areas Sq. Ft.	14,394
Commercial Sq. Ft.	-
Total Square Footage	41,260

**DU PAGE COUNTY
ANNUAL OPERATING BUDGET**

Project: Taft and Exmoor

Developer: Full Circle Communities, Inc.

REVENUE

	<u>Annual</u>	<u>Per Unit</u>	
Gross Rent Potential	\$659,292	\$15,697	
Other Revenue	\$4,368	\$104	
Subtotal	\$663,660	\$15,801	
Combined Vacancy Rate	6.14%	\$40,749	\$970
Adjusted Gross Income	\$622,911	\$14,831	100.0%

OPERATING EXPENSES

Administrative	<u>Annual</u>	<u>Per Unit</u>	
Administrative Salaries	\$39,600	\$943	
Office Expenses	\$14,050	\$335	
Legal	\$1,440	\$34	
Accounting	\$8,000	\$190	
Telephone	\$11,000	\$262	
Monitoring Fee(s)	\$1,050	\$25	
Marketing	\$1,800	\$43	
Other	\$37,032	\$882	
Subtotal	\$113,972	\$2,714	18.3%

Operating	<u>Annual</u>	<u>Per Unit</u>	
Operating Expense Salaries		\$0	
Janitorial	\$15,000	\$357	
Exterminating	\$3,000	\$71	
Rubbish Removal	\$6,000	\$143	
Security	\$4,000	\$95	
Snow Removal	\$10,000	\$238	
Other	\$3,000	\$71	
Subtotal	\$41,000	\$976	6.6%

Maintenance	<u>Annual</u>	<u>Per Unit</u>	
Maintenance Salaries	\$24,000	\$571	
Grounds & Pool		\$0	
Elevator	\$6,000	\$143	
HVAC	\$5,040	\$120	
Plumbing & Electrical	\$5,040	\$120	
Painting/Decorating/Carpet	\$5,250	\$125	
Other	\$4,200	\$100	
Other	\$2,000	\$48	
Subtotal	\$51,530	\$1,227	8.3%

Utilities

	<u>Annual</u>	<u>Per Unit</u>	
Electricity	\$40,000	\$952	
Gas	\$12,000	\$286	
Oil		\$0	
Water & Sewer	\$12,000	\$286	
Other		\$0	
Subtotal	\$64,000	\$1,524	10.3%

Taxes & Insurance

	<u>Annual</u>	<u>Per Unit</u>	
Real Estate Taxes	\$66,111	\$1,574	
Other Taxes		\$0	
Insurance	\$42,000	\$1,000	
Other		\$0	
Subtotal	\$108,111	\$2,574	17.4%

Reserves

	<u>Annual</u>	<u>Per Unit</u>	
Replacement Reserve	\$18,900	\$450	
Operating		\$0	
FF&E		\$0	
Debt Service		\$0	
Other		\$0	
Other		\$0	
Subtotal	\$18,900	\$450	3.0%

Total Operating Expenses **\$397,513** **\$9,465** 63.8%

NET OPERATING INCOME **\$225,398** **\$4,917** 36.2%

Estimated Mortgage

Debt Coverage Ratio Year 1	1.20
Interest Rate	6.50%
Term	16
Annual Payment	\$187,832
Mortgage Amount (PV)	\$1,865,465

This is an estimate only. Actual debt service is entered on the 'Sources & Uses' Sheet.

Net Cash Flow Year 1 **\$37,566**
Cash Flow Per Unit **\$894**

**DU PAGE COUNTY
OPERATING CASH FLOW PROJECTION**

Project: Taft and Exmoor

Developer: Full Circle Communities, Inc.

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
REVENUE											
	0.02										
	Years 1-4										
	Years 5+										
Gross Income Potential	2.0%	\$663,660	\$676,933	\$690,472	\$704,281	\$718,367	\$732,734	\$747,389	\$762,337	\$777,583	\$793,135
Vacancy Factor	6.1%	\$40,749	\$41,564	\$42,395	\$43,243	\$44,108	\$44,990	\$45,890	\$46,807	\$47,744	\$48,698
Operating Subsidy/Reserve Draw		\$0	\$0	\$0	\$0	\$0					
Net Income		\$622,911	\$635,370	\$648,077	\$661,038	\$674,259	\$687,744	\$701,499	\$715,529	\$729,840	\$744,437
Per Unit		\$14,831	\$15,128	\$15,430	\$15,739	\$16,054	\$16,375	\$16,702	\$17,036	\$17,377	\$17,725
OPERATING EXPENSES											
	Inflation										
	Factor										
Administration	3.0%	\$113,972	\$117,391	\$120,913	\$124,540	\$128,276	\$132,125	\$136,089	\$140,171	\$144,376	\$148,708
Operating	3.0%	\$41,000	\$42,230	\$43,497	\$44,802	\$46,146	\$47,530	\$48,956	\$50,425	\$51,938	\$53,496
Maintenance	3.0%	\$51,530	\$53,076	\$54,668	\$56,308	\$57,997	\$59,737	\$61,530	\$63,375	\$65,277	\$67,235
Utilities	3.0%	\$64,000	\$65,920	\$67,898	\$69,935	\$72,033	\$74,194	\$76,419	\$78,712	\$81,073	\$83,505
Real Estate Taxes	4.0%	\$66,111	\$68,755	\$71,506	\$74,366	\$77,341	\$80,434	\$83,652	\$86,998	\$90,477	\$94,097
Insurance	3.0%	\$42,000	\$43,260	\$44,558	\$45,895	\$47,271	\$48,690	\$50,150	\$51,655	\$53,204	\$54,800
Reserves	3.0%	\$18,900	\$19,467	\$20,051	\$20,653	\$21,272	\$21,910	\$22,568	\$23,245	\$23,942	\$24,660
Total Operating Expenses		\$397,513	\$410,100	\$423,090	\$436,498	\$450,336	\$464,620	\$479,363	\$494,580	\$510,288	\$526,501
Per Unit		\$9,464.60	\$9,764.27	\$10,073.57	\$10,392.80	\$10,722.29	\$11,062.38	\$11,413.40	\$11,775.72	\$12,149.70	\$12,535.74
Net Operating Income		\$225,398	\$225,270	\$224,987	\$224,541	\$223,923	\$223,124	\$222,136	\$220,949	\$219,552	\$217,936
Per Unit		\$5,366.63	\$5,363.57	\$5,356.83	\$5,346.21	\$5,331.50	\$5,312.49	\$5,288.96	\$5,260.69	\$5,227.43	\$5,188.94
Du Page Mortgage		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Debt Service		\$149,778	\$149,778	\$149,778	\$149,778	\$149,778	\$149,778	\$149,778	\$149,778	\$149,778	\$149,778
Debt Coverage Ratio		1.50	1.50	1.50	1.50	1.50	1.49	1.48	1.48	1.47	1.46
CASH FLOW		\$75,620	\$75,492	\$75,209	\$74,763	\$74,145	\$73,346	\$72,358	\$71,171	\$69,774	\$68,158
Per Unit		\$1,800	\$1,797	\$1,791	\$1,780	\$1,765	\$1,746	\$1,723	\$1,695	\$1,661	\$1,623
Payments Out of Cash Flow:											
Payments Out of Cash Flow:											
FINAL CASH FLOW		\$75,620	\$75,492	\$75,209	\$74,763	\$74,145	\$73,346	\$72,358	\$71,171	\$69,774	\$68,158
Per Unit		\$1,800	\$1,797	\$1,791	\$1,780	\$1,765	\$1,746	\$1,723	\$1,695	\$1,661	\$1,623

	DU PAGE COUNTY OPERATING CASH FLOW PROJECTION
--	--

Project: Taft and Exmoor

		Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
REVENUE											
	<u>0.02</u>										
	Years 1-4 Years 5+										
Gross Income Potential	2.0% 2.0%	\$808,998	\$825,178	\$841,681	\$858,515	\$875,685	\$893,199	\$911,063	\$929,284	\$947,870	\$966,827
Vacancy Factor	6.1% 6.1%	\$49,672	\$50,666	\$51,679	\$52,713	\$53,767	\$54,842	\$55,939	\$57,058	\$58,199	\$59,363
Operating Subsidy/Reserve Draw											
Net Income		\$759,325	\$774,512	\$790,002	\$805,802	\$821,918	\$838,357	\$855,124	\$872,226	\$889,671	\$907,464
Per Unit		\$18,079	\$18,441	\$18,810	\$19,186	\$19,569	\$19,961	\$20,360	\$20,767	\$21,183	\$21,606
OPERATING EXPENSES											
	<u>Inflation Factor</u>										
Administration	3.0%	\$153,169	\$157,764	\$162,497	\$167,372	\$172,393	\$177,565	\$182,892	\$188,378	\$194,030	\$199,851
Operating	3.0%	\$55,101	\$56,754	\$58,456	\$60,210	\$62,016	\$63,877	\$65,793	\$67,767	\$69,800	\$71,894
Maintenance	3.0%	\$69,252	\$71,330	\$73,469	\$75,674	\$77,944	\$80,282	\$82,691	\$85,171	\$87,726	\$90,358
Utilities	3.0%	\$86,011	\$88,591	\$91,249	\$93,986	\$96,806	\$99,710	\$102,701	\$105,782	\$108,956	\$112,224
Real Estate Taxes	4.0%	\$97,860	\$101,775	\$105,846	\$110,080	\$114,483	\$119,062	\$123,825	\$128,778	\$133,929	\$139,286
Insurance	3.0%	\$56,444	\$58,138	\$59,882	\$61,678	\$63,529	\$65,435	\$67,398	\$69,420	\$71,502	\$73,647
Reserves	3.0%	\$25,400	\$26,162	\$26,947	\$27,755	\$28,588	\$29,446	\$30,329	\$31,239	\$32,176	\$33,141
Total Operating Expenses		\$543,237	\$560,513	\$578,346	\$596,755	\$615,758	\$635,376	\$655,628	\$676,535	\$698,118	\$720,401
Per Unit		\$12,934.21	\$13,345.54	\$13,770.14	\$14,208.44	\$14,660.91	\$15,127.99	\$15,610.18	\$16,107.97	\$16,621.87	\$17,152.41
Net Operating Income		\$216,088	\$213,999	\$211,656	\$209,047	\$206,160	\$202,981	\$199,496	\$195,692	\$191,552	\$187,063
Per Unit		\$5,144.96	\$5,095.22	\$5,039.43	\$4,977.32	\$4,908.57	\$4,832.88	\$4,749.91	\$4,659.32	\$4,560.77	\$4,453.88
Du Page Mortgage		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Debt Service		\$149,778	\$149,778	\$149,778	\$149,778	\$149,778	\$149,778	\$149,778	\$149,778	\$149,778	\$149,778
Debt Coverage Ratio		1.44	1.43	1.41	1.40	1.38	1.36	1.33	1.31	1.28	1.25
CASH FLOW		\$66,310	\$64,221	\$61,878	\$59,269	\$56,382	\$53,203	\$49,718	\$45,914	\$41,774	\$37,285
Per Unit		\$1,579	\$1,529	\$1,473	\$1,411	\$1,342	\$1,267	\$1,184	\$1,093	\$995	\$888
Payments Out of Cash Flow:											
Payments Out of Cash Flow:											
FINAL CASH FLOW		\$66,310	\$64,221	\$61,878	\$59,269	\$56,382	\$53,203	\$49,718	\$45,914	\$41,774	\$37,285
Per Unit		\$1,579	\$1,529	\$1,473	\$1,411	\$1,342	\$1,267	\$1,184	\$1,093	\$995	\$888

DU PAGE COUNTY DEVELOPMENT BUDGET (Uses)					
Project: Taft and Exmoor		Developer: Full Circle Communities, I			
Project Number: 0					
ACQUISITION	TOTAL	Per Unit	Per SF	% TDC	
Land	\$1,750,000	\$41,667			
Building		\$0			
Holding Costs	\$60,000	\$1,429			
Other:		\$0			
Other:		\$0			
Total Acquisition:	\$1,810,000	\$43,095	\$43.87	8.5%	
HARD COSTS (complete sheet #7)					
General Cond., Overhead & Profit	\$1,535,983	\$36,571			
Construction Hard Costs	\$11,646,652	\$277,301			
Building Permit & Other Local Fees	\$500,000	\$11,905			
Total Construction:	\$13,682,635	\$325,777	\$331.62	63.9%	
CONTINGENCY	\$661,511	\$15,750	1603.3%	3.1%	
SOFT COSTS					
Architect: Design	\$402,439	\$9,582			
Architect: Supervision	\$140,000	\$3,333			
Civil Engineering	\$40,000	\$952			
Green Certification Fees	\$35,000	\$833			
Legal	\$175,000	\$4,167			
Accounting/Cost Certification	\$30,000	\$714			
Survey	\$22,000	\$524			
Appraisal	\$11,000	\$262			
Environmental Report	\$45,000	\$1,071			
Soil Tests	\$50,000	\$1,190			
Market Study	\$10,000	\$238			
3rd Party Cost Estimate	\$2,000	\$48			
Title & Recording	\$25,000	\$595			
Marketing	\$40,000	\$952			
Other: Construction supervision & documentation; non-	\$115,000	\$2,738			
Other: Furniture, Fixtures, and Equipment	\$150,000	\$3,571			
Total Soft Costs:	\$1,292,439	\$30,772	\$31.32	6.0%	
PERMANENT FINANCING					
Application Fees	\$2,250	\$54			
LIHTC Fees	\$184,382	\$4,390			
Working Capital/Latent Defects LOC Fee		\$0			
Origination Fees	\$124,000	\$2,952			
Financing Legal Fees	\$60,000	\$1,429			
Lender's Inspecting Architect	\$13,000	\$310			
Bond Insurance Fees		\$0			
Credit Enhancement Fee		\$0			
Bank Escrow Fee		\$0			
Rating Agency Fee		\$0			
Other: IAHTC Reservation Fee	\$25,000	\$595			
Other: IHDA Subsidy Layering Review Fee	\$1,000	\$24			
Total Interim Financing:	\$409,632	\$9,753	\$9.93	1.9%	
INTERIM FINANCING					
Construction/Bridge Loan Interest	\$959,000	\$22,833			
MIP/Credit Enhancement during construction		\$0			
Servicing Fees during construction		\$0			
Real Estate Taxes during construction	\$20,000	\$476			
Insurance during construction	\$50,000	\$1,190			
Other: GC's P&P bond	\$182,465	\$4,344			
Total Permanent Financing:	\$1,211,465	\$28,844	\$29.36	5.7%	
SYNDICATION					
Syndication Legal	\$55,000	\$1,310			
Partnership organizational expense		\$0			
Other:		\$0			
Total Syndication:	\$55,000	\$1,310	\$1.33	0.3%	
RESERVES					
Real Estate Tax Reserve	\$36,361	\$866			
Insurance Reserve	\$44,100	\$1,050			
Capital Replacement Reserve	\$31,500	\$750			
Initial Rent-up Reserve		\$0			
Operating Reserve	\$273,645	\$6,515			
Debt Service Reserve		\$0			
Other:		\$0			
Other:		\$0			
Other:		\$0			
Total Reserves:	\$385,606	\$9,181	\$9.35	1.8%	
DEVELOPER FEE	\$1,892,621	\$45,062	\$45.87	8.8%	
TOTAL DEVELOPMENT COSTS (TDC):	\$21,400,909	\$509,545	\$518.68	100.0%	

DU PAGE COUNTY
Construction Budget/Costs (Based on CSI)

Project:	Taft and Exmoor	Square Feet:	41,260	Units:	42	
Project Number	0	Construction:	New Construction			
			Total Cost	Per Unit	Per SF	% Construction
1. General Requirements		Limit				
A. General Contractor's Markup (See DuPage County General Guidance for further detail)						
Overhead: Expenses necessary to conduct a business. Shall also include costs specific to the project.		14.0%	\$232,933			
General Conditions are functions needed to complete the construction phase: project manager/superintendent/draw related paperwork, field office, site cleaning.			\$604,251			
Profit			\$698,799			
		Subtotal	\$1,535,983	\$36,571	\$37.23	12%
2. Existing Conditions						
Environmental Clearance						
Demolition						
Other	Allowance for Subtitle D soils		\$100,000			
		Subtotal	\$100,000	\$2,381	\$2.42	1%
3. Concrete						
Basement and Garage Floors						
Foundation Walls			\$413,900			
Flatwork			\$93,545			
Other	All concrete					
			\$507,445	\$12,082	\$12.30	4%
4. Masonry						
Foundation Walls						
Veneer						
Fireplace and/or chimney						
Exterior retaining walls						
Other	All Masonry		\$451,554			
		Subtotal	\$451,554	\$10,751	\$10.94	3%
5. Metals						
Structural						
Wrought Iron						
Other:	All metals		\$200,000			
		Subtotal	\$200,000	\$4,762	\$4.85	2%
6. Wood & Composites						
Rough Capentry						
Finish Carpentry						
Other	All Carpentry		\$2,465,731			
		Subtotal	\$2,465,731	\$58,708	\$59.76	19%
7. Thermal & Moisture Protection						
Roofing			\$296,436			
Insulation			\$135,423			
Exterior Siding			\$224,111			
Exterior Trim			\$6,820			
Gutters and Downspouts						
Other	Air & Water Barrier		\$118,037			
		Subtotal	\$780,827	\$18,591	\$18.92	6%
8. Openings						
Windows			\$433,376			
Exterior Doors						
Interior Doors						
Garage Door			\$16,111			
Door Hardware						
Other	All Doors, frames & Hardware		\$258,184			
		Subtotal	\$707,671	\$16,849	\$17.15	5%
9. Finishes						
Gypsum Wallboard						
Ceramic Tile			\$90,624			
Flooring (wood, vinyl, carpet, etc.			\$268,618			
Painting			\$206,010			
Other						
		Subtotal	\$565,252	\$13,458	\$13.70	4%
10. Specialties						
Towel Racks, mirrors, etc.			\$47,687			
Closet racks			\$15,574			
Other	All specialties		\$20,288			
		Subtotal	\$83,549	\$1,989	\$2.02	1%

11. Equipment						
Appliances		\$120,781				
Other	Special Equipment (trash chute)	\$26,851				
	Subtotal	\$147,632	\$3,515	\$3.58	1%	
12. Furnishings						
Cabinets						
Countertops						
Window Treatments		\$26,207				
Other	Cabinets, Countertops, and Millwork	\$364,544				
	Subtotal	\$390,751	\$9,304	\$9.47	3%	
13. Special Construction						
Accessibility Modifications						
Other	Elevators & Special Equipment	\$272,248				
	Subtotal	\$272,248	\$6,482	\$6.60	2%	
21. Fire Suppression Systems						
Sprinkler System						
Other	All Fire Protection	\$192,000				
	Subtotal	\$192,000	\$4,571	\$4.65	1%	
22. Plumbing						
Rough Plumbing						
Finish Plumbing						
Fixtures						
Other	All Plumbing	\$862,000				
	Subtotal	\$862,000	\$20,524	\$20.89	7%	
23. HVAC						
HVAC						
Other	All HVAC	\$1,535,000				
	Subtotal	\$1,535,000	\$36,548	\$37.20	12%	
26. Electrical						
Rough Electrical						
Fixtures						
Finish Electrical						
Other	All Electrical	\$1,640,800				
	Subtotal	\$1,640,800	\$39,067	\$39.77	12%	
27. Communications						
Security & Alarm Systems						
Other						
	Subtotal	\$0	\$0	\$0.00	0%	
31. Earthwork						
Excavation						
Trenching						
Backfilling						
Site Grading						
Driveway						
Other	All earthwork	\$220,000				
	Subtotal	\$220,000	\$5,238	\$5.33	2%	
32. Exterior Improvements						
Paving		\$219,143				
Fencing		\$7,572				
Final grade and seeding						
Landscaping		\$123,422				
Other	Other site improvements	\$8,055				
	Subtotal	\$358,192	\$8,528	\$8.68	3%	
33. Utilities						
Utility Connections						
Other	Site Utilities	\$166,000				
	Subtotal	\$166,000	\$3,952	\$4.02	1%	
Total Construction:		\$13,182,635	\$313,872	\$319.50	100%	

DU PAGE COUNTY
Sources & Uses Summary

Project Name	Taft and Exmoor	Total Square Feet: 41,260	Total Units: 42
Project Number	0	Avg SqFt/Unit: 982	HOME Units: 10
Developer	Full Circle Communities, Inc.		
Project Type:	New Construction	Target Population: Other	
Unit Type	Multi-Story w/Elevator	Average Rent 1,308	

Unit Mix

	Efficiency	1 BR	2 BR	3 BR	4 BR	Total	
Number of Units	11	17	14	0	0	42	
Average Monthly Rent	\$926	\$1,371	\$1,531	#DIV/0!	#DIV/0!		
Income-Restricted Units	11	17	14	0	0	42	100%
Unrestricted/Market Rate Units						0	0%
Total	11	17	14	0	0	42	

Development Costs

	Total	Per Unit	% of Total	
Acquisition	\$1,810,000	\$43,095	8.5%	
Hard Costs (Construction)	\$13,682,635	\$325,777	63.9%	
Construction Contingency	\$661,511	\$15,750	3.1%	Construction Cost/SqFt: \$320
Soft Costs	\$1,292,439	\$30,772	6.0%	
Permanent Financing	\$409,632	\$9,753	1.9%	
Interim Financing	\$1,211,465	\$28,844	5.7%	Total Cost/SqFt: \$519
Syndication	\$55,000	\$1,310	0.3%	
Reserves	\$385,606	\$9,181	1.8%	
Developer Fee	\$1,892,621	\$45,062	8.8%	
Total Development Costs*	\$21,400,909	\$509,545	100.0%	

Permanent Financing

	Total	Per Unit	% of Total	Interest Rate	Loan Term (yrs)	Annual Payment
Bank Mortgage <i>Est. mortgage: \$1,865,465</i>	\$2,150,000	\$51,190	10.0%	6.50%	16	\$149,778
Low Income Housing Tax Credits	\$16,150,274	\$384,530	75.5%			
Other State/Federal/Historic Tax Credits	\$460,000	\$10,952	2.1%			
Deferred Developer Fee	\$743,597	\$17,705	3.5%			
Developer Long-Term Equity		\$0	0.0%			
Du Page County Funds	\$1,750,000	\$41,667	8.2%	0.00%	40	
		\$0	0.0%			
State HOME Funds		\$0	0.0%			
Other: ComEd Energy Efficiency Grant	\$147,038	\$3,501	0.7%			
FHLB AHP Loan		\$0	0.0%			
		\$0	0.0%			
		\$0	0.0%			
Total Sources	\$21,400,909	\$509,545	100.0%			\$149,778
(GAP) or Surplus	(\$0)	\$0	0.0%			DCR: 1.504882399

Construction Financing

	Amount Available During Construction	% TDC	Const. Loan Interest Rate	Developer Notes
Private Construction Loan(s) (bank financing)	\$13,820,000	64.6%	7.93%	
Developer Equity (Self-financing for acquisition, predevelopment, etc.)		0.0%		
Deferred Developer Fee	\$743,597	3.5%		
LIHTC Equity-First Installment	\$3,247,299	15.2%		
IL Affordable Housing Tax Credit	\$460,000	2.1%		
ComEd Grant	\$147,038	0.7%		
		0.0%		
		0.0%		
Du Page County Funds	100%	\$1,750,000	8.2%	
		\$0	0.0%	
Costs Not Incurred During Construction (reserves, developer fee, etc.)	\$1,232,975	5.8%		2nd, 3rd, and 4th Dev. Fee i
Total Construction Sources	\$21,400,909	100.0%		
Construction Financing Surplus/(Gap)?	(\$0)	0.0%		

Du Page County Funding Request

	Total	Per Unit	
DuPage County Funding Request	\$1,750,000	\$41,667	Permanent Subsidy
\	\	\	\

Proposed use of DuPage County fund Multiple Activities

Operating Budget

	Annual	Per Unit	Key Assumptions	
Gross Rent Potential	\$659,292	\$15,697	Vacancy Years 1-4	6.1%
Other Income	\$4,368	\$104	Vacancy Years 5+	6.1%
Vacancy	\$40,749	\$970	Rent Inflation Years 1-4	2.0%
Adjusted Gross Income	\$622,911	\$14,831	Rent Inflation Years 5+	2.0%
Annual Operating Expenses	\$397,513	\$9,465	Expense Inflation:	
Net Operating Income	\$225,398	\$5,367	Administration	3.0%

Debt Service	\$149,778	\$3,566	<i>Operating</i>	3.0%
			<i>Maintenance</i>	3.0%
			<i>Utilities</i>	3.0%
			<i>Taxes & Insurance</i>	4.0%
			<i>Reserves</i>	3.0%

Debt & Cash Flow Over Time

			Annual	Per Unit
Year 1 DCR	1.50	Year 1 Net Cash Flow	\$75,620	\$1,800
Year 5 DCR	1.50	Year 5 Net Cash Flow	\$74,145	\$1,765
Year 10 DCR	1.46	Year 10 Net Cash Flow	\$68,158	\$1,623
Year 15 DCR	1.38	Year 15 Net Cash Flow	\$56,382	\$1,342
Year 20 DCR	1.25	Year 20 Net Cash Flow	\$37,285	\$888
	<u>Total</u>	<u>Per Unit</u>	<u>After Cash Flow Payments:</u>	
Cumulative Cash Flow Over 10 Yrs	\$730,036	\$17,382	\$730,036	
Cumulative Cash Flow Over 15 Yrs	\$1,038,098	\$24,717	\$1,038,098	
Cumulative Cash Flow Over 20 Yrs	\$1,265,991	\$30,143	\$1,265,991	

Developer Notes

Date Entered

Du Page County Subsidy Layering and Underwriting Summary

1. General Justification for Funding:

a. How does project fit in with Con Plan, housing strategies, etc?

2. Why is the project needed?

3. Examine the sources & uses and operating pro forma.

a. Explain whether or not costs are reasonable in terms of:

1. Costs of comparable projects

2. Qualifications of the costs estimators

3. Costs published by recognized industry cost index

b. What is the status of other funding sources? Has adequate funding been secured?

c. Is the amount of funding requested reasonable and necessary? Please Explain.

d. Describe the evidence that the project can operate sustainably through the compliance period.

e. Is the developer/owner/team receiving undue enrichment based on the amount of developer fee, cash flow, etc.? *If there are identities of interest among team members, include contractor profit in this assessment.*

f. Concerns/Other info:

4. Assess neighborhood market conditions:

a. What supports proposed rents?

b. What supports lease up within 18 months?

--

Name	Title	Date
------	-------	------

Date _____

Date Entered

DU PAGE COUNTY
Capital Needs Assessment

Development Name Taft and Exmoor
Owner Full Circle Communities, Inc.
Date Prepared 2/10/2025

Cost Category		Description/Notes	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Landscaping/Irrigation/Drainage												
Concrete Walks/Retaining Walls												
Parking Areas		Seal/Stripe										\$15,000
Garages/Carports		N/A										
Roofing												
Eavestrough/Downspouts/Flashing												
Balconies/Patios/Steps		N/A										
Exterior Siding												
Doors/Windows												
Lobbies/Halls/Stairs												
Laundry		Laundry Room equipment										\$10,000
Community Space												
HVAC												
Plumbing/Domestic Hot Water		Replace some fixtures/valves (Yr 12), Replace 1 DWH if needed (Yr 7)							\$3,000			
Fire Safety		check/replace smoke detectors & emergency lights							\$6,000			
Electrical												
Boilers/Pumps												
Elevator												
Unit Flooring/Carpeting		2 units/year starting in year 10										\$4,000
Unit Appliances		2 units/year starting in year 10										\$1,600
Unit Kitchen Cabinet/Countertop												\$2,400
Other												
Other												
Other												
Subtotal			\$0	\$0	\$0	\$0	\$0	\$0	\$9,000	\$0	\$0	\$33,000
Annual Inflation Factor	3.00%	Inflation Factor	100.00%	103.00%	106.09%	109.27%	112.55%	115.93%	119.41%	122.99%	126.68%	130.48%
Total Units	42	Estimated Total Annual RR Needs	\$0	\$0	\$0	\$0	\$0	\$0	\$10,746	\$0	\$0	\$43,058
Initial PUPY RR	\$450											
Initial Annual RR Deposit	18900	Starting Balance	\$31,500	\$50,400	\$69,300	\$88,200	\$107,100	\$126,000	\$144,900	\$153,054	\$171,954	\$190,854
RR Deposit Annual Increase	\$18,900	RR Needs	\$0	\$0	\$0	\$0	\$0	\$0	\$10,746	\$0	\$0	\$43,058
Interest on Reserve	0.00%	Contribution	\$18,900	\$18,900	\$18,900	\$18,900	\$18,900	\$18,900	\$18,900	\$18,900	\$18,900	\$18,900
		Net Annual Change	\$18,900	\$18,900	\$18,900	\$18,900	\$18,900	\$18,900	\$8,154	\$18,900	\$18,900	(\$24,158)
		Interest Earned	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		Ending Reserve Balance	\$50,400	\$69,300	\$88,200	\$107,100	\$126,000	\$144,900	\$153,054	\$171,954	\$190,854	\$166,696

Initial Deposit Needed to Sustain Project	
10 years:	(\$135,196)
15 years:	(\$156,883)
20 years:	(\$185,212)

DU PAGE C
Capital Needs

Development Name Taft and E
Owner Full Circle
Date Prepared 2/10/2025

Cost Category	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Landscaping/Irrigation/Drainage										
Concrete Walks/Retaining Walls										
Parking Areas										
Garages/Carports										
Roofing										
Eavestrough/Downspouts/Flashing										
Balconies/Patios/Steps										
Exterior Siding										
Doors/Windows										
Lobbies/Halls/Stairs										
Laundry										
Community Space										
HVAC										
Plumbing/Domestic Hot Water		\$5,000								
Fire Safety				\$6,000						
Electrical										
Boilers/Pumps										
Elevator										
Unit Flooring/Carpeting	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000
Unit Appliances	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600
Unit Kitchen Cabinet/Countertop	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400
Other										
Other										
Other										
Annual Inflation Factor 3.00%	\$8,000	\$13,000	\$8,000	\$14,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000
	134.39%	138.42%	142.58%	146.85%	151.26%	155.80%	160.47%	165.28%	170.24%	175.35%
Total Units 42	\$10,751	\$17,995	\$11,406	\$20,559	\$12,101	\$12,464	\$12,838	\$13,223	\$13,619	\$14,028
Initial PUPY RR \$450										
Initial Annual RR Deposit 18900	\$166,696	\$174,845	\$175,750	\$183,244	\$181,584	\$188,383	\$194,820	\$200,882	\$206,559	\$211,840
RR Deposit Annual Increase \$18,900	\$10,751	\$17,995	\$11,406	\$20,559	\$12,101	\$12,464	\$12,838	\$13,223	\$13,619	\$14,028
Interest on Reserve 0.00%	\$18,900	\$18,900	\$18,900	\$18,900	\$18,900	\$18,900	\$18,900	\$18,900	\$18,900	\$18,900
	\$8,149	\$905	\$7,494	(\$1,659)	\$6,799	\$6,436	\$6,062	\$5,677	\$5,281	\$4,872
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$174,845	\$175,750	\$183,244	\$181,584	\$188,383	\$194,820	\$200,882	\$206,559	\$211,840	\$216,712

Initial Depc
10 years:
15 years:
20 years: