



# DU PAGE COUNTY

## Home Advisory Group

### Final Summary

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

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**Tuesday, January 7, 2025**

**11:30 AM**

**Room 3500B**

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**1. CALL TO ORDER**

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

**2. ROLL CALL**

Staff Present: Mary Keating, Community Services Director; Julie Hamlin, Community Development Administrator; Ashley Miller, Community Development Manager; Dieca Runnels, Project Coordinator; Bec DeLaura, Housing and Community Development Planner; Momina Baig, Housing and Community Development Planner (Remote); Chloe Harrington, Housing and Community Development Planner (Remote); Alyssa Jaje, Housing and Community Development Planner (Remote); and Aamish Kadakia, Senior Accountant (Remote).

Assistant State's Attorney - Katherine Fahy.

|                |                                                                                      |
|----------------|--------------------------------------------------------------------------------------|
| <b>PRESENT</b> | Barfuss, Bastian, Bricks, Chassee, Cronin Cahill, Flint, Haider, Honig, and Schwarze |
| <b>ABSENT</b>  | Cage, Krajewski, and LaPlante                                                        |

**3. PUBLIC COMMENT**

No public comments were offered.

**4. APPROVAL OF MINUTES**

4.A. [25-0066](#)

Home Advisory Group - Regular Meeting - Tuesday, December 3, 2024

|                  |               |
|------------------|---------------|
| <b>RESULT:</b>   | APPROVED      |
| <b>MOVER:</b>    | Greg Schwarze |
| <b>SECONDER:</b> | Andrew Honig  |

**5. COMMITTEE VOTE REQUIRED**

5.A. [25-0067](#)

Recommendation for Approval of FY2025 Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG) and HOME Investment Partnerships Act (HOME) Application Funding Recommendations.

Chair Chassee stated that in August 2024, there was a lengthy discussion giving direction to some of the applications and what Community Development would be funding, which has been followed. Chair Chassee turned the meeting over to Julie Hamlin, the Administrator of Community Development, to explain in detail. Julie Hamlin stated this year they are completing the five-year consolidated plan process for 2025 through 2029, which will guide funding recommendations, goals, and priorities to be addressed over the next five years. Ashley Miller, Manager of Community Development, and her team did a tremendous job of going through the consolidated plan process which includes quite a bit of outreach and engagement with the public, as well as reviews of all the applications they receive. Ms. Hamlin highlighted some of the sections they completed and then how they arrived at the priority needs which will be reflected in their recommendations.

The Consolidated Plan has specific requirements associated with the development, completion, and the process of attaining a list of priority needs which is directly reflected in their recommendations. The process of gathering community feedback and collaboration was three part; an early public hearing was held in June 2024, surveys solicited to municipal members, non-profit agencies, townships, and park districts, and then the community needs survey to interested parties throughout the community. The response from the community needs assessment was 366 English responses, 21 Spanish responses, 26 from municipal partners, and 52 responses from nonprofit agencies. In addition to their early public hearing and the surveys, staff held focus groups for community members, specifically within their nonprofit organizations and their partners. Five focus groups were held at 4 different nonprofit organizations with 42 participants. In addition, a needs assessment must be completed of the County. Part of that needs assessment is to review affordable housing that is available through the community either rental or owned, and special needs housing, which includes supportive housing and services for the supportive housing which were identified as essential to prevent poverty, homelessness, or institutionalization throughout the county. The one-night point-in-time count that took place on January 31, 2024, revealed a total of 454 people were staying in emergency shelters or transitional housing programs within DPC while 26 people were found in places not meant for human habitation. This represented about an 8.6% decrease from the previous year. However, despite a 19% increase in permanent supportive beds, the inventory remains insufficient to support all the needs, and there is currently a shortfall of 427 beds. The agencies that Community Services partners with continuously identify the lack of affordable housing throughout the county as one of the most significant barriers to addressing homelessness.

The Community Development staff also looked at non-housing community needs which included public facilities, parks, recreational facilities, and neighborhood facilities, and they identified programs that serve individuals with special needs, homelessness, elderly, domestic violence, or persons with physical or developmental disabilities.

The market analysis detailed existing conditions in the county including the number of housing units, the cost of housing, condition of housing, lead-based paint hazards, public and assisted housing, homeless facilities available, housing available and services available, special needs facilities, broadband needs and housing, hazard

mitigation, and barriers to affordable housing. After taking into consideration all collaboration and consultation, the needs assessment, and market analysis staff were able to develop the strategic plan which is included in the Consolidated Plan. Based on all the information gathered, the staff identified five priority needs with which to set consistent goals to meet these needs in the next five years. Those include affordable housing for both homeowners and renters, improving public facilities and infrastructure, public services, reducing homelessness, and the need for administrative and planning that corresponds to ensure the projects can get completed.

Ms. Hamlin presented the 2025 funding recommendations, noting these are funding estimates they do as they do not have their allocations from HUD for 2025. Assuming that they will receive level funding from 2024, they expect to receive \$3.6M for the Community Development Block Grant (CDBG), \$286,000 for the Emergency Solutions Grant (ESG), and \$1.5M in HOME Investment Partnerships Act (HOME) funds.

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|------------------|-----------------------|
| <b>RESULT:</b>   | APPROVED              |
| <b>MOVER:</b>    | Cynthia Cronin Cahill |
| <b>SECONDER:</b> | Saba Haider           |

**6. INFORMATIONAL**

No informational items offered.

**7. OTHER BUSINESS**

No other business offered.

**8. ADJOURNMENT**

With no further business, the meeting was adjourned at 11:46 AM

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|------------------|---------------|
| <b>RESULT:</b>   | APPROVED      |
| <b>MOVER:</b>    | Greg Schwarze |
| <b>SECONDER:</b> | Andrew Honig  |

**9. NEXT MEETING DATE - February 4, 2025**