



**DUPAGE
COUNTY**



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TO: Greg Schwarze, Chairman and Committee Members
Human Services Committee

FROM: Mary A. Keating, Director,
Department of Community Services

DATE: February 4, 2026

SUBJECT: HOME Agreement Project #s HM21-05/HM22-02/HM23-02 Taft
and Exmoor LP - Agreement Modification One

On 02/03/2026, the HOME Advisory Group approved the following recommendation.

Action Requested: Staff recommend approval of Modification One to the HOME Investment Partnerships Agreement known as project #s HM21-05/HM22-02/HM23-02 between DuPage County and Taft and Exmoor LP to incorporate newly effective Illinois Prevailing Wage Act requirements and eligibility and verification requirements under the Personal Responsibility and Work Opportunity Reconciliation Act of 1996 (PRWORA).

Details: The project was adopted by the County Board under Resolution #HS-R-0019-25 on 12/09/2025 to grant \$1,750,000 in HOME Investment Partnerships (HOME) Program funding toward the construction of 42 units of affordable rental housing, of which 10 units are designated as County HOME units.

Modification One to the Agreement incorporates newly effective requirements under the Illinois Prevailing Wage Act, which state the Act will apply to all federal construction projects administered or controlled by a public body if the prevailing rate of wages is equal to or greater than the prevailing wage determination by the United States Secretary of Labor for the same locality for the same type of construction used to classify the federal construction project.

The modification also incorporates language regarding immigration restrictions, requirements, eligibility, and verification, as applicable, due to a recent federal register notice issued by HUD on 11/26/2025, “Personal Responsibility and Work Opportunity Reconciliation Act of 1996 (PRWORA); Interpretation of “Federal Public Benefit””.