



**DUPAGE
COUNTY**

COMMUNITY SERVICES

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

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

DATE: November 18, 2025

SUBJECT: HOME Program Application - \$1,750,000 – Full Circle Communities, Inc. – Taft & Exmoor – Approval of Conditional Commitment of HOME Investment Partnerships (HOME) Program Funding and entering into a HOME Agreement with Taft and Exmoor Limited Partnership

On July 1, 2025, the HOME Advisory Group approved recommendation of a Conditional Commitment of \$1,750,000 in HOME funds for the Full Circle Communities, Inc. Taft & Exmoor affordable housing development.

Section VI. X. VAWA Requirements and Exhibit G. DuPage County Consortium Emergency Transfer Plan for Victims of Domestic Violence, Dating Violence, Sexual Assault, or Stalking within the HOME Agreement are contingent upon approval by the HOME Advisory Group (HAG) of the amended Notice of Occupancy Rights Under the Violence Against Women Act (VAWA) Policy. Said policy amendment is being recommended at the 12/02/2025 HAG meeting.

Action Requested: The HOME Advisory Group 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, allowing for the project to proceed to a HOME Agreement between DuPage County and Taft and Exmoor LP.

Details:

FCC submitted an application to the County for 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 near 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: 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

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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 village of Glen Ellyn is in full support of the development.

Staff have completed extensive underwriting of the project. The Underwriting Memo and final Housing Application have been included for your review. The \$1,750,000 HOME funds invested in the project will be in the form of a 40-year, 0% interest Surplus Cash Note. The Developer will be required to pay the full amount of principal and any accrued interest as a balloon payment at the 40-year anniversary date of the project completion in the U.S. Department of Housing and Urban Development's (HUD) Integrated Disbursement and Information System (IDIS).

The HOME Agreement has been reviewed and approved by the State's Attorney's Office (SAO) as well as the Developer and other funders involved in the project. The final version is incorporated as part of this agenda item. Other legal documents, including the Mortgage, Note, and Regulatory Land Use Restriction Agreement have been reviewed and approved by the State's Attorney's Office (SAO) and are subject to review by the Developer and other funders involved in the project. While changes are not anticipated to the other legal documents, any suggested changes will be presented to the SAO for final review and approval. Final documents will be provided for execution once final approval is received from the SAO.