



**DUPAGE
COUNTY**



COMMUNITY SERVICES

630-407-6500
Fax: 630-407-6501
csprograms@dupagecounty.gov

www.dupagecounty.gov/community

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 HM22-01/HM23-01 Alden Addison
Horizon Senior Living Community - 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 HM22-01/HM23-01 between DuPage County and Addison Horizon Limited Partnership to remove reference to one manager’s unit and ensure compliance with HOME property standard requirements, as amended from time to time.

Details: The project was adopted by the County Board under Resolution #HS-R-0013-24 on 06/11/2024 to grant \$5,250,000 in HOME Investment Partnerships (HOME) Program funding toward the construction of 62 units of affordable rental housing for seniors aged 62+, of which 30 units are designated as County HOME units. Of the 62 units, five are designated as market-rate rental units, with one of the five originally being set aside to be a rent-free on-site property manager’s unit.

The Alden Foundation has since changed its approach to property management and is shifting away from live-in staff units across its portfolio. Due to this shift, the organization has requested the HOME Agreement be modified to remove reference to the manager’s unit. The change in units does not impact the County’s HOME units and will provide one additional market rate income producing unit, which will positively impact revenue. If approved, a modification to the Regulatory Land Use Restriction Agreement will be completed and recorded.

The modification also addresses the requirement for the property to meet ongoing property standards, which were recently updated under HOME regulations at 24 CFR 92.251. The modification specifies the property must meet standards set forth in the department’s property standards policy, as amended in accordance with 24 CFR 92.251. This modification will ensure ongoing compliance as policies and procedures are amended to align with HOME regulatory updates.

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

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630-407-6500
Fax: 630-407-6501

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