



**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

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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@dupagecounty.gov
www.dupagecounty.gov/community

TO: Home Advisory Group

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

DATE: January 21, 2026

SUBJECT: HOME Investment Partnerships Program Project HM16-01 Illinois
Independent Living Center – Ownership Change & Assumption Request

Action Requested: Staff recommend transfer of ownership and assumption of all associated HOME Investment Partnerships (HOME) Program requirements from Illinois Independent Living Center, an Illinois not-for-profit corporation to Little Friends, Inc., an Illinois not-for-profit corporation.

Details: On September 27, 2016, the County of DuPage entered into a Home Investment Partnerships (HOME) Program Agreement for the project known as HM16-01 with Illinois Independent Living Center, Inc. (IILC). Under Agreement, DuPage County provided HOME funds totaling \$212,640 for costs associated with the acquisition and rehabilitation of condominium units 111 and 216 located at 1141 Iroquois Avenue, Naperville, IL 60563.

Each unit has a 15-year regulatory affordability period which runs through 04/17/2033. As part of the County's annual monitoring of HOME projects, information and documentation is requested to ensure the project continues to meet HOME requirements. On March 20, 2025, IILC provided requested HOME monitoring documentation. Upon review by Community Development Commission (CDC) staff, IILC had noted they were in process of merging with Little Friends, Inc.

On April 29, 2025, CDC staff requested clarification regarding the merger and explained the process and documentation required for the County to consider a property transfer and assumption, as outlined in the project's HOME Agreement, Mortgages, and Regulatory Land Use and Restriction Agreement (RLURA). IILC responded confirming a merger had already taken place.

Since learning of the property transfer, CDC staff have been working with the County's State's Attorney's Office to cure the default.

IILC and Little Friends, Inc. wish to move forward with an assumption of the HOME Agreement, Forgivable Payment Notes, Forgivable Mortgages, and RLURA.

Little Friends, Inc. currently owns and operates 49 residential units in Will and DuPage Counties. This will be the first HOME-assisted property Little Friends, Inc. will own and operate. The subject property contains 32 units, 24 of which are now owned and operated by Little Friends, Inc. Of the 24 units, two were assisted with HOME funds and are subject to the ongoing requirements of the HOME program. CDC staff have reviewed necessary documentation submitted by Little Friends, Inc. and do not have concerns, at this time, about their ability to manage the two HOME-assisted units as affordable housing to meet all HOME program requirements.

To effectuate the transfer, Little Friends, Inc. will assume responsibility of the HOME Investment Partnerships Agreement, Forgivable Payment Notes, Forgivable Mortgages, and the Regulatory and Land Use Restriction Agreement. CDC staff will continue to monitor the project to ensure compliance throughout the 15-year affordability period, which runs through April 17, 2033.