



DU PAGE COUNTY
Ad-Hoc Committee for Housing Solutions
Final Summary

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

Tuesday, February 3, 2026

12:00 PM

3-500A

1. CALL TO ORDER

12:00 PM meeting was called to order by Chair Tornatore at 12:01 PM.

2. ROLL CALL

Other Board members present: Member Cindy Cahill, Member Michael Childress, Member Yeena Yoo, Member Sadia Covert, Member Jim Zay (remote), and Member Kari Galassi (remote).

PRESENT	Garcia, Haider, Martinez, Ozog, and Tornatore
ABSENT	Evans

MOTION TO ALLOW REMOTE PARTICIPATION

A motion was made by Member Garcia and seconded by Vice Chair Haider to allow Member Zay and Member Galassi to participate remotely. All ayes, motion carried.

RESULT:	APPROVED
MOVER:	Paula Garcia
SECONDER:	Saba Haider

3. CHAIR'S REMARKS - CHAIR TORNATORE

Chair Tornatore advised that, moving forward, the Board should consider convening this committee as a meeting of the whole. He also provided the committee with an update on pending Affordable Housing legislation in DuPage County, which would enable the County to implement an affordable housing plan and potentially expand resident participation. In addition, the legislation would allow the establishment of a Community Land Trust. Chair Tornatore emphasized that these initiatives are contingent upon the passage of the legislation and noted that both the committee and staff are taking steps to prepare in anticipation of its approval.

4. PUBLIC COMMENT

No public comment was received.

5. MINUTES APPROVAL

5. A. [26-0370](#)

Ad-Hoc Committee for Housing Solutions Minutes - Regular Meeting - Tuesday, March 12, 2024

RESULT:	APPROVED
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MOVER:	Saba Haider
SECONDER:	Paula Garcia

6. DISCUSSION

6. A. Housing Initiatives Update

Planning and Zoning Administration Coordinator for Building and Zoning Paul Hoss presented an overview of what the County has done so far to move forward with the County's housing initiatives, and discussed the essential issues that are challenging affordable housing development in DuPage County.

Paul touched on zoning changes that the County has moved forward with, emphasizing that implementing an affordable housing program is contingent on Legislation being passed, as Chair Tornatore mentioned in his remarks.

Director of Community Services Mary Keating touched on projects with CDBG and HOME funding.

The committee discussed actions that they want to take moving forward, once legislation passes. Members of the committee asked when they can expect legislation bill to pass. Government Affairs Coordinator Kate Kissane responded by explaining the bill process, when it started, where it stands and said that the committee should expect to hear back around Memorial Weekend.

Chair Tornatore closed the meeting by recommending Quarterly meetings going forward.

7. OLD BUSINESS

No old business was discussed.

8. NEW BUSINESS

No new business was discussed.

9. ADJOURNMENT

With no further business, the meeting was adjourned.



Minutes

421 N. COUNTY FARM
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File #: 26-0370

Agenda Date: 2/3/2026

Agenda #: 5. A.



DU PAGE COUNTY

Ad-Hoc Committee for Housing Solutions

421 N. COUNTY FARM ROAD
WHEATON, IL 60187
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Final Summary

Tuesday, March 12, 2024

12:00 PM

County Board Room

12:00 PM or Immediately Following County Board

2. ROLL CALL

PRESENT	Chaplin, Childress, DeSart, Evans, Garcia, Gustin, LaPlante, Ozog, Rutledge, Schwarze, Tornatore, and Yoo
ABSENT	Cronin Cahill, Covert, Galassi, Krajewski, and Zay
REMOTE	Eckhoff

Motion to Allow Remote Attendance

A motion was made by Member DeSart and seconded by Member Gustin to allow Member Eckhoff to participate remotely via ZOOM. All ayes. Motion carried.

3. CHAIR'S REMARKS - CO-CHAIRS CHAPLIN AND TORNATORE

Co-Chair Chaplin let the committee know that over the past few months staff has been working diligently, and will be presenting what they have been working on to the committee today.

4. PUBLIC COMMENT

No public comments were offered.

5. MINUTES APPROVAL

5.A. [23-3401](#)

Ad-Hoc Committee for Housing Solutions Minutes - Regular Meeting - Tuesday, August 22, 2023

RESULT:	APPROVED
MOVER:	Dawn DeSart
SECONDER:	Patty Gustin

6. DISCUSSION

6.A. Grounded Solutions Network Presentation/Status

The Local Policy Principal of Grounded Solutions Network, Colby Sledge, provided the committee with a presentation that went over who Grounded Solutions Network is, and emphasized that they are an organization that connects local experts with the networks and support that they need to provide affordable housing solutions and programs that will stay affordable for generations.

Mr. Sledge provided an overview of ForEveryoneHome, a 16-month program that will offer technical assistance to DuPage County to chart a path to develop inclusive housing production and long lasting affordability of homes. DuPage County has a cohort of Mecklenburg County in North Carolina for this program. Mr. Sledge let the committee know that they have completed Phase 1 (Launch) in the ForEveryoneHome program, and are moving on to Phase 2 (the Underproduction Analysis). Mr. Sledge provided an explanation on what the phases of this program are. He let the committee know that there are still the following phases in the this program: Phase 3 (Crafting a Housing Action Plan), Phase 4 (Moving from Plan to Action), and Phase 5 (Final Reporting).

Mr. Sledge explained that the Phase 2 Housing Underproduction Analysis includes working with the organization UpForGrowth and collecting data to measure housing underproduction to determine where affordable housing is needed most in DuPage County. He went on to describe what site visits look like, and provided an overview of the upcoming Phase 3 (Crafting a Housing Action Plan).

Co-Chair Chaplin inquired about the timeline of the action plan, and thanked Mr. Sledge for the informative presentation.

6.B. Overview of Development Techniques for a Housing Program Staff is Pursuing

Director of Community Services, Mary Keating, provided a presentation to the committee about the three programmatic goals and directions that the committee could consider moving forward with, including an affordable rental program, an affordable program that provides access to the home buyer market, or a program that would allow for parcel affordability with shared equity. Ms. Keating described each method moving forward in detail and went over a myriad of considerations for the committee to think about for each.

Member Gustin, Member Schwarze, Member DeSart, Member Yoo, Member Ozog, Member Rutledge, Member Evans, and Co-Chair Chaplin thanked Ms. Keating for her presentation, and had a discussion regarding the options that Ms. Keating presented and reviewed what each potential type of program would entail.

Planning and Zoning Administration Coordinator, Paul Hoss, discussed the spreadsheet that he passed out to each committee member with a potential program timeline for the committee to consider. Member Rutledge, Member Gustin and Member Garcia inquired about this potential program timeline and inquired about what an Inclusionary Housing Ordinance would look like, and Mr. Hoss answered.

7. OLD BUSINESS

No old business was discussed.

8. NEW BUSINESS

No new business was discussed.

9. ADJOURNMENT

With no further business, the meeting was adjourned.