

**CITY OF NAPERVILLE  
MEMORANDUM**

**DATE:** January 22, 2010

**TO:** Advisory Commission on Disabilities  
Fair Housing Advisory Commission

**THROUGH:** Allison Laff, AICP, Planning Operations Manager, TED – Business Group  
Greg Jones, AICP, Project Manager – TED Business Group

**FROM:** Katie Forystek, AICP, Community Planner – TED Business Group

**SUBJECT:** **Attainable Housing: Supplemental Report of Research Findings**

---

**PURPOSE:**

To provide the Advisory Commission on Disabilities (ACD) and the Fair Housing Advisory Commission (FHAC) supplemental information to the *Attainable Housing: Report of Research Findings* as presented by staff on November 16, 2009.

**BACKGROUND:**

The City Council identified attainable housing as a Strategic Plan Initiative for the FY08 through FY10 Fiscal Years. On May 5, 2009, the City Council received the *Naperville Housing Needs and Market Analysis (HNMA)* and directed staff to prepare an Action Plan (FY09) to address the housing needs of low to moderate income senior and disabled households in a cost-neutral manner.

Based on the action plan, staff conducted research and presented an overview of programs available to Naperville seniors and disabled residents at a joint meeting of the ACD and FHAC on November 16, 2009. Following the staff presentation, staff sought input on 2 items: (1) additional information that should be provided to help commissioners better understand the nature of the services/programs presented within the research findings, and (2) additional programs not presented that should be researched. Approximately 20 members of the public attended the joint meeting. Nine members of the public provided input, followed by discussion of the ACD and FHAC on staff's report of research findings (see Attachment 1: November 16, 2009 Meeting Summary).

**DISCUSSION:**

As a result of the feedback and input received at the joint meeting, staff has prepared *Attainable Housing: Supplemental Report of Research Findings* for the purposes of providing the ACD, FHAC and public additional information and research on housing programs available to senior citizen and disabled households. This memo and attachments provides a summary of research conducted and answers to questions posed at the joint meeting. This information is being sent to the ACD and FHAC in advance of the February 23, 2010 joint meeting, so as to serve as background information when reviewing the recommendations presented at this meeting. Staff does not intend to provide a presentation of the additional information included in this report at the February joint meeting.

## Questions Raised at the November 16, 2009 Joint Meeting

### **1) How did staff choose the cities included in the housing comparison chart? Can staff also include a review of St. Charles, Evanston, Highland Park, Chicago and other housing leaders nationwide?**

In order to compare and evaluate potential housing programs for Naperville seniors and disabled residents, staff evaluated programs in Arlington Heights, Aurora, Bolingbrook, Downers Grove, Highland Park, Oak Park and Orland Park. The communities chosen are ones that staff regularly uses when completing research due to their size, proximity or similar community characteristics. Staff found that in comparison, Naperville provides a similar or higher level of services in the categories of information and referral as well as support services, while specific policies differ throughout each of the communities.

Based on input received at the November 16, 2009 joint meeting, staff has expanded the scope of research to include several communities that are considered leaders in housing policy in the Chicago region, have been recognized in the past on Money Magazine's Best Places to Live List and communities recognized by Accessible America for their commitment to serving the disabled community (Table 1: Communities Added to Research).

Community	Accessible America Community*	Money Magazine's Best Places to Live List	Regional Housing Policy Leader**
St. Charles, IL			X
Evanston, IL			X
Chicago, IL	X		X
Fort Collins, CO		X	
Plano, TX		X	
Overland Park, KS		X	
Phoenix, AZ	X		

*\*Accessible America applicants demonstrate an exceptional commitment to offering their citizens with disabilities full and equal opportunities to participate in the life of their community, including access to jobs, education, voting, transportation, housing, emergency preparedness planning, and services. The Accessible America Competition promotes nationwide replication of these best practices.*

*\*\*These communities are regularly recognized by regional affordable housing advocates.*

A comprehensive overview of the information and referral, policy and support services available to Naperville residents compared to those services that are available in the comparable communities mentioned above is included as Attachment 2: Information and Referral, Policy and Support Service Assistance.

### **2) Of the comparable city programs included, which are cost-neutral?**

Cost-neutral is defined as a new program, policy and/or service which does not necessitate a direct financial contribution by the City of Naperville; or an existing program, policy and/or service which does not necessitate a direct financial contribution beyond contributions currently being provided. Examples of a cost-neutral program are any programs funded through grants

such as the Community Development Block Grant which funds the city's Weatherization Program.

While conducting research, staff's objective was to provide an overview of programs, policies and services available to Naperville residents and programs from other communities that meet the definition of cost-neutral. Based on public input and in an effort to accurately represent the array of programs used by different communities, some programs have been included in the research that staff does not consider cost-neutral. While programs that require financial obligation from the city and other agencies have been included as part of the research, moving forward staff will only consider new programs that are cost-neutral. As preliminary recommendations are formulated, staff will further evaluate options to determine whether or not potential programs, policies and/or services are truly cost-neutral to the city.

***3) Does the city have any data showing the number of senior citizens, disabled persons and/or Naperville residents using the programs listed? Of the programs listed, which are accepting new customers?***

Through public input, concern was voiced that although some programs are in existence today, the funding for these programs may be in danger in upcoming years due to the current economic climate. The financial availability of all current programs is evaluated on a case by case basis by the providing organization. Typically programs listed in the research are accepting applications, but may have a waitlist associated with the program; therefore, assistance may not be readily or immediately available.

Recipients of the city's Social Services Grants served approximately 53,000 individuals and the Community Development Block Grant served approximately 976 individuals last fiscal year. All grant recipients have services available to Naperville residents. In general, the Social Service Grant funds more general service programs (i.e. home delivered meals) whereas the Community Development Block Grant typically funds larger acquisition or bricks and mortar projects (i.e. weatherization improvements).

Furthermore, the DuPage County Consolidated Plan (2005-2009) summarizes housing needs, homeless needs, and nonhousing community development needs, such as public services and infrastructure. It also prioritizes those needs, and identifies strategies that the DuPage County Community Development Commission will utilize to meet those needs over a 5-year period. In conjunction with DuPage County, the city also seeks to address the needs outlined in the Consolidation Plan through available grant funds. DuPage County is currently in the process of updating the Consolidation Plan (2010-2014), the draft plan is currently available on the county's web site for review at [http://www.co.dupage.il.us/cdc/generic.cfm?doc\\_id=742](http://www.co.dupage.il.us/cdc/generic.cfm?doc_id=742).

***4) Can the city be more flexible when reviewing new affordable senior/disabled housing projects (i.e., allowing higher densities, lower parking requirements, school/park donation waivers, etc.)? How is integration being factored into the City's current review of affordable senior/disabled housing needs?***

This item will be reviewed and further discussed in conjunction with the recommendations presented at the February 23, 2010 joint ACD/FHAC meeting.

However, it should be noted that following a moratorium beginning in January 2009, the City Council officially eliminated the road impact fee at their December 15, 2009 meeting. Roadway impact fees were established in the late 1980's and were intended to fund capacity (add lanes) projects on city arterials. The monies collected could only be used for adding capacity to city arterials. Previously, residential developments were subject to the roadway impact fees; therefore, the elimination of the roadway impact fees reduces the cost of constructing new residential developments.

***5) Can the city provide clarification as to how the programs listed effectively address the affordable housing gap for seniors/disabled residents identified by the HNMA report?***

The *Naperville Housing Needs and Market Assessment (HNMA)* accepted by the City Council in 2008 identified seniors as at risk of being unable to remain in their homes. The *HNMA* did not evaluate the disabled population in Naperville, but the City Council directed staff to prepare an action plan to address the housing needs of both low to moderate income senior and disabled households in a cost-neutral manner.

It is important to note that staff's research extended beyond programs and policies that solely create new affordable housing units in Naperville to also encompass all programs that aid senior and disabled persons to remain in their homes. This can include a wide variety of programs from home modification assistance, home delivered meals, tax relief and zoning policies that require the development of new affordable units as outlined in staff's research. By encompassing all programs (city, county, state, federal and non-profit) that help senior citizens and disabled persons remain in and obtain homes, all agencies have an increased ability to address gaps moving forward.

***6) Will the city also look at workforce housing needs?***

In May 2008, the Naperville City Council received the Naperville Housing Needs and Market Analysis (HNMA) and directed staff to prepare an action plan to address the housing needs of low to moderate income senior and disabled households in a cost-neutral manner. Accordingly, the current action plan will not directly address workforce housing needs; however, many components of programs targeting seniors and the disabled have potential applicability in a workforce setting.

***7) Can the city provide additional demographic trends for Naperville seniors/disabled residents that accounts for transiency so as to better gauge future housing needs?***

Staff only has access to limited demographic data, mainly data available through the US Decennial Census and the special census for Naperville completed in 2008. Based on available information, staff has provided a summary of census data (Attachment 3: Census Data Summary) demonstrating the population growth in Naperville and numbers of disabled persons and senior citizens residing in Naperville.

Staff also consulted the Chicago Metropolitan Agency for Planning (CMAP) on any forecasting or data they may have available. CMAP is currently in the process of drafting a snapshot on the aging population for the Chicago region, but has indicated that they do not have any data specific to Naperville aging or disabled populations. While no senior or disabled population specific data is available, CMAP does prepare population projections for municipalities in the Chicago region (Attachment 4: CMAP Population Projections).

Staff has included the data in the report for informational purposes (Attachments 3 and 4). As more complete and timely data becomes available in the coming months (e.g. CMAP forecast, 2010 Census), staff will be better suited to identify any emerging demographic trends and react accordingly.

**8) *Is there available housing to accommodate empty nesters wishing to downsize?***

There are a variety of housing types located in Naperville, including duplexes, townhomes, condominiums and single-family homes. The city does not maintain a listing of the number and type of units available in Naperville and their price points. As noted in question #7 above, forecasting data specific to Naperville is limited and it is difficult to predict the number or percentage of empty nesters who wish to downsize due to the subjectivity of where one chooses to live.

DuPage County maintains lists of Fair Market Value Rentals and Subsidized Housing in Naperville (Attachment 5: DuPage County Housing Listing). For the purposes of this report, staff has extracted the pages of DuPage County's directories that list units in Naperville. Full listings are accessible on DuPage County's web site at the following link: [http://www.dupageco.org/humanservices/generic.cfm?doc\\_id=478](http://www.dupageco.org/humanservices/generic.cfm?doc_id=478). In addition to the available listings, the county also provides housing assistance aimed at linking a family or individuals to services that may prevent homelessness. Additionally, staff has compiled a listing of predominately senior housing units/facilities in Naperville to supplement the lists provided by DuPage County (Attachment 6: Naperville Housing Listing).

**9) *How do taxes impact residents on a fixed income?***

As a resident, the property taxes you pay are divided between multiple taxing bodies. As an example, Naperville Township's web site provides the breakdown for a typical home in Naperville within School District 203 boundaries (Attachment 7: Where Do My Property Taxes Go).

Taxing bodies recognize that taxes have financial impacts on residents; therefore, programs are in place and offered (as described below) in order to reduce the impacts of taxes on the senior and disabled populations.

*Tax Relief Programs*

- Circuit Breaker: Provides grants to senior citizens and disabled persons to reduce the impact of taxes and prescription medications on their lives.
- Disabled Person's Homestead Exemption: This exemption reduces the net taxable assessed value of a property.
- DuPage County Property Tax Prepayment Program: DuPage County property owners may now use an installment plan to pay their yearly tax bills. The option was designed to make it easier for people to manage the task of paying their real estate taxes. It allows taxpayers to prepay by month, quarterly, bimonthly or on any other schedule they chose, between now and November 2010. Previously, the bills were due in two lump sums.



- **Senior Citizen Homestead Exemption:** This exemption will further reduce the Equalized Assessed Value of a property.
- **Senior Citizen Assessment Freeze:** This exemption provides for a base year frozen assessment; it will potentially provide increased savings each year a senior is eligible.
- **Senior Real Estate Tax Deferral:** Provides tax relief for qualified senior citizens by allowing them to defer their property tax on their principal residence.

#### *Legislative Efforts*

In cooperation with the city's Springfield lobbyist, the city has historically supported legislative efforts to increase the percentage of the population eligible for the exemption benefits in an effort to decrease tax impacts to those on a fixed income.

#### ***10) Are fee reductions considered cost-neutral?***

Cost-neutral is defined as a new program, policy and/or service which does not necessitate a direct financial contribution by the City of Naperville; or an existing program, policy and/or service which does not necessitate a direct financial contribution beyond contributions currently being provided.

Because the city's development fees cover the hourly cost of staff's time spent reviewing development plans, fee reductions are not considered cost-neutral.

#### **ACTION REQUESTED:**

Review the Supplemental Report of Research Findings.

#### **NEXT STEPS:**

Based on research completed, staff will prepare cost-neutral recommendations to address service gaps identified and related to low and moderate income senior and disabled households. Preliminary recommendations will be presented to the Fair Housing Advisory Commission and the Mayor's Advisory Commission on Disabilities on February 23, 2010 at 6:30 pm in Meeting Rooms B and C.

Staff does not intend to provide a presentation of the additional information included in this report at the February joint meeting; however, should questions arise in regards to the information provided, commissioners can contact Katie Forystek, Community Planner, at [forystekk@naperville.il.us](mailto:forystekk@naperville.il.us) in advance of the February 23, 2010 meeting.

#### **Attachments**

- 1) Attachment 1: November 16, 2009 Meeting Summary
- 2) Attachment 2: Information and Referral, Policy and Support Service Assistance
- 3) Attachment 3: Census Data Summary
- 4) Attachment 4: CMAP Population Projections
- 5) Attachment 5: DuPage County Housing Listings
- 6) Attachment 6: Naperville Housing Listings
- 7) Attachment 7: Where Do My Property Taxes Go?

**Meeting of the Advisory Commission on Disabilities and the Fair Housing Advisory Commission**  
**Attainable Housing: Report of Research Findings**  
**November 16, 2009, 7 pm**

**Attendance**

**Staff**

Katie Forystek, Community Planner  
Allison Laff, Planning Operations Manager  
Marita Manning, Accessibility Coordinator  
Katie Wernberg, Community Grants Coordinator

**Advisory Commission on Disabilities**

Peter Berg, Chairman ACD  
Laurie Jerue, Commissioner  
Diane Fleischel, Commissioner  
Kathe Foxen, Commissioner

**Fair Housing Advisory Commission**

Kevin Coyne (chair)  
Joy Rosenberg  
Sherman Neal  
Mark Carter (arrived late)  
Councilman Robert Fieseler

**Staff Presentation**

Staff presented an overview of the research conducted based on the Attainable Housing Action Plan.

**Summary of Public Input**

**Don Derrow, DuPage United**

- Add St. Charles and Evanston to the comparable communities chart
- Add fee-in-lieu programs offered by these communities to the comparable communities chart
- Add Affordable Housing Trust Funds and Community Land Trusts as an option
- What can we do to move forward?

**Beth Demes, The Alden Foundation**

- It is difficult to accommodate affordable housing under normal development regulations, consider the following to facilitate the development of senior affordable housing:
  - Density Bonus
  - Reduced Fees
  - Reduced Parking Requirements

**Russ Whitaker, DBCW**

- Naperville is almost built out
- Infill development has unique site constraints making development difficult
- Consider the following in zoning requests to help proposals move forward:
  - Density Bonuses to offset land costs

- Waiver of School Impact Fees (other senior developments have had success in working with the school districts)
- What can be done with the Park District fee? It is large and can be burdensome
- City Council direction that there is a need for affordable housing is a priority.

**Mike Ryder, DuPage United**

- Moving forward, the scope of the research should be narrowed to policies that will help close the attainable housing gap

**Kristi Delaurentis, Metropolitan Planning Council**

- MPC prepared the Home Grown Local Housing Strategies in Action Report
- Workforce housing and strategies are important
- The city should think strategically moving forward in regards to affordable housing
- Will provide staff with some additional information regarding some pending housing planning legislation.

**Joan Umolac, Resident**

- Seniors are currently aware of many of the programs presented as part of the research
- Inclusionary Zoning would be valuable for seniors allowing them to be integrated into the community
- Additional research/examples of inclusionary zoning would be helpful
- Do we know percent of homes dedicated to senior citizens and disabled residents in the city?

**Councilman Robert Fieseler**

- Demographic trends that are specific to Naperville's population are needed
  - The city's population doubled between 1990 and 2005
  - How will Naperville be affected by the aging population?
  - Transients: Are people staying in their homes longer now due to factors such as telecommuting
  - District 203 looked at demographics previously
  - What happens when people become empty nesters, what is their desired housing stock and how can we anticipate these needs and provide for them?

**Jeff Merrinette, Realtor's Association**

- Seniors are impacted by the taxes
- Provided a brief overview of units recently sold deemed as affordable compared to those sold in 2008.
- Permitting costs and density should be considered

**Dale Prochaska, Illinois Independent Living Center**

- The Illinois Independent Living Center currently operates 32 units in Naperville.
- There is a need for affordability, it is difficult to set rates that people are able to afford
- Integration of the disabled and senior populations with the community is important. These groups desire to live among other members of the community.

**Summary of Commission Discussion**



**Kevin Coyle, Chairman of the Fair Housing Advisory Commission (some comments received via email)**

- Include the City of Chicago in the research, they have some innovative housing programs
- Deferring fees and expediting approvals instead of waiving fees, assuming that the City of Naperville will not wish to waive fees
- Consulting with other similar sized cities such as those named in Money Magazine (Best Cities to Live In), to see if they have dealt with similar issues that we're dealing with
- An additional "seller ride" transfer tax on deeds to fund fair housing issues, and a rental license for landlords in Naperville

**Peter Berg, Advisory Commission on Disabilities**

- Additional information that would be helpful:
  - Look at some other communities outside of Illinois
  - The 1998 Olmstead Supreme Court Ruling has affected integrated housing in Illinois
  - Community based integrated housing for person with disabilities

**Laurie Jerue, Advisory Commission on Disabilities (some comments received via email)**

- Agree with Councilmen Fiessler about looking at demographic trends, for disabled residents as well
- Are these programs accepting new clients? Are there existing waiting lists?
- How many Naperville residents are able to access these programs?
- Survey some similar cities outside of IL who also appear on those 'best places to live' lists we like to be on. Like Fort Collins, Colorado, or others?
- Can 'cost neutral' strategies include applying for grants?
- Does the city ask grantees for documentation of how many current Naperville residents their programs help? Or what percentages of their overall programs touch Naperville residents?
- I'd suggest staff look at [www.nod.org](http://www.nod.org), the website for National Organization on Disability, Accessible America competition, in which many municipalities of all sizes compete in different categories: <http://www.nod.org/index.cfm?fuseaction=Page.viewPage&pageId=1560>.
- Do city ordinances currently discourage, encourage, or remain neutral on developers or builders building multi-family, multi-generational housing on any given residential street?





**Diane Fleischel, Advisory Commission on Disabilities (comments received via email)**

- What is the status of current attainable housing in the City of Naperville (units, location, qualifications, etc.)?

**INFORMATION AND REFERRAL, POLICY AND SUPPORT SERVICE ASSISTANCE  
COMMUNITIES IN ILLINOIS**

Program	Available to Qualifying Naperville Residents				Comparable Communities in Illinois									
	Naperville	County	State	Federal	Arlington Heights	Aurora	Bolingbrook	Chicago	Downers Grove	Evanston	Highland Park	Oak Park	Orland Park	St. Charles
INFORMATION AND REFERRAL	Resource Fair/Education /Workshops													
	E-news/Newsletter/Press Releases													
	Resource Directory													
	Senior Helpline													
	Staff Person(s)													
	Website													
	Demolition Tax													
	Density Bonuses													
	Expedited Application/Permit Process													
	Encourage Affordable Housing through the PUD process													
POLICY	Fair Housing Ordinance													
	Fee-in-Lieu of Affordable Units													
	Fee Waivers													
	Housing Trust Fund/Community Land Trust/Land Bank													
	Impact Fee Delay													
	Inclusionary Zoning (mandated)													
	Inter-jurisdictional Cooperation (local-state-federal)													
	Metropolitan Mayors Caucus Housing Endorsement Criteria													
	Visitability Ordinance													
	Zoning (other)													
SUPPORT SERVICES	Board/Commission/Advisory Committee(s)													
	Cell Phone Donation Program													
	Case Management													
	Daily Activities Assistance													
	Senior Center													
	Photo ID Database/Emergency ID/Tracking Bracelets													
	Wellness Check Programs													

**County, State and Federal Policy have been excluded as the efforts included are enacted locally.**

<b>KEY</b>		Communities Added		Senior Persons
		Disabled Persons		Both

**INFORMATION AND REFERRAL, POLICY AND SUPPORT SERVICE ASSISTANCE  
COMMUNITIES IN ILLINOIS**

Program	Available to Qualifying Naperville Residents				Comparable Communities Outside Illinois			
	Naperville	County	State	Federal	Fort Collins, CO	Overland Park, KS	Plano, TX	Phoenix, AZ
INFORMATION AND REFERRAL	Resource Fair/Education /Workshops							
	E-news/Newsletter/Press Releases							
	Resource Directory							
	Senior Helpline							
	Staff Person(s)							
	Website							
	Demolition Tax							
	Density Bonuses							
	Expedited Application/Permit Process							
	Encourage Affordable Housing through the PUD process							
POLICY	Fair Housing Ordinance							
	Fee-in-Lieu of Affordable Units							
	Fee Waivers							
	Housing Trust Fund/Community Land Trust/Land Bank							
	Impact Fee Delay							
	Inclusionary Zoning (mandated)							
	Inter-jurisdictional Cooperation (local-state-federal)							
	Metropolitan Mayors Caucus Housing Endorsement Criteria							
	Visibility Ordinance							
	Zoning (other)							
SUPPORT SERVICES	Board/Commission/Advisory Committee(s)							
	Cell Phone Donation Program							
	Case Management							
	Daily Activities Assistance							
	Senior Center							
	Photo ID Database/Emergency ID/Tracking Bracelets							
	Wellness Check Programs							

**County, State and Federal Policy have been excluded as the efforts included are enacted locally.**

**KEY**

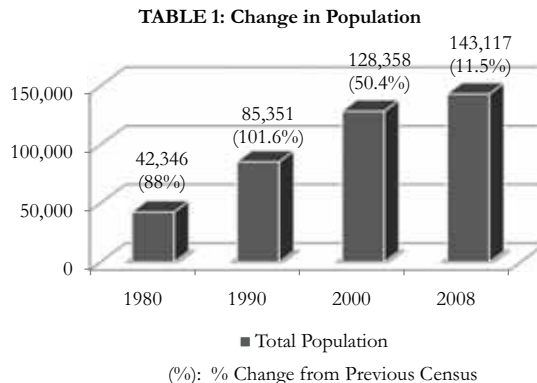
- Communities Added
- Senior Persons
- Disabled Persons
- Both

**Summary of US Census Data (1980-2008)**  
**Attainable Housing: Supplemental Report of Research Findings**

### City of Naperville Population

TABLE 1: Percent Change in Population

	1980	1990	2000	2008
Total Population	42,346	85,351	128,358	143,117
Percent Change	88.0%	101.6%	50.4%	11.5%



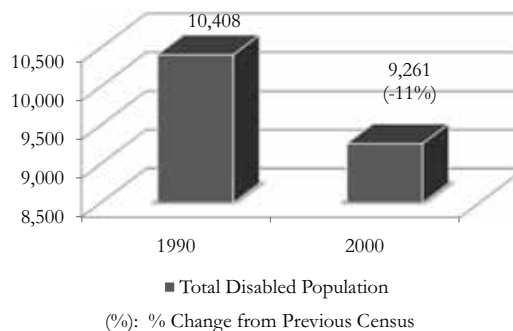
### Disabled Persons Population

TABLE 2: Disabled Persons Population

	1980	1990	2000	2008
Disabled Persons 5 to 64 Years of Age <sup>1</sup>	<i>n/a</i>	6,047	6,958	<i>n/a</i>
Disabled Persons 65 Years and Older	<i>n/a</i>	4,361	2,303	<i>n/a</i>
Total Disabled Population	<i>n/a</i>	10,408	9,261	<i>n/a</i>
Total Population	42,346	85,351	128,358	143,117
Percent of Total Population	<i>n/a</i>	12.2%	7.2%	<i>n/a</i>

<sup>1</sup> 1980 Data not available for disabled persons under the age of 16. 1990 Data not available for disabled persons under the age of 5.

**TABLE 2: Change in Disabled Persons Population**

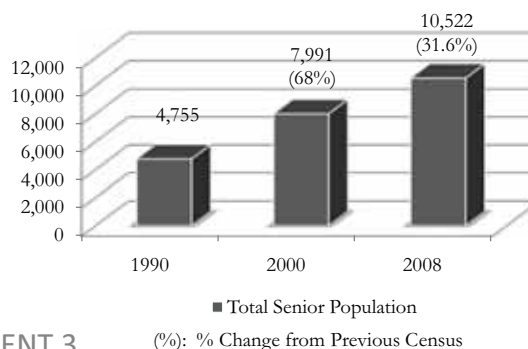


### Senior Persons Population (aged 65 and older)

TABLE 3: Senior Persons Population  
 (aged 65 and older)

	1980	1990	2000	2008
Total Senior Population	<i>n/a</i>	4,755	7,991	10,522
Total Population	42,346	85,351	128,358	143,117
Percent of Total Population	<i>n/a</i>	5.6%	6.2%	7.4%

**TABLE 3: Change in Senior Population**



**Northeastern Illinois Planning Commission 2030 Forecasts  
of Population, Households and Employment  
by County and Municipality  
September 27, 2006**

Municipality	Population		Households		Employment	
	2000	2030	2000	2030	2000	2030
Northeastern Illinois	8,092,145	10,050,860	2,907,201	3,636,108	4,297,686	5,535,236
DuPage	904,161	1,003,702	325,601	362,523	649,989	830,394
Naperville	128,358	168,096	43,751	58,316	66,209	149,931

**DU PAGE COUNTY HUMAN SERVICES - (630) 407-6500**



**FAIR MARKET VALUE RENTALS**

**JANUARY 2009**

**(The following apartments are NOT subsidized.)**

NAME	STREET	CITY	TWSP	PHONE	UNITS	HEAT INCL.	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM	ACCESS to TRANSP	ELEV. /WALK-UP
COURTS OF WILLIAMSBURG	2521 Old Tavern Road	Lisle, IL 60532	LISLE	630-355-7401	88	yes	X	860	1025	X	yes	walk-up
COUNTRY VILLA	4715 E. Beau Bien Blvd.	Lisle, IL 60532	LISLE	630-355-6258	160	yes	X	805-830	1025-1050	X	yes	walk-up
FOUR LAKES	5885 Forestview Road Suite 106	Lisle, IL 60532	LISLE	630-964-6800	476	no	809-884	1009-1064	X	X	yes	elevator
GREEN TRAILS APARTMENTS	2800 Windsor Drive	Lisle, IL 60532	LISLE	630-961-2800	440	no	830-955	975-1099	1075-1395	X	yes	walk-up
LAKESIDE APARTMENTS	4800 Lake Trail Drive	Lisle, IL 60532	LISLE	630-357-4700	568	no	X	929	1149	1389	yes	walk-up
LISLE STATION	4751 St. Joseph Creek	Lisle, IL 60532	LISLE	630-971-2408	180	no	655	750-755	X	X	yes	walk-up
VILLAGES ON MAPLE	1769 Robin Lane	Lisle, IL 60532	LISLE	630-969-6540	300	no	X	780-825	915-1095	1325	yes	both
BURNWOOD APARTMENTS	10 Woodland Court	Lombard, IL 60148	YORK	630-620-1181	60	yes	X	875	1000-1025	X	no	walk-up
CLOVER CREEK	830 Foxworth Boulevard	Lombard, IL 60148	YORK	630-953-1335	504	no	X	910-960	1090-1205	1470	yes	elevator
INTERNATIONAL VILLAGE	1300 S. Finley Road	Lombard, IL 60148	YORK	630-629-8880	671	no	X	950	1255-1305	1695	yes	both
THE COVINGTON	2101 S. Finley Road	Lombard, IL 60148	YORK	630-916-0929	256	no	X	795-1125	1225-1425	X	yes	walk-up
WESTMORE APARTMENTS	1049 S. Westmore Avenue	Lombard, IL 60148	YORK	630-629-2728	230	yes	X	899	1030	1380	yes	walk-up
WILLOW LAKE	21 W 547 North Avenue	Lombard, IL 60148	YORK	630-495-3555	404	yes	X	719-819	889-939	X	no	both
YORKTOWN APARTMENTS II	2233 South Highland Avenue	Lombard, IL 60148	YORK	630-620-8181	368	no	949-1029	1119-1279	1374-1454	1689-1845	yes	elevato
AMLI OF NAPERVILLE	803 Corday Drive	Naperville, IL 60540	NAP	630-428-1400	440	no	X	778-1086	1059-1197	X	yes	walk-up

\* information may not be current

**ILHousingSearch.org is a new state resource where it's free to list and search for affordable rental properties. This is a new service, and properties are being added daily, so please check back often!**

<http://www.ilhousingsearch.org/index.html>

**DU PAGE COUNTY HUMAN SERVICES - (630) 407-6500**



**FAIR MARKET VALUE RENTALS**

**JANUARY 2009**

**(The following apartments are NOT subsidized.)**

NAME	STREET	CITY	TWSP	PHONE	UNITS	HEAT INCL.	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM	ACCESS to TRANSP	ELEV. /WALK-UP
ARBORS OF BROOKDALE	1373 Ivy Lane	Naperville, IL 60563	NAP	630-416-6525	281	no	X	965-1045	1119-1298	X	yes	walk-up
AUTUMN RUN	1627 Country Lakes Drive	Naperville, IL 60563	NAP	630-983-8411	320	no	X	829-984	999-1169	X	yes	walk-up
BRITTANY SPRINGS	2504 Bordeaux Lane	Naperville, IL 60540	NAP	630-717-0087	336	no	X	965-1184	1205-1415	1515-1740	yes	walk-up
BROOKDALE LAKES*	1812 Gowdy Road	Naperville, IL 60563	NAP	630-369-5253	200	no	X	899-985	1090-1165	1425-1500	yes	walk-up
BROOKDALE ON THE PARK	1652 Brookdale Road	Naperville, IL 60563	NAP	630-355-1150	252	no	X	899-985	1090-1165	1425-1500	yes	walk-up
COUNTRY LAKES	1598 Fairway Drive	Naperville, IL 60563	NAP	630-527-2423	640	no	X	839	899-1049	X	yes	walk-up
COUNTRY WOOD APARTMENTS	787 Inland Circle	Naperville, IL 60563	NAP	630-778-9663	180	no	X	770	900	X	yes	walk-up
COURTYARDS VILLAGE EAST	30W041 Flamenco Court	Naperville, IL 60563	NAP	630-983-5990	224	no	X	790	865	X	yes	walk-up
EAGLECREST "80" APARTMENTS	96 Olesen Drive	Naperville, IL 60540	LISLE	630-355-5524	6	yes	X	780	885	X	no	walk-up
FIFTH AVENUE STATION	200 E. Fifth Avenue	Naperville, IL 60563	LISLE	630-369-5638	118	yes	760-949	825-1335	1035-1505	1900	yes	elevator
GLENMUIR APARTMENTS	2604 Rockport Lane	Naperville, IL 60564	NAP	630-922-3351	321	no	X	1050-1275	1280-1610	1895-1980	yes	walk-up
HUNTINGTON APARTMENTS <b>(Going Condo)</b>	20 S. Naper Boulevard	Naperville, IL 60540	NAP	630-357-1720	309	some	X	830-975	975-1300	X	yes	walk-up
IL INDEPENDENT LIVING CENTER * must be physically disabled to live here	1141 Inquois Avenue	Naperville, IL 60563	LISLE	630-357-0077	32	yes	X	896	1069	1393	yes	elevator
JEFFERSON PARKVIEW	1501-1517 Jefferson	Naperville, IL 60540	NAP	630-271-8680	60	no	X	X	835-925	X	yes	walk-up
LINCOLN AT THE PARKS	1995 Yellowstone Drive	Naperville, IL 60563	NAP	630-955-0300	400	no	X	967-1260	1391-1495	X	yes	walk-up
MAPLE COURT APARTMENTS*	1135 W. Ogden Avenue	Naperville, IL 60563	NAP	630-357-3696	48	yes	X	800-900	900-1000	X	yes	elevator

\* information may not be current

**ILHousingSearch.org is a new state resource where it's free to list and search for affordable rental properties. This is a new service, and properties are being added daily, so please check back often!**

<http://www.ilhousingsearch.org/index.html>

**DU PAGE COUNTY HUMAN SERVICES - (630) 407-6500**



**FAIR MARKET VALUE RENTALS**

**JANUARY 2009**

**(The following apartments are NOT subsidized.)**

NAME	STREET	CITY	TWSP	PHONE	UNITS	HEAT INCL.	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM	ACCESS to TRANSP	ELEV. /WALK-UP
MCDOWELL PLACE	1647 Westminster Drive	Naperville, IL 60563	NAP	630-983-7243	400	no	X	899-919	1149-1329	X	yes	walk-up
SHERRY APARTMENTS	1821 S. Washington Street	Naperville, IL 60565	NAP	630-983-7818	164	yes	X	875-900	1105-1125	X	yes	elevator
THE FAIRWAYS OF NAPERVILLE	970 Fairway Drive	Naperville, IL 60563	NAP	630-983-6900	210	no	X	839-859	1049-1099	1399-1429	yes	walk-up
THE GRAND RESERVE	504 Chamberlaine Lane	Naperville, IL 60540	NAP	630-548-2670	319	no	X	960-1220	1360-1530	X	yes	walk-up
THE IROQUOIS CLUB	1101 Iroquois Avenue	Naperville, IL 60563	LISLE	630-717-9500	272	no	849	949	1099-1199	X	yes	elevator
WATERFORD GREENS	720 Benedetti Drive	Naperville, IL 60563	NAP	630-416-1118	196	no	X	865	1120	X	yes	walk-up
WINDSCAPE VILLAGE	896 Benedetti Drive	Naperville, IL 60563	NAP	630-983-1866	352	no	X	890-950	1050-1205	X	yes	walk-up
WHISPERING TRAILS Located at Ogden & Jefferson	PO Box 5727	Naperville, IL 60567	NAP	630-922-9768	97	no	X	X	775-800	X	yes	walk-up
VERSAILLES ON THE LAKE*	17W720 Butterfield Road	Oakbrook Terrace, IL 60181	YORK	630-627-8890	688	no	885-900	995-1040	1235-1435	1630-1655	yes	elevator
FOX GROVE APARTMENTS	743A E. Irving Park Road	Roselle, IL 60172	BLOOM	630-894-7711	84	no	X	895	995-1095	X	yes	walk-up
SPRING HILL APARTMENTS	280 Springhill Drive	Roselle, IL 60172	BLOOM	630-529-1515	264	no	745-765	770-890	1000-1200	X	yes	walk-up
ARDMORE GARDEN APARTMENTS no office/plus forward to Villa Garden	12-26 Ardmore Avenue	Villa Park, IL 60181	YORK	630-832-6968	24	yes	X	825-900	X	X	yes	walk-up
MAPLE CROSSING	481 N. Ardmore Avenue Apt. 1A	Villa Park, IL 60181	YORK	630-833-1935	128	some	X	699	850-915	X	yes	walk-up
PARLIAMENT SQUARE APARTMENTS	1637 S. Michigan Avenue	Villa Park, IL 60181	YORK	630-629-7863	355	no	X	700-775	875-925	X	yes	walk-up

\* information may not be current

7

ResDev/FMV2009

**ILHousingSearch.org is a new state resource where it's free to list and search for affordable rental properties. This is a new service, and properties are being added daily, so please check back often!**

<http://www.ilhousingsearch.org/index.html>



**Safety considerations:** You and your family need to have a sense of security.

- ✓ What monitoring is performed at the residence on a regular basis?
- ✓ Who has access to your apartment or room?
- ✓ What security staff is provided and when?
- ✓ Is there staff certified in CPR?
- ✓ What is the evacuation plan in case of a fire? Are there alarm and sprinkler systems? Where are the fire extinguishers
- ✓ To what hospital would you be transported in an emergency?
- ✓ Where are medical records, Living Wills and Power of Attorney's kept? Who has access to them?
- ✓ Is the room, apartment and building clean, free of odors, and clutter free?

## **Subsidized Housing**

**Subsidized Senior Apartments** – Subsidized housing is provided in two ways, through a project-based subsidy or through a voucher program. These are both federally funded programs that assist low income people afford decent rental housing. The amount you will pay for rent in both cases is calculated as approximately 30% of your gross income with some consideration given for medical expenses as well.

The voucher program is offered to individuals through the DuPage Housing Authority. The application and enrollment procedures are lengthy. Once a voucher is obtained, however, it is transferable from one approved location to another and is renewable annually. There are times when the waiting list for these vouchers is so long that the list is temporarily closed. For more information, please call the DuPage Housing Authority at (630) 690-3555.

Project-based subsidies are available through the management offices of specific complexes. You must apply directly to the apartment building that you are interested in. The waiting list for these can be lengthy as well but we encourage you to apply even if you don't think you can wait that long. The subsidy remains with the building and cannot be transferred. Below is a list of complexes in DuPage County offering subsidized units to seniors. The information contained is subject to change and we suggest you contact the individual management offices for current status.

### **ADDISON (60101)**

#### **College Park Apartments**

930 College Boulevard  
(630) 495-3224  
Sec. 8 & 236 (in-house Sec. 8)  
(200 subsidized out of 200)

Families and Seniors

1, 2, 3 bedrooms  
Sec. 8 - 6 mos. – 3 yrs. wait list  
Sec. 236 - 6 mos. - 1 yr. or less

#### **Indian Trail Apartments**

601 Meadows Boulevard  
(630) 627-5332  
RAP & 236  
(66 subsidized out of 200)

Families and Seniors

1, 2, 3, bedrooms  
RAP 5 - 7 yr. wait list  
Sec. 236 - moderate income only  
- low income closed

**LISLE (60532)**

**The Abbey Apartments**

At Four Lakes  
5550-5760 Abbey Dr. ( 4 Bldgs.)  
(630) 322-9700  
Sec. 8  
Does own certification process  
(78 subsidized out of 196)

Families – Seniors  
1 bedroom 5 – 7 yrs. wait list  
2 bedrooms 7 – 10 yrs. wait list  
3 bedrooms 10 – 12 yrs. wait list

**LOMBARD (60148)**

**Edwin F. Diecke Home**

1005 E. Division St.  
(630) 629-5212  
Sec. 8  
(10 subsidized out of 10)

10 bed home that serves physically challenged clients only.  
Sec. 8 - HUD wait list.

**Finley Place Apartments**

1151 – 1155 S. Finley Road  
(773) 493-3154  
Sec. 8  
(40 subsidized out of 40)

Families and Seniors  
1, 2, 3 bedrooms  
Does own certification process  
1 –3 yr. wait list for all three

**NAPERVILLE (60540)**

**Charles Court**

300 N. Charles Street  
(630) 357-5040  
Sec. 8  
(129 subsidized out of 129)

Seniors (62 & older) - 2 yr. wait list  
Physically challenged - 5 yr. wait list  
1 bedroom

**Countrywood Apartments**

787 Inland Circle  
(630) 778-9663  
(180 subsidized out of 180 Units) Section 42  
Income Guidelines Apply without voucher  
Accepts DuPage Housing Voucher

1 and 2 bedroom apartments  
Call for wait list information.  
No in-house subsidies

**Fairway Apartments**

970 Fairway Drive  
(630) 983-6900  
Does own certification process  
(42 subsidized out of 210)

Families and Seniors  
1 bedroom – 2 yrs. wait list  
2 bedrooms - 2 yrs. wait list  
3 bedrooms – 5 – 7 yrs. wait list

## Shared Housing Alternatives

### SENIOR HOME SHARING, INC.

711 E. Roosevelt Road

Wheaton, IL 60187

**(630) 407-0440, Ext. 251**

**Contact:** Elizabeth Giacobbe, Executive Director

Lois Cooney, Office Manager

**Type of Rooms/Apts:** Private bedrooms in four family-style group homes located in Elmhurst, Downers Grove, Naperville and Lombard. One four unit apartment building in Lombard

**No. of Rooms/Apts:** 31

**Waiting List:** Varies

**Monthly Fees:** Average fee is \$1,255, which includes room and board. All rooms are eligible for a project-based Housing Choice Voucher (subsidized) for eligible residents. Apartment rentals average \$800 per month.

**Nursing Staff Available:** No, social worker handles case management/social services issues.

**Accessible to Disabled:** Van Buren Place (Elmhurst) has elevator; Park Place (Downers Grove) has chair lift; visual/hearing impaired okay in all locations; walking aids accepted. Inquire for details.

**Amenities/Services Provided:** **Apartments have kitchen facilities.** Group shared residences have a live-in residence manager who provides 3 meals/day, housekeeping and oversees activities in the home.

**Levels of Living:** Independent

**Age Requirements:** 62 or older

### METROPOLITAN FAMILY SERVICES / DUPAGE

#### KNUEPFER GUEST HOUSE

375 S. West Avenue

Elmhurst, IL 60126

**(630) 653-2397**

**Type of Rooms/Apts:** Room and Board / Respite Care

**No. of Rooms/Apts:** 5 rooms (some shared) - Short-term housing only

**Waiting List:** Varies, intake appointment required.

**Monthly Fees:** \$100/night, sliding fee scale available; full grants available to resolve housing and other family related crisis.

**Nursing Staff Available:** No - Can arrange visiting nurse or therapy as ordered by doctor, trained caretaker is on duty 24 hours a day.

**Accessible to Disabled:** Yes

**Amenities/Services Provided:** reliable respite (relief) care and short term visits (1-30 days), geriatric assessments, case management and counseling available on site, assisted care includes home-cooked meals, special activities, medication reminders and laundry services.

**Levels of Living:** (Temporary) Independent, Assisted

**Age Requirements:** 60 or older

**GODAIR PARK**

63rd and Madison  
 Hinsdale, IL 60521  
 (630) 323-2250

**Contact:** Admissions Director

# of Units	Waiting List	Disabled Access	Minimum Age	Monthly Fees	Housing Options Available
31	Yes	Yes	60 or older	\$1,630-\$1,960	Independent

**Type of Rooms/Apts:** Duplexes

**Nursing Staff Available:** No

**Amenities/Services Provided:** Can join in King Bruwaert House activities. Call for details.

**INDEPENDENCE VILLAGE RETIREMENT COMMUNITY**

1030 Aurora Avenue  
 Naperville, IL 60540  
 (630) 357-3922

[www.independencevillage.org](http://www.independencevillage.org)

**Contact:** Director of Community Relations

# of Units	Waiting List	Disabled Access	Minimum Age	Monthly Fees	Housing Options Available
156	No	Yes	55 or older	\$1,875-\$2,370	Independent with Supportive avail.

**Type of Rooms/Apts:** Studios and one-bedroom apartments

**Nursing Staff Available:** Yes, residents may contract with home health agency on site, providing services such as medication reminders, bathing, and laundry.

**Amenities/Services Provided:** meals, housekeeping, towel and linen service, scheduled transportation, beauty/barber shop and country store on premises, banking service, dining room open 24 hours, complimentary laundry rooms, two courtyards, guest accommodations available, senior cable programming available.

**LIBERTY VILLAGE**

415 N. York Road  
 Elmhurst, IL 60126  
 (630) 758-0420

**Contact:** Manager

# of Units	Waiting List	Disabled Access	Minimum Age	Monthly Fees	Housing Options Available
104	Yes	Yes	62 or older	\$595 & up	Independent

**Type of Rooms/Apts:** Studios, one and two bedroom apartments

**Nursing Staff Available:** No

**Amenities/Services Provided:** parking, 24-hour security, laundry facilities, activities (Bridge club, exercise classes, arts & crafts), library, landscaped 2 acre site

**Other:** Optional services include grocery & pharmacy delivery, laundry/valet, maid service, and meals.

**SARATOGA GROVE CHRISTIAN RETIREMENT CENTER**

3460 Saratoga Avenue  
 Downers Grove, IL 60515  
**(630) 971-1995**  
**Contact:** Admissions

# of Units	Waiting List	Disabled Access	Minimum Age	Monthly Fees	Housing Options Available
93	Varies	Limited	Mature adults	\$2,025-\$4,050	Independent & Assisted

**Type of Rooms/Apts:** Studio, Double - with living room and bedroom, and Alcove – separate sleeping area and living room.

**Nursing Staff Available:** Nursing facility on site.

**Amenities/Services Provided:** meals, gift shop, arts and crafts room, chapel, laundry service for linens, laundry facility, scheduled transportation - bus with wheel chair lift, beauty shop, 24 hour security, medication supervision, assisted bathing and housekeeping, nursing facility and, memory care on site, rehabilitation through MarianJoy, Satellite TV.

**SPRING MEADOWS of NAPERVILLE**

504 N. River Road  
 Naperville, IL 60563  
**(630) 548-4488**  
**Contact:** Director of Sales

# of Units	Waiting List	Disabled Access	Minimum Age	Monthly Fees	Housing Options Available
195	No	Yes	62 or older	\$2,095-\$3,558	Independent & Assisted

**Types of Rooms/Apts:** Independent: one and two apartments; Assisted: studio and one bedroom apartments.

**Nursing Staff Available:** Yes, LPN and CNA.

**Amenities/Services Provided:** Independent: breakfast and dinner daily, full kitchen with washer/dryer in each unit, housekeeping, transportation, social and educational activities; Assisted: three meals daily, personal laundry, utilities except phone, housekeeping, assistance with bathing, grooming, medications, wellness center.

**THE STOUGH GROUP COMMUNITIES/ROSE GLEN APARTMENTS**

227 Frontier Drive  
 Roselle, IL 60172  
**(630) 789-8939**

# of Units	Waiting List	Disabled Access	Minimum Age	Monthly Fees	Housing Options Available
44	Yes	Yes	55 or older	*	Independent

\* = Some subsidies available

**Type of Rooms/Apts:** One bedroom apartments

**Nursing Staff Available:** No

**Amenities/Services Provided:** patios, stove, refrigerator and dishwasher in each unit, washer/dryer hookup, utility room, grab bars, community center with scheduled activities, on-site property manager, single level, no steps.

**SUNRISE ASSISTED LIVING of BLOOMINGDALE**

129 E. Lake Street

Bloomington, IL 60108

**(630) 295-8600****Contact:** Director of Community Relations

# of Units	Waiting List	Disabled Access	Minimum Age	Monthly Fees	Housing Options Available
82	No	Yes	None	\$3,000 and up	Assisted

**Type of Rooms/Apts:** One and two room suites**Nursing Staff Available:** Yes**Amenities/Services Provided:** meals, many activities offered daily, housekeeping and linens, 24 hour call system, activity room, theater room, beauty/barber salon, library, personal care assistance with bathing, dressing, grooming, toileting, respite program is available.**Other:** This is a three-story Victorian house with porches, rocking chairs, and house pets that provides a gracious homelike atmosphere, and includes a secured memory impairment unit on third floor.**SUNRISE ASSISTED LIVING of GLEN ELLYN**

95 Carleton Avenue

Glen Ellyn, IL 60137

**(630) 469-5555****Contact:** Director of Community Relations

# of Units	Waiting List	Disabled Access	Minimum Age	Monthly Fees	Housing Options Available
85	Varies	Yes	None	\$2,520-\$4,920	Assisted

**Type of Rooms/Apts:** One and two room suites**Nursing Staff Available:** Yes**Amenities/Services Provided:** meals, many activities offered daily, housekeeping and linens, in-house laundry, 24 hour call system, activity room, theater room, beauty/barber salon, library, personal care assistance with bathing, dressing, grooming, toileting, respite program is available.**Other:** This is a two-story Victorian house with porches, rocking chairs, and house pets that provides a gracious homelike atmosphere, and includes an Alzheimer's unit on first floor.**SUNRISE ASSISTED LIVING of NAPERVILLE**

960 E. Chicago Avenue

Naperville, IL 60540

**(630) 579-1400****Contact:** Director of Community Relations

# of Units	Waiting List	Disabled Access	Minimum Age	Monthly Fees	Housing Options Available
76	Varies	Yes	None	\$2,700-\$4,950	Assisted

**Type of Rooms/Apts:** One and two room suites**Nursing Staff Available:** Yes**Amenities/Services Provided:** meals, many activities offered daily, housekeeping and linens, in-house laundry, 24 hour call system, activity room, theater room, beauty/barber salon, library, personal care assistance with bathing, dressing, grooming, toileting, respite program is available.**Other:** Three-story Victorian house with porches, rocking chairs, and house pets which provides a gracious homelike atmosphere, and includes an Alzheimer's unit on third floor.

**SUNRISE ASSISTED LIVING of NAPERVILLE NORTH**

535 W. Ogden Avenue

Naperville, IL 60540

**(630) 305-9400****Contact:** Director of Community Relations

# of Units	Waiting List	Disabled Access	Minimum Age	Monthly Fees	Housing Options Available
76	Varies	Yes	None	\$2,730-\$4,920	Assisted

**Type of Rooms/Apts:** One and two room suites**Nursing Staff Available:** Yes**Amenities/Services Provided:** meals, many activities offered daily, housekeeping and linens, in-house laundry, 24 hour call system, activity room, theater room, beauty/barber salon, library, personal care assistance with bathing, dressing, grooming, toileting, respite program is available.**Other:** Three-story Victorian house with porches, rocking chairs, and house pets which provides a gracious homelike atmosphere, and includes an Alzheimer's unit on third floor.**SUNRISE ASSISTED LIVING of WILLOWBROOK**

6300 Clarendon Hills Rd.

Willowbrook, IL 60527

**(630) 734-9954****Contact:** Director of Community Relations

# of Units	Waiting List	Disabled Access	Minimum Age	Monthly Fees	Housing Options Available
82	Varies	Yes	None	\$3,630 & up	Assisted

**Type of Rooms/Apts:** One and two room suites, studio**Nursing Staff Available:** Yes**Amenities/Services Provided:** meals, minimum of five activities per day, weekly housekeeping, weekly linen, in-house laundry facilities, all utilities included (except phone), cable \$11/month, 24 hour call system, activity/theater room, beauty/barber salon, library, personal care assistance with bathing, dressing, grooming, and toileting, is available.**Other:** Three-story Victorian house with porches, rocking chairs, and house pets which provides a gracious homelike atmosphere, and includes an Alzheimer's unit on third floor.**TABOR HILLS RETIREMENT CENTER**

1327 Crystal Avenue

Naperville, IL 60563

**(630) 305-5400****Contact:** Manager

# of Units	Waiting List	Disabled Access	Minimum Age	Monthly Fees	Housing Options Available
104	Yes	Yes	55 & up	\$440 & up	Independent

**Nursing Staff Available:** Yes, on campus Alzheimer's Unit, intermediate, and skilled care available.**Amenities/Services Provided:** scheduled transportation, emergency health response system, A.D.T. Security System, interior and exterior maintenance of home, grounds upkeep, window washing twice yearly, many activities, water, sewer and trash removal.**Other:** Optional services include dinner and supper, housekeeping.

**DuPage County Human Services  
421 North County Farm Road  
Wheaton, Illinois 60187**

**630-407-6500**

**1-800-942-9412**

**TDD 630-407-6502 FAX 630-407-6501**



## **INFORMATION ON SUBSIDIZED HOUSING IN DU PAGE COUNTY**

If you are looking for low cost housing in DuPage County, here are some facts that may be of interest to you. DuPage County Human Services does not own or manage housing. If you have been looking for affordable housing in DuPage you are probably already aware that the cost of renting is relatively high throughout the County. If you are eligible you may qualify for a rent subsidy that would help to reduce your monthly housing cost. Rent subsidies are federally funded programs that help people with low incomes to afford safe and decent rental housing. Rather than paying market value rent, your monthly rent would generally be based on the amount of your gross income (income before taxes) so that you pay what you can afford.

You may apply for an apartment at any one or more of the complexes that offer subsidized units. This kind of subsidy is also referred to as a project-based or unit-based subsidy. To apply for a project-based subsidized unit you must contact the apartment complex management office. Some of the complexes may temporarily stop taking applications if their waiting list is too long. If you cannot apply for this reason, ask the management to tell you when they expect to begin taking applications again. (Please note that these waiting lists can be up to several years long.) Some complexes will only take applications by appointment, so it is always advisable to call first.

Following is a list that may be helpful to you in your search for affordable housing. Please note that some of the complexes listed only rent to senior citizens. If you have children living with you, then you are not eligible for a unit in a "seniors only" complex. Some of the senior only complexes will rent to an adult of any age who has a disability.

For information on nationwide affordable housing, please go to <http://www.hud.gov/apps/section8/index.cfm>. (DuPage County Human Services does not guarantee the accuracy of this website.)

Please also note that some of the complexes have subsidized and non-subsidized units. On the list that follows, the numbers in parenthesis below the type of subsidy offered indicate, first the total number of units in the complex and then the number of subsidized units. For example, (100/75) indicates that there are a total of 100 units in the complex but only 75 are subsidized.

For information on the subsidized housing voucher program, you may call the DuPage Housing Authority at (630) 690-3555.

**ILHousingSearch.org is a new state resource where it's free to list and search for affordable rental properties. This is a new service, and properties are being added daily, so please check back often!**

**<http://www.ilhousingsearch.org/index.html>**

The information contained on pages 2-6 is subject to change without notice.



**GLEN ELLYN (60137)**

Forest Apartments  
520 Forest Avenue  
(630) 469-2020  
Sec. 8  
*(80 subsidized out of 80)*

Seniors only (62 & older)  
1 bedroom 1 ½ - 2 yrs. wait list

**LISLE (60532)**

The Abbey Apartments  
At Four Lakes  
5550-5760 Abbey Dr. ( 4 Bldgs.)  
(630) 322-9700  
Sec. 8  
Does own certification process  
*(78 subsidized out of 196)*

1 bedroom 2 -3 yrs. wait list  
2 bedroom 7-10 yrs. wait list  
3 bedroom 7-10 yrs wait list (Families only)  
(Seniors 55 and older & physically challenged  
(For 1 bedroom apts. **only**)

**LOMBARD (60148)**

Edwin F. Diecke Home  
1005 E. Division St.  
(630) 629-5212  
Sec. 8  
*(10 subsidized out of 10)*

10-bed home **that serves developmentally disabled individuals only.**  
Sec. 8 - HUD wait list.  
Currently has openings

**NAPERVILLE (60540)**

Charles Court  
300 North Charles Street  
(630) 357-5040  
Sec. 8  
*(129 subsidized out of 129)*

Seniors (62 & older) – 2 - 5 yrs. wait list  
\*2 Bedroom (1 unit only) Will take Sec. 8 voucher or market rate

Countrywood Apartments  
787 Inland Circle  
(630) 778-9663  
180/ Units Section 42  
Income Guidelines Apply without voucher  
Accepts DuPage Housing Voucher

1 and 2 bedroom apartments  
Call for wait list information.  
**NO in-house subsidies**

Fairway Apartments  
970 Fairway Drive  
(630) 983-6900  
Does own certification process  
*(42 subsidized out of 210)*

Families and Seniors  
1 bedroom 2 yrs. wait list  
2 bedrooms 2 yrs. wait list  
3 bedrooms 2 yrs. wait list

Martin Avenue Apartments  
310 W. Martin Avenue  
(630) 357-0909  
Sec. 8 & 236  
*(121 subsidized out of 121)*

Seniors only (62 & older)  
Efficiencies/studio apts., 1yr. wait list  
1 bedroom 2-3 yrs. wait list

**NAPERVILLE (60540)**

Ogden Manor  
395 West Ogden Avenue  
(630) 355-4333  
Sec. 8  
*(107 subsidized out of 107)*

Families and Seniors  
Seniors - 1 bedroom apartments  
No wait list  
Families - 2, 3 bedroom townhomes  
Call for information.

**OAKBROOK (60523)**

Mayslake Manor  
1801 35<sup>th</sup> St.  
(630) 850-8232  
Sec. 8 & 236  
Does own certification process  
*(552 subsidized out of 605)*

Seniors 62 & older  
1 bedroom  
wait list varies  
[www.mayslake.com](http://www.mayslake.com)

**ROSELLE (60172)**

Rose Glen Apartments  
227 Frontier Drive  
(630) 789-8939  
Sec. 8 voucher only (person not property)  
Sec. 42 (partially subsidized)  
*(44 subsidized out of 44)*

Seniors only (55 & older)  
1 bedroom  
1 -3 yrs. wait list  
Must be 55 & older even if disabled.

**WEST CHICAGO (60185)**

Town & Country Apartments  
700 West Forest Avenue  
(630) 293-0420  
Sec. 8  
*(179 subsidized out of 189)*

Families and Seniors  
1, 2, 3 bedrooms  
6 mts. -1 year wait list for all three

**WESTMONT (60559)**

ICARE - IL  
Chinese American Residence For The Elderly  
501 N. Cass Avenue  
(630) 963-9631  
Sec. 8  
Does own certification process  
*(59 subsidized out of 59)*

Seniors or handicapped only  
efficiencies, 1 bedroom  
1 mt. - 2 yrs.. wait list

**WHEATON (60187)**

Assisi Homes of Illinois  
2126 W. Roosevelt Road  
(630) 665-9100  
65 units

1 bedroom - \$690.00  
2 bedroom - \$790.00  
3 bedroom - \$910.00  
Call for availability

**WHEATON (60187)**

Disabled and Senior Perons Housing Units in Naperville\*

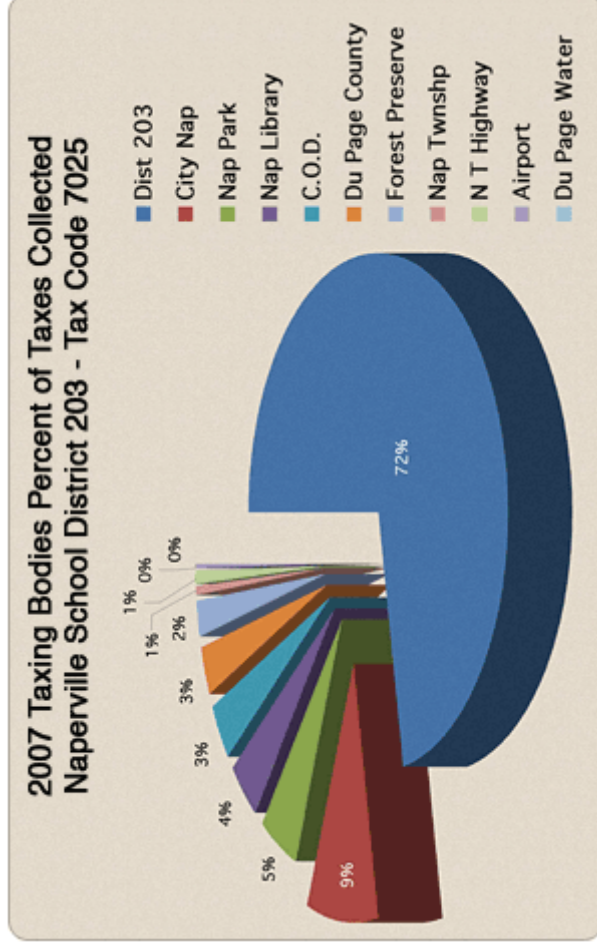
Facility	Location	Type	Units/Beds	Status
Alden Nursing Home	1525 Oxford Lane	Nursing Home	203 beds	Built
Carillon Club	95th Street & 248th	Independant Living	900 units	Partially Constructed
Charles Court	300 N. Charles Avenue	Nursing Home	129 units	Built
Community Nursing & Rehabilitation Center	1136 N. Mill Street	Nursing Home	148 units	Built
Country Woods	787 Inland Circle	Independant Living	180 units	Built
Crestview's Ashwood Townhomes	SWC of 103rd and 248th	Independant Living	24 units	Construction Pending
Fairway Apartments	970 Fairway Drive	Independant Living	210 units	Built
Hampton Park	NEC of North Aurora Rd. & Rte. 59	Independant Living	62 units	Built
Illinois Independence Living Center	1141 E. Iroquois Avenue	Independant Living	32 units	Built
Independence Village	1030 Aurora Ave.	Independant Living	159 apts.	Built
Martin Avenue Apts.	310 Martin Ave.	Independant Living	121 units	Built
Meadowbrook Manor	720 Raymond Drive	Nursing Home	140 beds	Built
Monarch Landing	NEC of Rte. 59 & Ferry Rd.	Independant Living	1,650 units	Partially Constructed
Ogden Manor	395 W. Ogden Avenue	Independant Living	80 units	Built
Riverwoods Assisted Living	660 N. River Road	Assisted Living	154 units	Construction Pending
Spring Meadows	504 N. River Road	Assisted Living	193 units	Built
St. Patrick's Residence	1400 Brookdale Road	Nursing Home	210 beds	Built
Sunrise Assisted Living	960 E. Chicago Avenue	Assisted Living	76 beds	Built
Sunrise Assisted Living North	535 W. Ogden Avenue	Assisted Living	78 beds	Built
Tabor Hills	1347 Crystal Avenue	Nursing Home	211 beds	Built
Tabor Hills	1327 Crystal Avenue	Independant Living	104 units	Built

\*The list of units was compiled by staff based on resources available. The list is a combination of assisted living, nursing homes, independent living for disabled persons and age restricted developments in Naperville. This list may not include all units available in Naperville.



## Where Do Property Taxes Go?

Your annual property taxes are made up of levies from the individual taxing bodies that service your area. Each taxing body determines how much money is needed to operate during the coming year, and how much needs to be raised through property taxes. The amount to be raised is the levy. The levy is sent to the County Clerk where the tax rate is calculated by dividing the amount of assessed value in the jurisdiction by the levy. The following charts display the breakdown for a typical home in Aurora within School District 204 and one for a home in Naperville within School District 203 boundaries.



**Administration Building**

139 Water Street  
Naperville, IL 60540

**Highway Department**

31W331 North Aurora Road  
Naperville, IL 60540

**Supervisor** (630) 355-2786

**Senior Services** (630) 357-8058

**Assessor** (630) 355-2444

**Town Clerk** (630) 355-2786

**Highway Dept.** (630) 978-0380

Email the [Township](#)