



Village of Downers Grove

## Report for the Village Council Meeting

*Table 1 - Council Agenda item.*

<b>Subject</b>	Intergovernmental Agreement with DuPage County Community Development Block Grant (CDBG) Program Urban County
<b>Submitted By</b>	Stan Popovich, AICP Director of Community Development

### Synopsis

A resolution has been prepared to authorize execution of an Intergovernmental Agreement (IGA) with DuPage County for the Village to participate in DuPage County's CDBG Urban County Program.

### Strategic Plan Alignment

The goals for 2025-2027 include *Exceptional Municipal Services*.

### Fiscal Impact

N/A

### Recommendation

Approval on the June 16, 2026 consent agenda.

### Background

The Village has operated under a Housing and Community Development Joint Recipient Agreement with DuPage County since 1996. The agreement enables the

Village and the County to work cooperatively to undertake or assist in the undertaking of essential community development and housing assistance activities, specifically urban renewal and publicly assisted housing in the Village. The agreement renews every three years.

Funding for the community development and housing assistance activities comes from Housing and Urban Development (HUD) Community Development Block Grants (CDBG). The CDBG program requires DuPage County to qualify as an Urban County every three years. DuPage County is currently undertaking the renewal process for Federal Fiscal Years 2027, 2028, and 2029. As part of this renewal process, DuPage County has reviewed the existing agreement and determined that entering into a new Joint Agreement would be more effective than modifying the existing agreement. As such, a new Housing and Community Development Intergovernmental Joint Agreement has been prepared and is attached.

## **Attachments**

Resolution

Agreement

DuPage County Letter

## Resolution No.

### **A Resolution Authorizing Execution of a Housing and Community Development Joint Recipient Cooperation Agreement Between DuPage County and the Village of Downers Grove (For Federal Fiscal Years Ending in 2027, 2028, 2029 & Conditional Automatic Renewal Thereafter)**

BE IT RESOLVED by the Village Council of the Village of Downers Grove, DuPage County, Illinois, as follows:

SECTION 1. That the form and substance of a certain Agreement (the "Agreement"), between the Village of Downers Grove (the "Village") and the County of DuPage (the "County"), for a Housing and Community Development Joint Recipient Cooperation Agreement, as set forth in the form of the Agreement submitted to this meeting with the recommendation of the Village Manager, is hereby approved.

SECTION 2. That the Mayor and Village Clerk are hereby respectively authorized and directed for and on behalf of the Village to execute, attest, seal and deliver the Agreement, substantially in the form approved in the foregoing paragraph of this Resolution, together with such changes as the Manager shall deem necessary.

SECTION 3. That the proper officials, agents and employees of the Village are hereby authorized and directed to take such further action as they may deem necessary or appropriate to perform all obligations and commitments of the Village in accordance with the provisions of the Agreement.

SECTION 4. That all resolutions or parts of resolutions in conflict with the provisions of this Resolution are hereby repealed.

SECTION 5. That this Resolution shall be in full force and effect from and after its passage as provided by law.

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By: Mayor

Passed:

Published:

**Attest:**

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By: Village Clerk

HOUSING AND COMMUNITY DEVELOPMENT  
INTERGOVERNMENTAL JOINT AGREEMENT BETWEEN  
DU PAGE COUNTY AND THE VILLAGE OF DOWNERS GROVE

(FOR FEDERAL FISCAL YEARS ENDING IN 2027, 2028, 2029  
WITH AUTOMATIC RENEWAL)

THIS JOINT AGREEMENT is entered into effective as of the \_\_\_\_ day of \_\_\_\_\_, 2026, between the COUNTY OF DU PAGE, a body politic and corporate of the State of Illinois (“COUNTY”) and the Village of Downers Grove, an Illinois municipal corporation (“VILLAGE”), both of which may be referred to throughout as “Parties.”

WHEREAS, the United States Congress enacted the Housing and Community Development Act of 1974, as amended, (hereinafter referred to as the “ACT”) providing federal assistance for the support of community development activities which are directed toward the specific objectives identified in Section 101 of the ACT; and

WHEREAS, the ACT makes possible the allocation of funds to the COUNTY and VILLAGE for the purpose of undertaking only community development program activities within the municipality as authorized in Section 105 of the Act and further identified in Section 570.200-20 of Title 24 CFR, Chapter V, Part 570; and

WHEREAS, the National Affordable Housing Act (“NAHA”) makes possible the allocation of HOME Investment Partnerships Act funds to the COUNTY for the purpose of undertaking only housing activities specified in Title II of NAHA; and

WHEREAS, the governmental entities who are Parties to this JOINT AGREEMENT:

1. Have determined that there exists in the incorporated and unincorporated areas of the COUNTY the need for various public improvements, which will aid in preventing or eliminating blight, and which will assist in the provision of housing and housing opportunities for persons of low and moderate income, including the elderly and handicapped, and also public improvements for which there is an urgent need; and
2. Have determined that the said improvements can be accomplished by participation in the program established by the Housing and Community Development Act of 1974 (“CDBG”) (42 USC 5301, *et seq.*), as amended, and the HOME Investment Partnerships Act (“HOME”) (42 USC 3535(d) and 12701-12839), as amended, the McKinney-Vento Homeless Assistance Act of 1987, Title IV, as amended, 42 U.S.C. 11371-78 and the 2009 Homeless Emergency Assistance and Rapid Transition to Housing: Emergency Solutions Grants Program and Consolidated Plan Conforming Amendments, (“ESG”) 24 CFR Parts 91 and 576 [Docket No. FR 5474 I 01] RIN 2506 AC29. (the “ACTS”) and in effectuation of the purposes thereof; and
3. Have determined that joint action by the COUNTY and VILLAGE is the most effective way to accomplish the purposes of the ACTS within the VILLAGE.

WHEREAS, units of local government had conferred upon them the following powers by Article VII, Section 10, of the 1970 Constitution of the State of Illinois:

“Units of local government and school districts may contract or otherwise associate among themselves, with the State, with other states and their units of local government and school districts, and with the United States to obtain or share services and to exercise, combine, or transfer any power or function, in any manner not prohibited by law or by ordinance. Units of local government and school districts may contract and otherwise associate with individuals, associations, and corporations in any manner not prohibited by law or by ordinance. Participating units of government may use their credit, revenues, and other resources to pay costs and to service debt related to intergovernmental activities”; and

WHEREAS, Sections 3 and 5 of the Intergovernmental Cooperation Act (5 ILCS 220/3 and 220/5) provide as follows:

“Section 3. INTERGOVERNMENTAL COOPERATION. Any power or powers, privileges, functions or authority exercised or which may be exercised by a public agency of this State may be exercised, combined, transferred, and enjoyed jointly with any public agency of this State and jointly with any public agency of any other state or of the United States to the extent that laws of such other state or of the United States do not prohibit joint exercise or enjoyment and except where specifically and expressly prohibited by law....”; and

“Section 5. INTERGOVERNMENTAL CONTRACTS. Any one or more public agencies may contract with any one or more other public agencies to perform any governmental service, activity or undertaking or to combine, transfer, or exercise any powers, functions, privileges, or authority which any of the public agencies entering into the contract is authorized by law to perform, provided that such contract shall be approved by the governing bodies of each party to the contract and except where specifically and expressly prohibited by law. Such contract shall set forth fully the purposes, powers, rights, objectives and responsibilities of the contracting parties”; and

WHEREAS, the Village has been a Joint Recipient within the DuPage Urban County and as such, cooperates in providing for the use of grant entitlement funds under the Housing and Community Development Act of 1974, as amended; and

WHEREAS, updated standards have been issued by the U.S. Department of Housing and Urban Development (“HUD”) and it is most expedient for the COUNTY and VILLAGE to replace, rather than amend the previous Community Development Intergovernmental Joint Agreement dated 06/24/2014, and adoption of this new JOINT AGREEMENT will meet the current standards acceptable to HUD for the three-year urban county qualification period including federal fiscal years 2027, 2028 and 2029; and

WHEREAS, the VILLAGE Mayor is authorized to execute this JOINT AGREEMENT on behalf of the VILLAGE; and

WHEREAS, the DuPage County Board Chair is authorized to execute this JOINT AGREEMENT on behalf of the COUNTY; and

WHEREAS, the COUNTY and VILLAGE authorize the execution of this JOINT AGREEMENT in exercise of their respective powers and other governmental authority, and, in exercise of their intergovernmental cooperation authority under the Constitution and statutes of the State of Illinois.

NOW, THEREFORE, upon the consideration of the mutual promises contained herein and upon the further consideration of the recitals hereinabove set forth, it is hereby agreed between and among the Parties hereto as follows:

1. RECITALS. The foregoing recitals are incorporated herein and made part of this JOINT AGREEMENT.
2. BASIS, PURPOSE AND INTENT. The Parties hereto, by their respective governing bodies, have investigated the provisions of the ACTS and hereby find and declare:
  - a. That the recitals hereinabove set forth show that joint action by the VILLAGE and the COUNTY is the most effective way to accomplish the purpose of the ACTS; and
  - b. That it is the purpose and intent of the Parties hereto by this JOINT AGREEMENT to cooperate in undertaking, or assisting in undertaking, essential community development and housing assistance activities, specifically community renewal and lower-income housing assistance activities within the VILLAGE.
3. PARTICIPATION IN OTHER PROGRAMS. This JOINT AGREEMENT covers the following formula funding programs administered by HUD where the COUNTY is awarded and accepts funding directly from HUD: the Community Development Block Grant (CDBG) Program, the HOME Investment Partnerships (HOME) Program, and the Emergency Solutions Grant (ESG) Program. The VILLAGE understands and agrees that, by executing this JOINT AGREEMENT, it:
  - a. May not apply for grants under the State CDBG Program for the fiscal years during the period in which the VILLAGE participates in the Urban County's CDBG Program; and
  - b. May receive a formula allocation under the HOME Program only through the COUNTY.
    - i. If the VILLAGE qualifies to receive a separate allocation of HOME funds, it has three options: (1) it may form a HOME consortium with the Urban County, in which case it will be included as part of the Urban County when the HOME funds for the county are calculated; (2) it may elect to

continue to receive its separate HOME grant but have the Urban County administer it; or (3) the Metropolitan City may administer its HOME program on its own.

- c. May receive a formula allocation under the ESG Program only through the COUNTY.
  - d. This does not preclude the Urban County or the VILLAGE from applying for HOME or ESG funds from the State, if the State allows.
4. JOINT AGREEMENT.
- a. The COUNTY and the VILLAGE, in cooperation, agree to undertake, or assist in undertaking, essential community development and housing assistance activities as approved and authorized between the Parties in the CDBG Agreements, including the Consolidated Plan.
  - b. It is hereby understood by the respective parties hereto that the COUNTY shall have authority to undertake or assist in undertaking essential community development and housing assistance activities within the entire VILLAGE.
  - c. The VILLAGE understands that the COUNTY will have final responsibility for selecting projects and filing annual grant requests and submitting the Consolidated Plan to HUD.
  - d. The Urban County agrees that the CDBG funds the VILLAGE is entitled to will be utilized to benefit the VILLAGE. The COUNTY will notify the VILLAGE when a project is proposed inside the VILLAGE's corporate limit so that the VILLAGE may have the opportunity to comment on the project.
  - e. The VILLAGE and COUNTY shall take all actions necessary to assure compliance with the COUNTY's certification under Section 104(b) of Title I of the Housing and Community Development Act of 1974, as amended, that the grant will be conducted and administered in conformity with Title VI of the Civil Rights Act of 1964, and the implementing regulations at 24 CFR Part 1, the Fair Housing Act, and the implementing regulations at 24 CFR Part 100, and will comply with the obligation to affirmatively further fair housing, Section 109 of Title I of the Housing and Community Development Act of 1974, and the implementing regulations at 24 CFR Part 6, which incorporates Section 504 of the Rehabilitation Act of 1973, and the implementing regulations at 24 CFR Part 8, Title II of the Americans with Disabilities Act of 1974, and the implementing regulations at 28 CFR Part 35, the Age Discrimination Act of 1975, and the implementing regulations at 24 CFR Part 146, Section 3 of the Housing and Urban Development Act of 1968, Uniform Relocation and Real Property Policies Act of 1970 and the implementing regulations at 49 CFR Part 24; Section 104(d) of the Housing and Community Development Act of 1974 and the implementing regulations at 24 CFR Part 42, and all other applicable laws and regulations. The Parties agree that Urban

County funding in no event will be used for activities in, or in support of, any cooperating unit of general local government that impedes the COUNTY's actions to comply with the COUNTY's fair housing certification and duty to affirmatively further fair housing.

- f. The VILLAGE agrees to evidence its consent to participate in this JOINT AGREEMENT by providing the COUNTY with: (a) a certified copy of a Resolution from the governing body of the VILLAGE that the Chief Elected Official of the VILLAGE is authorized to sign the JOINT AGREEMENT; and, (b) an unqualified opinion of its legal counsel acceptable to the COUNTY concluding that the VILLAGE is authorized under Illinois and local law, to enter into the terms and provisions of the JOINT AGREEMENT and to undertake, or assist in undertaking, community development activities under the CDBG Program.

#### 5. DURATION OF JOINT AGREEMENT & AMENDMENT.

- a. This JOINT AGREEMENT shall remain in effect for the three-year program period of Federal Fiscal Years 2027, 2028, and 2029, and until funds granted and program income received during the three-year program period are expended and the funded activities completed. This applies to future qualification periods which renew automatically as described in Section 5.b. below. Neither the COUNTY nor the VILLAGE may terminate, withdraw, or be removed from the program during the three-year program period.
- b. This JOINT AGREEMENT will renew automatically for participation for one successive three-year Urban County qualification period (Federal Fiscal Years 2030, 2031, and 2032), unless the VILLAGE or the COUNTY provide written notice to the other party that it elects not to participate in a new qualification period. The terminating party shall send a copy of the notice of termination to the HUD field office by the date specified on the HUD.gov Urban Counties website. The COUNTY will notify the VILLAGE in writing of the VILLAGE's right to make this election. A copy of the COUNTY's notification must be sent to the HUD field office by the date specified on the HUD.gov Urban Counties website.
- c. The Parties agree to adopt amendment(s) to this JOINT AGREEMENT as may be required by HUD to meet any new Urban County Qualification requirement(s), when applicable. Failure by either Party to adopt any such amendment, and to submit such amendments to HUD, will void the Joint Agreement for such qualification period.
- d. The COUNTY and VILLAGE agree that they cannot terminate or withdraw from this JOINT AGREEMENT while it remains in effect.

#### 6. PROGRAM INCOME.

- a. The VILLAGE will inform the COUNTY of any income generated by the expenditures of CDBG or HOME funds received by the VILLAGE from the COUNTY.
  - b. The VILLAGE will return any such program income to the COUNTY for reprogramming for eligible activities for use in any part of the COUNTY as the COUNTY determines is best.
  - c. The COUNTY shall monitor and report to HUD on the use of any program income.
  - d. The VILLAGE shall comply with all rules and regulations for appropriate record keeping in relation to the generation and return of any program income.
  - e. In the event of a closeout of a project, change in status of the VILLAGE, or termination of this JOINT AGREEMENT, any program income that is on hand at that time or is received subsequent thereto, shall be returned to the COUNTY.
7. PROPERTY ACQUISITION AND DISPOSITION.
- a. The VILLAGE shall comply with all rules and regulations in connection with the acquisition and disposition of real property.
  - b. The VILLAGE shall immediately notify the COUNTY of any modification or change in the use of the acquired real property from the use planned at the time of the acquisition or improvement, including but not limited to, disposition.
  - c. The VILLAGE shall pay to the COUNTY an amount equal to the current fair market value (less any portion thereof attributable to expenditures of non-CDBG funds, or HOME funds, where applicable) of any property acquired or improved with CDBG funds, or HOME funds, where applicable, which the VILLAGE sells or transfers for a use which does not qualify under CDBG regulation, or HOME regulations, where applicable.
  - d. Any program income generated from the disposition or transfer of property prior or subsequent to closeout, change of status of the VILLAGE, or termination of this JOINT AGREEMENT shall be returned by the VILLAGE to the COUNTY for reprogramming for eligible activities in any part of the COUNTY as the COUNTY determines is best.
8. ALLOCATION AND EXPENDITURES. No funds under the terms of this JOINT AGREEMENT will be allocated or spent by the VILLAGE prior to approval by the COUNTY.
9. PROHIBITION FROM FUNDING. The COUNTY and VILLAGE agree that the COUNTY is prohibited from and shall not fund the VILLAGE for activities in, or in support of, the VILLAGE when the VILLAGE does not affirmatively further fair housing

within its own jurisdiction or when the VILLAGE's actions impede the COUNTY's actions to comply with its fair housing certification to the federal government.

10. **VILLAGE AS SUBRECIPIENT.** The VILLAGE agrees that, pursuant to 24 CFR 570.501(b), the VILLAGE is subject to the same requirements applicable to subrecipients in the CDBG Program, including the requirement of a written agreement set forth in 24 CFR 570.503.

11. **NON-VIOLENT CIVIL RIGHTS DEMONSTRATIONS POLICY.**

- a. The VILLAGE certifies that it has adopted and is enforcing a policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations.
- b. The VILLAGE certifies that it has adopted and is enforcing a policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

12. **NO SALE, TRADE OR TRANSFER OF FUNDS.** Parties to this Joint Agreement understand and agree that they may not sell, trade, or otherwise transfer all or any portion of CDBG funds to a Metropolitan City, Urban County, unit of general local government, or insular area that directly or indirectly receives CDBG funds in exchange for any funds, credits, or non-Federal considerations, but must use such funds for activities eligible under Title I of the Housing and Community Development Act of 1974, as amended.

13. **REMEDIES.**

- a. Upon the determination by HUD or by the COUNTY that any funds provided to the VILLAGE under this program have been spent in violation of the requirements of federal or state laws, or the terms of this JOINT AGREEMENT, such funds will, upon the request of the COUNTY, be returned to the COUNTY.
- b. Upon the direction of HUD or the COUNTY to alter or modify a program to eliminate a violation of law, the VILLAGE will take such action.

14. **SEVERABILITY.** If any provision of this JOINT AGREEMENT is invalid for any reason, such invalidation shall not affect the other provisions of this JOINT AGREEMENT which can be given effect without the invalid provision; and to this end, the provisions of this JOINT AGREEMENT are severable.

15. **MISCELLANEOUS.** The Parties hereto agree that this JOINT AGREEMENT which may be executed in one or more counterparts, each of which shall, for all purposes, be deemed an original and all of such counterparts, taken together, shall constitute one and the same JOINT AGREEMENT.

IN WITNESS WHEREOF, the undersigned Parties have caused this JOINT AGREEMENT to be executed by their duly designated officials, pursuant to a proper resolution of their respective governing bodies.

COUNTY OF DUPAGE, a body politic in the State of Illinois

VILLAGE OF DOWNERS GROVE, a Municipal Corporation in the State of Illinois

By: \_\_\_\_\_  
Deborah A. Conroy,  
County Board Chair

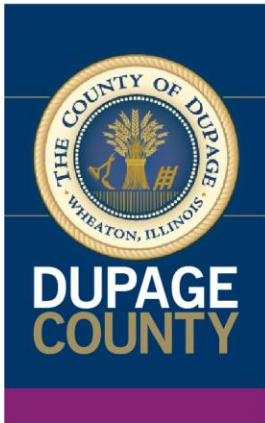
By: \_\_\_\_\_  
Robert T. Barnett,  
Mayor

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Attest: \_\_\_\_\_  
Jean Kaczmarek,  
County Clerk

Attest: \_\_\_\_\_  
Rosa Berardi,  
Village Clerk



## COMMUNITY SERVICES

630-407-6500  
 Fax: 630-407-6501  
[csprograms@dupageco.org](mailto:csprograms@dupageco.org)

[www.dupageco.org/community](http://www.dupageco.org/community)

June 5, 2026

The Honorable Robert T. Barnett  
 Village of Downers Grove  
 850 Curtiss Street  
 Downers Grove, IL 60515

Via Email: [rtbarnett@downers.us](mailto:rtbarnett@downers.us)

### Re: Housing and Community Development Intergovernmental Joint Agreement between DuPage County and the Village of Downers Grove

Dear Mayor Barnett,

As part of DuPage County's requalification as a Community Development Block Grant (CDBG) Program Urban County for Federal fiscal years 2027, 2028, and 2029, the County has reviewed the existing Housing and Community Development Joint Agreement between DuPage County and the Village of Downers Grove enacted and approved 06/24/2014 under County Board Resolution #DC-R-0127-14, along with Amendment One enacted and approved on June 13, 2023 under County Board Resolution #HS-R-0054-23. Review was completed to ensure the existing Agreement meets required standards established by the U. S. Department of Housing and Urban Development (HUD) within Attachment 4 of Notice CPD-26-08, Instructions for Urban County Qualification for Participation in the CDBG Program, issued 05/15/2026.

Upon review, it was determined that entering into a new Joint Agreement would be more effective than modifying an existing agreement. Therefore, a new Housing and Community Development Intergovernmental Joint Agreement has been prepared and is enclosed for your review and execution.

To ensure the requalification timeline established by HUD is met, the Community Development Commission will present the recommendation for a Housing and Community Development Intergovernmental Joint Agreement to the DuPage County Human Services (HS) Committee on 07/07/2026. Upon approval by the HS committee, the item will be presented to the DuPage County Board on 07/14/2026.

We respectfully request the original Village executed Community Development Intergovernmental Joint Agreement and governing body approval Resolution authorizing this action be delivered to our offices by 07/06/2026.

Additionally, the County must receive an unqualified opinion of Village legal counsel concluding that the Housing and Community Intergovernmental Joint Agreement between DuPage County and the Village of Downers Grove has been reviewed and the Village is authorized under Illinois and local law, to enter into the terms and provisions of the Joint Agreement, which provides full legal authority for the Village to undertake, or assist in

**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

**Intake and Referral**  
 630-407-6500  
 Fax: 630-407-6501

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

undertaking, essential community development and housing assistance activities under the CDBG Program.

We respectfully request the opinion letter from Village legal counsel be delivered to our offices by **07/06/2026**.

The fully executed Housing and Community Development Intergovernmental Joint Agreement will be provided to your office shortly after County Board approval, anticipated on 07/14/2026.

If you have any questions regarding the Housing and Community Development Intergovernmental Joint Agreement between DuPage County and the Village of Downers Grove, please contact Julie Hamlin, Community Development Administrator, via telephone at (630) 407-6527 or email at [julie.hamlin@dupagecounty.gov](mailto:julie.hamlin@dupagecounty.gov).

Sincerely,



Mary A. Keating  
Community Services Director

Cc: Julie Hamlin, Community Development Administrator, [julie.hamlin@dupagecounty.gov](mailto:julie.hamlin@dupagecounty.gov)  
Ashley Miller, Community Development Manager, [ashley.miller@dupagecounty.gov](mailto:ashley.miller@dupagecounty.gov)  
David Fieldman, Village Manager, [dfieldman@downers.us](mailto:dfieldman@downers.us)  
Stan Popovich, CDC Representative, [spopovich@downers.us](mailto:spopovich@downers.us)

Enc.

1. Housing and Community Development Intergovernmental Joint Agreement between DuPage County and the Village of Downers Grove.
2. Notice CPD-26-08, Instructions for Urban County Qualification for Participation in the CDBG Program.