



Monarch Mortgage Management, LLC

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March 6, 2026

Raymond Munch
Director of Finance
City of Naperville
400 S. Eagle St
Naperville, IL 60540

Re: 2026 First Time Homebuyer Assistance Program

Dear Mr. Munch:

Rising interest rates and a variety of other factors have presented numerous challenges to homebuyers, mortgage lenders, and the affordable housing community. Monarch Mortgage Management, LLC serves as the program administrator for the mortgage credit certificate program sponsored by the Town of Normal in support of the Assist program. Funding is available now through our participating lender network.

In anticipation of additional funding of Assist for residents of Naperville, we ask that the City commit its 2026 home rule volume cap for Assist through the Town of Normal. This year, based on a population of 153,124 as determined by the Illinois OMB, Naperville's 2026 home rule cap is \$20,671,740. Reservation of the Village's cap needs to be accomplished no later than April 30, 2026. Any transfers of the 2026 cap need to be reported to the State within 14 days of the transfer and no later than May 10, 2025. Attached is the required form of transfer ordinance for 202 and a letter to the Governor's Office of Management & Budget.

Thanks for your continued support of Assist, Mr. Munch, and we look forward to working with you and the City of Naperville in the coming year.

Sincerely,

Monarch Mortgage Management, LLC

Dennis Lloyd