Village of Arlington Heights
Housing Commission
Commissions Room 2nd Floor
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
October 17, 2017
7:00 PM

## I. CALL TO ORDER

## II. ROLL CALL

A. Introduction of Commissioner Andrew Tripp

## III. APPROVAL OF MINUTES

A. Minutes 9/12/17

## IV. REPORTS

## V. OLD BUSINESS

A. Single Family Rehab Program Update
B. Affordable Housing Trust Fund Discussion

## VI. NEW BUSINESS

A. Group Home Request for Grant Applications

## VII. OTHER BUSINESS

## VIII. ADJOURNMENT

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**Item:** Minutes 9/12/17

**Department**: Planning & Community Development

**ATTACHMENTS:**

| **Description** | **Type** |
| --- | --- |
| Minutes | Minutes |

# DRAFT

MINUTES OF A MEETING OF
THE ARLINGTON HEIGHTS HOUSING COMMISSION
HELD AT ARLINGTON HEIGHTS VILLAGE HALL
VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS
SEPEMBER 12, 2017

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IN ATTENDANCE:

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| Commissioners Present: | Alex Hageli | Mark Hellner | Namrita Nelson |
| | Will Delea | Zach Creer | Andrea Johnson |

Commissioners Absent: None

Staff Present: Nora Boyer, Housing Planner/Staff Liaison

I. CALL TO ORDER/PLEDGE OF ALLEGIANCE

The meeting was called to order at 7:00 p.m. and the Pledge of Allegiance was recited.

II. ROLL CALL

Commissioners Hageli, Hellner, Delea, Creer, Nelson and Johnson were present.

III. APPROVAL OF MINUTES

A motion was made by Commissioner Hellner, seconded by Commissioner Delea, to approve the minutes of the August 15, 2017 meeting. The motion carried unanimously.

IV. REPORTS - None

V. OLD BUSINESS

A. Single Family Rehab Program

Ms. Boyer presented Single Family Rehab Case 17-04. The work requested was reviewed and three competitive bids were evaluated. This job will involve replacing exterior siding, gutters, and windows. The homeowners requested approval of the low bid presented to the Housing Commission as Bid #2. Ms. Boyer said that the homeowners also requested 100% financing of the job.

A motion was made by Commissioner Hellner and seconded by Commissioner Delea to approve 100% financing for project 17-04 with the work to be done by Bidder #2 (the lowest bid) at the base bid amount of $19,249 with an adjustments to be made for the recommended 6" gutter system and upgraded patio door for an estimated total project cost of $20,499. The motion was approved unanimously.

Ms. Boyer explained that the program guidelines call for households with incomes between 50% and 80% of the area median income to pay 30% of the cost of their rehab projects and the program pays 70%. She explained that this requirement was in place at a time when there was a much higher demand for the program, and the policy's purpose was to stretch the program funds. However, in the past 20 years, all of the households that had incomes in this range requested waivers of the 30% payment requirement and all of the waiver requests have been granted. Commissioner Delea asked how the policy can be changed. Ms. Boyer said that she would find out.

B. Affordable Housing Trust Fund Discussion

Ms. Boyer said that she has been researching how the other suburban communities with affordable housing trust funds have been using their funds. She had recent information from Highland Park and St. Charles. Information from Evanston and Lake Forest was found on the communities' websites. So far, other communities have used funds to supplement home rehab programs and homebuyer assistance programs. Highland Park works with a separate entity, Community Partners for Affordable Housing, which uses trust fund money made available by the City of Highland Park to purchase, rehab, and sell homes to low/moderate income homeowners.

Commissioner Nelson asked what happens when the income of a person who has benefitted from an affordable housing programs rises and the person is no longer low or moderate income. Ms. Boyer said that people who benefit from programs usually move on to other housing when their incomes rise or their circumstances change. She said that the Village has a First Time Homebuyer Program that was funded by the Illinois Housing Development Authority (IHDA). Under that program, the down payment assistance loans were "forgiven" after 5 year, because IHDA did not not want to track cases beyond 5 years and thought that sufficient benefit was received from the assistance if the household stayed in their home for at least 5 years. Ms. Boyer was asked to look up and report back on the guidelines for the Village's First Time Homebuyer Program. Commissioner Delea said that he was aware of homeownership assistance programs where there was a repayment amount was based on a combination of the sale price of the home and household's income at the time of sale.

Ms. Boyer said that she will expand her research on how trust funds are used beyond the Chicago area.

Chairman Hageli said that he would like to do something unique with the Arlington Heights trust fund, perhaps supporting the concepts discussed at earlier meetings such as accessory dwelling units or innovative supportive housing.

VI. NEW BUSINESS

None

VII. OTHER NEW BUSINESS

None

IX. ADJOURNMENT

A motion was made by Commissioner Delea, seconded by Commissioner Nelson, to adjourn the meeting. The meeting adjourned at 7:50 pm.

NEXT MEETING: Tuesday, October 17, 2017 7:00 pm