



Village of Arlington Heights
Housing Commission
Commissions Room 2nd Floor
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
September 15, 2015
7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Minutes - 8/19/15

IV. REPORTS

V. OLD BUSINESS

- A. Rental Inspection Discussion
- B. Single Family Rehabilitation Loan Program
- C. Plan Commission Calendar
- D. Group Home and Transitional Housing Program

VI. NEW BUSINESS

VII. OTHER BUSINESS

VIII. ADJOURNMENT

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Item: Minutes - 8/19/15

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes 8/19/15

Type

Minutes

DRAFT

MINUTES OF A MEETING OF THE ARLINGTON HEIGHTS HOUSING COMMISSION HELD AT ARLINGTON HEIGHTS VILLAGE HALL VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS AUGUST 19, 2015

IN ATTENDANCE:

Commissioners

Present: Mark Hellner Karen Conway Anisa Jordan
Alex Hageli Namrita Nelson

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 Hellner, Conway, Jordan, Nelson, and Hageli were present.

III. APPROVAL OF MINUTES

A motion was made by Commissioner Nelson, seconded by Commissioner Jordan, to approve the minutes of the June 9, 2015 meeting. The motion was carried unanimously.

IV. REPORTS

None

V. OLD BUSINESS

A. Single Family Rehabilitation Loan Program

Ms. Boyer reviewed Case 15-01. Several components of the home tested positive for lead-based paint. It is an older home and it has been challenging to find an electrician willing to provide a proposal. Rather, they have been offering hourly rates. Ms. Boyer will work on finding

an electrician who will provide a base cost estimate and change orders will be allowed for unseen problems on a change order basis.

Ms. Boyer also reviewed Case 15-02. The applicant was found to be ineligible due to lack of equity in the home. The current mortgage is \$312,000 while the appraised value is \$285,000. It was suggested that the owner look into refinancing the home through the HARP program in order to possibly reduce the principal balance.

Some ideas were discussed for publicizing the program including: tweets, a Daily Herald article, the civic event sign, and bulletin boards at grocery stores, the library, restaurants, banks, etc. Ms. Boyer said that she delivered brochures to social service organizations and the township offices about a year ago.

Commissioner Nelson offered to work on the graphics for a poster and to put up signs. Chairman Hellner offered to contact the Daily Herald and the library.

It was suggested that a contact be made with the person at the Chamber of Commerce who does marketing for the Chamber. It was also suggested that the Villages of Schaumburg and Mt. Prospect be asked how they publicize their programs.

- B. Plan Commission Calendar - Ms. Boyer said that the project for a 12-unit apartment building at 13 E Miner is proceeding through the approval process. The owner has stated that he will comply with the affordable housing policy by providing 1 affordable unit.
- C. Group Home and Transitional Housing Program – The Village Board approved the Housing Commission's recommendation to go back to offering 100% grants through the program. There is \$21,915 available in the budget for this year. There was a discussion concerning looking at the 2015/2016 Clearbrook application that was submitted or withdrawn or issuing a new request for applications. Ms. Boyer said that she would check with Village staff about the correct procedure. She suggested that if the program is going to continue, it may be beneficial if some sort of waiting list can be established.
- D. Rental Inspections
A survey concerning rental inspections done through the NW Municipal Conference was included in the meeting packet. It was decided that James McCalister, Director of Building and Health Services will be invited to the next Housing Commission meeting to discuss whether there are benefits to conducting interior inspections of multi-family units. Mr. McCalister previously offered to attend a Housing Commission meeting to discuss this topic. He may bring staff with him from the Building Department.

VI. NEW BUSINESS

The members of the Housing Commission discussed their budget request for calendar year 2016. There was some discussion about whether the subscription to the real estate tracking system is useful. It was decided that the item will be included in the budget and the value of the service will be re-evaluated before the subscription is renewed. Northwest Compass's Rental and Housing

Assistance Program (RHAP) funding request and requesting some funding to be used to publicize the Single Family Rehab program were also discussed.

A motion was made by Commissioner Hellner, seconded by Commissioner Jordan to make the following budget request for the Housing Commission for calendar year 2016: Postage \$100; Photocopying \$100; Subscription of real estate data service \$600; Marketing \$500; and Rental Housing Assistance Program \$14,700.

VII. OTHER

Ms. Boyer stated that the Goedke Apartments renovation plans are proceeding. She is currently working with the Housing Authority of Cook County with respect to resident preference requirements included in a Village ordinance that was passed when the building was developed. The Housing Authority has reported that they provide priority in the following order: elderly, disabled, homeless, then victims of domestic violence.

IV. ADJOURNMENT

A motion was made by Commissioner Nelson, seconded by Commissioner Jordan to adjourn the meeting. The motion carried and the meeting adjourned at 8:30 PM.

NEXT MEETING: TUESDAY, SEPTEMBER 15, 2015, 7 PM