Village of Arlington Heights
Housing Commission
Commissions Room
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
September 6, 2016
7:00 PM

I. CALL TO ORDER

II. ROLL CALL

A. Announcement of new appointment

III. APPROVAL OF MINUTES

A. Minutes 4/12/16

IV. REPORTS

V. OLD BUSINESS

A. 2015-2016 Group Home and Transitional Housing Program Update

B. Single Family Rehab Program

VI. NEW BUSINESS

A. Lexington Heritage Rowhomes - Response to affordable housing policy

B. 2016-2017 Group Home Transitional Housing Program Grant Applications

C. Changes to the Rent and Housing Assistance Program (RHAP)

D. 2017 Housing Commission Budget

VII. OTHER BUSINESS

VIII. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact David Robb, Disability Services Coordinator, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, (847)368-5793 (Voice), (847)368-5980 (Fax) or drobb@vah.com.

Item: Minutes 4/12/16

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
APRIL 12, 2016

IN ATTENDANCE:

Commissioners Present:	Mark Hellner	Namrita Nelson
	Alex Hageli	Anisa Jordan
Commissioners Absent:	Karen Conway	
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, Nelson, Jordan and Hageli were present.

III. APPROVAL OF MINUTES

A motion was made by Commissioner Nelson, seconded by Commissioner Hageli, to approve the minutes of the March 1, 2016 meeting. The motion carried unanimously.

IV. REPORTS - None

V. OLD BUSINESS

A. Group Home and Transitional Housing Program

The Substantial Amendment to the Village's 2015 – 2019 Consolidated Plan and the 2016-2017 Annual Action Plan which includes the transfer of $20,000 from the Single Family Rehab Program to the Group Home and Transitional Housing Program is in process. The final step toward approval is the second public hearing scheduled for April 18th followed by the vote by the Village Board. The grant agreements for the 4 group home projects have been prepared. The agencies are aware that their projects are to be completed by September 30, 2016.

B. Single Family Rehabilitation Program

Ms. Boyer presented a request from the homeowner with respect to SFR Case 15-03. The total project is expected to include multiple items, but the owner would like to begin with the re-shingling of the roof. Three bids and the homeowners' preference were presented.

A motion was made by Commissioner Nelson, seconded by Commissioner Jordan to approve the re-roofing work for SFR Case 15-03 at $6,468. The motion was approved unanimously.

Ms. Boyer will return to the Housing Commission for bids on the other anticipated work which is expected to include: replacement of the sewer line, replacing the bathroom ceiling, and some other repair items.

It was commented that some applicant to the program may have other financing options such as lines of credit or reverse mortgages. However, since sufficient funding is available for the program at this time, eligible rehab can be funded under the program and its terms.

C. Inclusionary Zoning Program

Ms. Boyer said that she began research on whether other communities' inclusionary zoning programs include require affordable units in assisted living and memory care facilities. She said the she found one program where affordable units are required in assisted living facilities, but it was definitely in the minority. She will continue to research this topic.

VI. NEW BUSINESS

A. 2016-2017 CDBG Grant Applications

The Community Development Block Grant (CDBG) applications for the October 1, 2016 – September 30, 2017 program year will be presented to the Village Board on May 9, 2016. It is expected that a draft budget will be discussed by the Village Board that will be made available for a 30-day public comment period, followed by another public hearing on either July 5th or 18th. Three requests were received from agencies for renovations at group homes totaling approximately $57,000.

After discussing the applications that have been received, the Housing Commission made the following motion:

A motion was made by Commissioner Hageli, seconded by Commissioner Jordan to amend the Housing Commission's Community Development Block Grant (CDBG) for 2016-2017 to request $80,000 (rather than $100,000) for the Group Home and Transitional Housing Program and to request $65,000 (rather than $45,000) for the Single Family Rehab Program.

VII. OTHER BUSINESS - None.

VII. ADJOURNMENT

A motion was made by Commissioner Jordan, seconded by Commissioner Hageli, to adjourn the meeting. The meeting adjourned at 7:35 pm.

NEXT MEETING: Tuesday, June 7 at 7:00 p.

Item: 2015-2016 Group Home and Transitional Housing Program Update

Department: Planning & Community Development

ATTACHMENTS:

Description	**Type**
No Attachments Available	

Item: Single Family Rehab Program

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
No Attachments Available	

Item: Lexington Heritage Rowhomes - Response to affordable housing policy

Department: Planning & Community Development

ATTACHMENTS:

Description	**Type**
Report 8-30-16 email from Bob Rotolo	Report
Lexington Heritage Affordable Housing Proposal	Exhibits
Lexington Heritage Affordable Housing Analysis	Exhibits
Report to the Housing Commission	Report
3-12-16 Housing Commission Minutes	Minutes
Chart of the AH Affordable Housing Policy Project	Exhibits

REPORT TO THE HOUSING COMMISSION

To:	Housing Commission
Prepared By:	Nora Boyer, Housing Planner
Meeting Date:	September 6, 2016
Date Prepared	August 30, 2016
Project Title:	Lexington Heritage Rowhomes
Address:	3216-3240 N. Old Arlington Heights Rd.

BACKGROUND INFORMATION

Petitioner:	Bill Rotolo, Lexington Homes
Address:	1731 North Marcey Street, Suite 200, Chicago, IL 60614

BACKGROUND

The subject site consists of five land parcels that have a combined area of approximately 4.59 acres (200,000 square feet). At this time, four of the five lots are developed with single family homes, while the fifth lot is vacant. The underlying zoning classification is M-1, Research, Development and Manufacturing and the property has direct frontage along Country Lane to the north and Old Arlington Heights Road to the east. The proposed action, if approved, would allow the Petitioner to demolish the existing structures and construct nine, two-story rowhomes buildings that have a total of 49 attached row home units.

MULTI-FAMILY AFFORDABLE HOUSING TOOLKIT

The Village's *Multi-Family Affordable Housing Toolkit* calls for affordable units to be included in developments at the following rates:

Number of Units in the Development	Percentage to be Affordable
5 or fewer	0%
6 – 25	10%
26 or more	15%

For any affordable units not provided, a fee-in-lieu may be paid into to Arlington Heights Affordable Housing Trust Fund in the amount of $75,000 per affordable unit not provided.

Therefore, the Toolkit calls for the following with respect to this 49-unit development:

- 8 affordable units (15% of the total) or
- $75,000 for each affordable unit not provided. If none are provided the fee is $600,000 ($75,000 x 8 = $600,000)

LEXINGTON HERITAGE RESPONSE TO THE MULTI-FAMILY AFFORDABLE HOUSING POLICY

In June 2016, Lexington Homes submitted the attached *Project Review and Affordable Housing Analysis for Lexington Heritage Project in Arlington Heights, Illinois*. Lexington Homes requested a meeting with Village staff, and on August 30, 2016 proposed:

- Paying a fee-in-lieu of providing 8 affordable units of $73,500
- This calculates as $9,187.50 per each of the 8 affordable units not provided or $1,500 per unit spread across all 49 units. (See attached email of August 30 2016).

ANALYSIS:

When drafting the *Multi-Family Affordable Housing Toolkit*, it was expected that affordable housing contributions would be made in conjunction with zoning actions that would support the creation of the affordable units. Initially, the fee-in-lieu of providing affordable units was $100,000 per unit. In March 2014, the Housing Commission recommended reducing the fee-in-lieu to $75,000 per unit in light of market conditions (See attached Staff Report dated September 9, 2013 and Housing Commission minutes dated March 12, 2014).

This fee level was determined to be comparable to other affordable housing programs of this type in the Chicago area. Nationally, these fees are based on either the difference in price between market rate and affordable units or the amount that it would take to produce an affordable unit. $75,000 would not be sufficient to build or acquire a unit. Since the recession, there have been 2 development proposals to which the guidelines in the *Toolkit* have applied. These projects are Parkview Apartments and 13 E. Miner, both of which complied with the guidelines with respect to the number of units required by the *Toolkit* (7 units in the case of Parkview and 1 unit in the case of 13 E. Miner).

The Village has applied its affordable housing policy to developments of various types (i.e. multi-story condominium buildings and townhomes) in various locations. This project most closely resembles the Arbor Lane Townhomes project approved immediately after the recession in a still suspect economy.

In the analysis provided by the developer, it is stated that the Village already meets the minimum State standard of having a minimum of 10% of its housing stock as affordable. This project would add housing units to the Village's housing stock that do not meet the State's affordability standards. Therefore, as a minimum, at least 10% of the units in the development should be affordable so that the project is not detrimental to the Village's ability to retain an affordability level above the State minimum requirement of 10%.

OPTIONS

Based on the developer's response and the Village's affordable housing goals, the following options have been developed by staff for consideration by the Housing Commission:

Option 1: In accordance with the *Toolkit*, require 8 affordable units in this development or a payment in-lieu of not providing the 8 affordable units at a rate of $75,000 per affordable unit not provided or a combination of units and fees per unit (8 affordable units x $75,000 = $600,000).

Option 2: Require 8 affordable units or a fee of $16,000 per affordable unit not provided in the development which is consistent with the fee approved in 2012 (adjusted for inflation) with respect to the Arbor Lane Townhomes development (see attached "Chart of Multi-Family Affordable Housing Policy Projects") for a total fee-in-lieu amount of $128,000 (i.e. 8 units x $16,000 per affordable unit = $128,000 or $2,612 per unit when spread across all 49 units).

Option 3: Require 5 affordable housing units, which is 10% of the total units in the development and is consistent with the minimum State affordability requirement, or a fee-in-lieu of $75,000 for each of 5 affordable units not provided, which would total of $375,000 (10% of 49 units = 5 affordable units x $75,000 = $375,000 or $7,653/unit when spread across all 49 units).

Option 4: Require the fee-in-lieu payment being proposed by the developer of $1,500 per unit in the development for a total of $73,500 (49 units x $1,500 per unit = $73,500) which equates to $9,187 per affordable unit not provided (8 units x $9,187 = $73,500).

RECOMMENDATION

It is recommended that the Housing Commission adhere to the recently amended *Multi-Family Affordable Housing Toolkit* requirement in Option 1. However, if the Housing Commission feels that further adjustments are warranted for this project, Option 3 is recommended.

Attachments:
1. 8-30-16 email from Bill Rotolo – Lexington-Heritage response to affordable housing policy
2. *Project Review and Affordable Housing Analysis for Lexington Heritage Project in Arlington Heights, Illinois Arbor Lane*, June 2016
3. Staff Report to the Housing Commission 9-9-13
4. Housing Commission minutes 3-12-14
5. Chart of Multi Family Affordable Housing Policy Projects

c: Bill Rotolo, petitioner
Charles Witherington-Perkins, Director of Planning and Community Development
Bill Enright, Deputy Director of Planning and Community Development
Sam Hubbard, Development Planner

From: Bill Rotolo <billrotolo339@yahoo.com>
Sent: Tuesday, August 30, 2016 9:39 AM
To: Boyer, Nora
Cc: Glenn Richmond; wayne moretti; Ronald Benach; jcompton@lexingtonchicago.com; lmfreedman@aflaw.com

Dear Ms. Boyer,

Lexington is proposing a $1500/du affordable housing fee (total payment: $73,500 based on 49 units). The required fee for this development, per ordinance, would be $600,000 (15% of total number of units, rounded up, so 8 units for us – 15% of 49 is 7.35 - 8 X $75,000=$600,000). If Lexington were required to pay the entire fee, we simply could not proceed with this development. Also, there are many very affordable units nearby.

The housing market in Chicago for new construction is far less robust than in the past, and one of the weakest markets in the country. The reasons are many, but one of the most significant is that the cost of construction is high relative to the incomes and credit worthiness of prospective buyers.

Bill

PROJECT REVIEW AND AFFORDABLE HOUSING ANALYSIS FOR LEXINGTON HERITAGE PROJECT IN VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS

Prepared for Lexington Homes
June 2016

REAL ESTATE ECONOMICS
hanley wood | metrostudy
http://www.RealEstateEconomics.com
905 Calle Amanecer, Suite 200
San Clemente, CA 92673
Voice: (949) 502-5151

PROJECT REVIEW AND AFFORDABLE HOUSING ANALYSIS
LEXINGTON HERITAGE

CONCLUSIONS AND RECOMMENDATIONS

Affordable Housing Goals

- The minimum statewide standard for affordable housing (through the Affordable Housing Planning and Appeals Act [P.A. 93-0595]) is a minimum of 10.0% of the community's housing stock.
- Affordable Housing Guidelines for the Village of Arlington Heights indicate that a project with at least 26 units should have15% of total units affordable, which can be satisfied through construction of those units or an in lieu payment. For the proposed 52 unit project, this would equal approximately 8 units.
- The proposed 52 units would increase the total housing stock in the Village of Arlington Heights by less than 0.2%.
- According to Village planners, the objective is to maintain the same level of affordable housing in the Village as exists before the introduction of a proposed project.

Affordable Housing Stock

- There are an estimated 33,005 housing units in the Village of Arlington Heights, of which 23,467 (71.1%) are owner occupied.
- Estimated Median Value of all owner-occupied housing in Arlington Heights is $335,593.
- Based on Arlington Heights Affordable Housing Guidelines, maximum 2016 price of an affordable housing in the Village (i.e., the price at which a household earning 80% of the Area Median Income is paying 30% of gross income for all housing costs) is approximately $181,000.
- Approximately 17.8% (4,177 units) of the current owner-occupied housing stock in Arlington Heights is valued at $181,000 or less.
- Approximately 11.0% of all currently listed properties in MLS are homes priced below $200,000.

Conclusions

- The current housing stock in the Village of Arlington Heights exceeds the statewide requirement of 10% of all housing to be affordable.
- The proposed 52-unit project represents an addition of less than 0.2% to the Village housing stock.
- If the project were to be built without any affordable units there would be no impact on the proportion of the Village housing stock that is in the affordable housing price ranges (below $181,000), and the Village would still exceed the statewide minimum requirements for affordable housing.

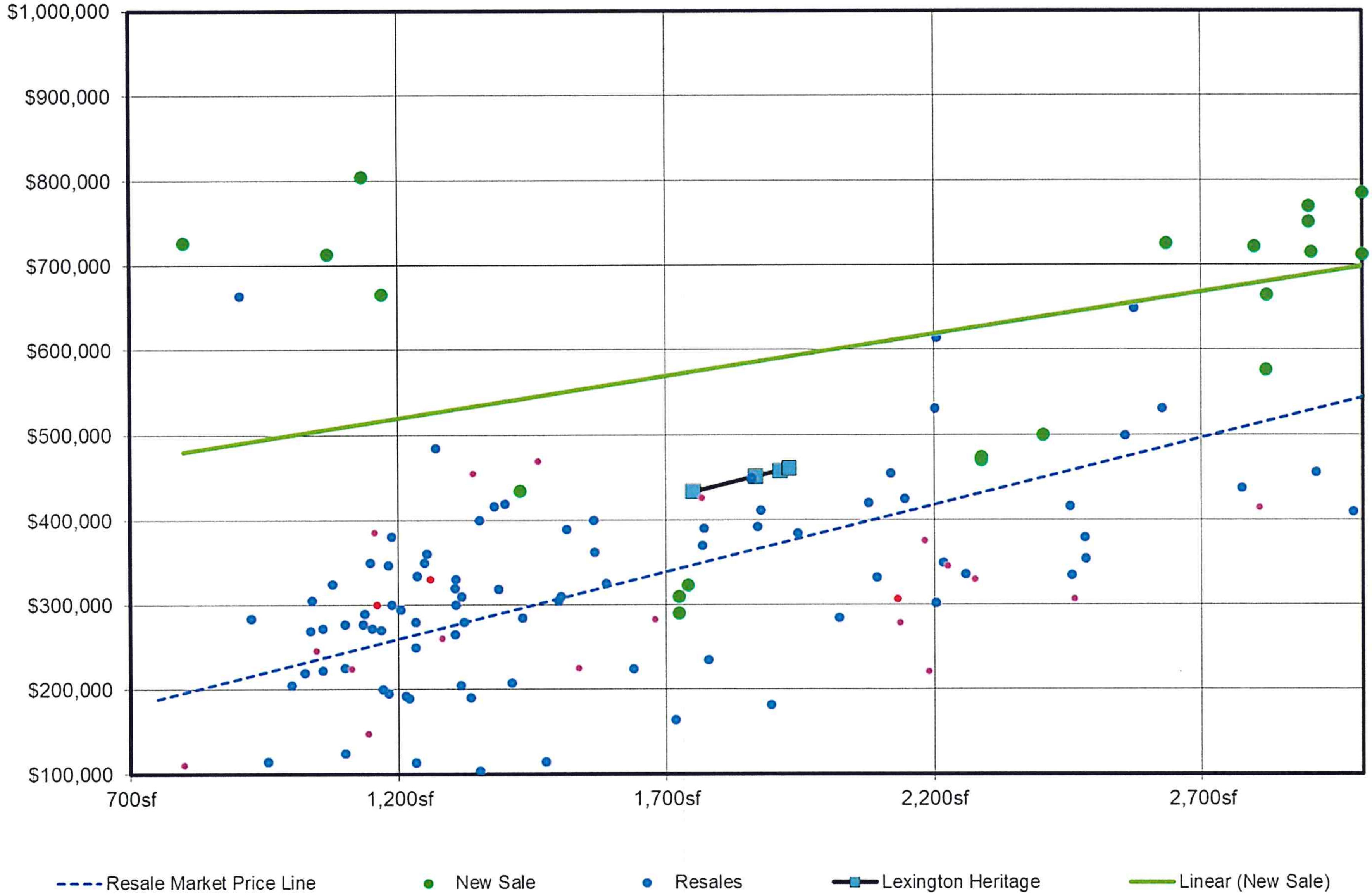
LEXINGTON HERITAGE
JUNE 2016

		FLOOR PLAN				PRODUCT AND PRICING RECOMMENDATIONS								MONTHLY COSTS		
			Unit	Total	Targeted	Recommended Price		Price/Sq.Ft.			Bed-		Parking	Assoc.	Tax	Monthly
PRODUCT LINE	BUILDER	#	Size	Units	Sales	Base(1)	Average(2)	Base	Wtd.Av.	Levels	Rooms	Baths	Spaces	Dues	Assess.	Payment
Lexington Heritage	Lexington Hms	1	1,751 sf	13	0.75\mo.	$428,900	$433,200	$244.95	$247.40	3	2+den	2.5	2.0 Car	$250/mo.	$961/mo.	$2,817/mo.
Lexington Heritage	Lexington Hms	2	1,868 sf	13	0.75\mo.	$446,800	$451,300	$239.19	$241.60	2+bsmt	3	2.5	0.0 Car	$250/mo.	$1,002/mo.	$2,924/mo.
Lexington Heritage	Lexington Hms	3	1,913 sf	13	0.75\mo.	$453,700	$458,200	$237.17	$239.52	3	3	2.5	0.0 Car	$250/mo.	$1,017/mo.	$2,965/mo.
Lexington Heritage	Lexington Hms	4	1,930 sf	13	0.75\mo.	$456,300	$460,900	$236.42	$238.81	2+bsmt	3	2.5	0.0 Car	$250/mo.	$1,023/mo.	$2,981/mo.

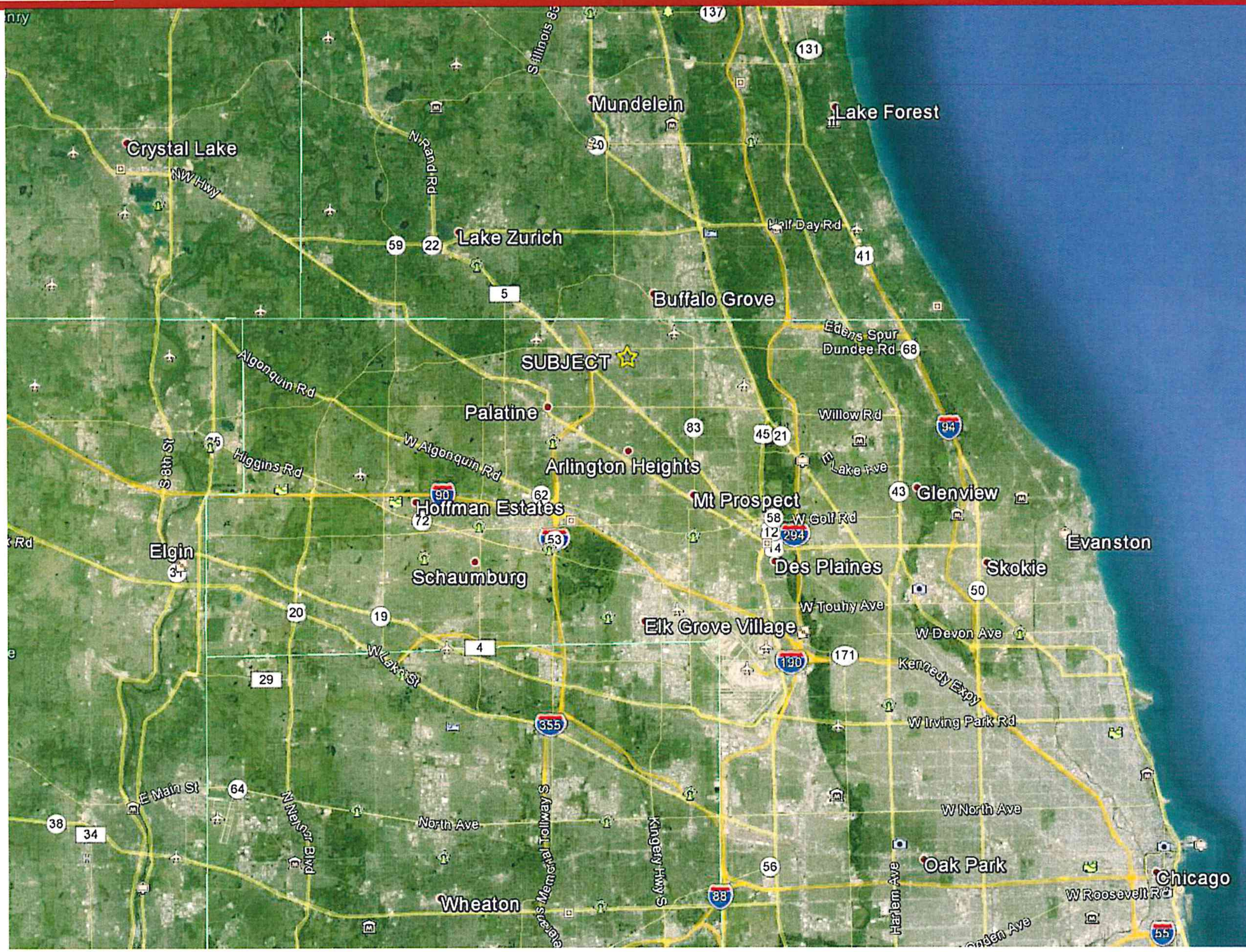
Notes(1): Effective Base is inclusive of a % incentive: 2.00%
Notes(2): Base prices reflects a standard floor plan on a non-premium lot/location with no incentive deducted.

Assumed Homeowners Dues = $250 per month.
Assumed Annual Tax Assessment = 2.69% Base Tax Rate.
Wtd. Avg. Premium Recommendation = As shown.
Monthly costs assume : 80% LTV, 4.00% fixed rate 30-yr. mortgage.

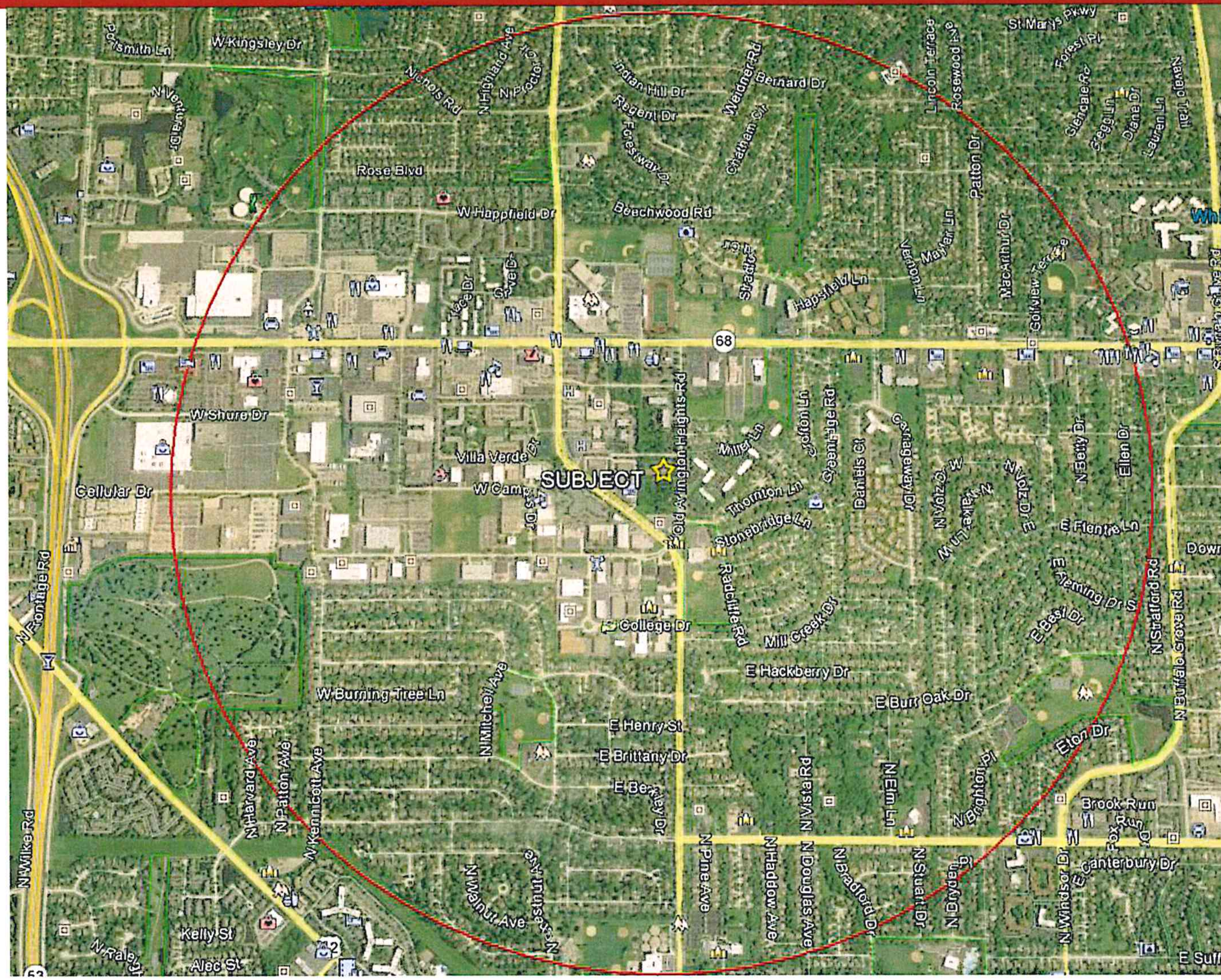
Source: Real Estate Economics


$1,000,000
$900,000
$800,000
$700,000
$600,000
$500,000
$400,000
$300,000
$200,000
$100,000
700sf
1,200sf
1,700sf
2,200sf
2,700sf
Resale Market Price Line
New Sale
Resales
Lexington Heritage
Linear (New Sale)

SITE AND PROJECT SUMMARY

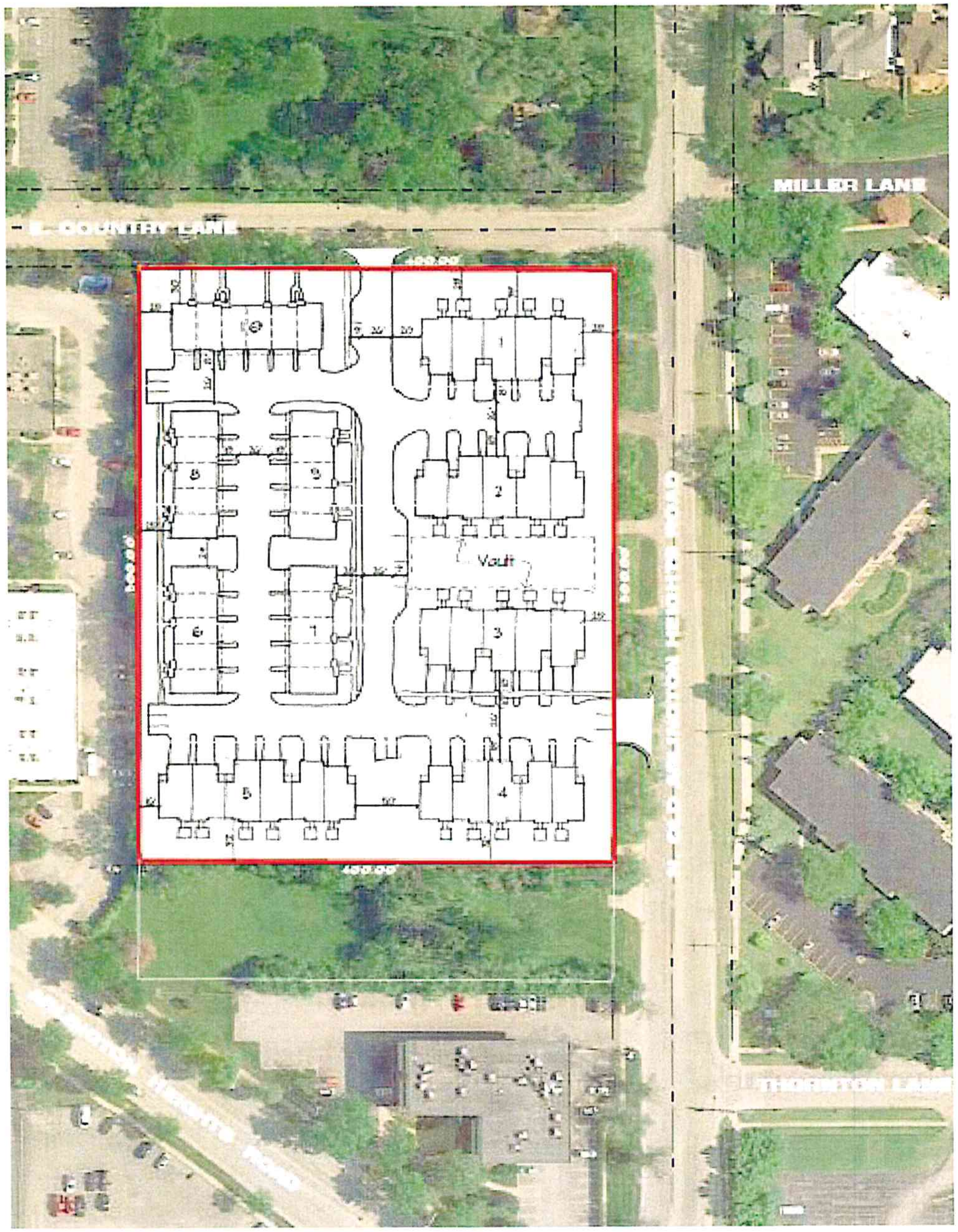


Site is approximately 25 miles northwest of central Chicago, 1¼ mile east of Dundee Road exit from I-355.



- Site is located on an infill parcel in northern area of Village of Arlington Heights.
- Dundee Avenue (less than ¼-mile north) is a major commercial arterial, including a full range of retail and restaurant properties within one mile of site.
- Large scale shopping (big box retailers are located less than two miles from the site.
- Schools, medical and other population-serving facilities are all within one mile (walking distance) of the site.
- Major employers are located nearby (less than two miles from site).

SITE PLAN AND ELEVATIONS



Townhouse Buildings

MEWS Buildings

CATEGORY	ARLINGTON HEIGHTS VILLAGE, IL				COOK COUNTY			
	Census 2000	Census 2010	Estimate 2016	Forecast 2021	Census 2000	Census 2010	Estimate 2016	Forecast 2021
Population	77,667	75,101	76,199	78,639	5,376,783	5,194,675	5,264,311	5,431,907
Total Population Growth	-	(2,566)	1,098	2,440	-	(182,108)	69,636	167,596
Total Population Growth %	-	(3.30%)	1.46%	3.20%	-	(3.39%)	1.34%	3.18%
Population by Single Classification Race								
White Population (Incl. White Hispanic)	89.7%	88.3%	87.2%	86.3%	56.3%	55.4%	55.0%	53.8%
Black Population (Incl. Black Hispanic)	1.1%	1.3%	1.3%	1.3%	26.1%	24.8%	24.5%	24.7%
Asian Population (Incl. Asian Hispanic)	6.0%	7.0%	8.0%	8.9%	4.9%	6.2%	7.0%	7.6%
Other Race Population (Incl. Other Hispanic)	3.2%	3.4%	3.6%	3.5%	12.7%	13.6%	13.5%	13.9%
Population Hispanic or Latino (Including Hispanics in Other Races)	5.5%	6.0%	6.4%	6.5%	19.9%	24.0%	24.9%	25.1%
Population by Age								
Ages 0 to 5 Years	7.5%	6.8%	6.4%	6.0%	8.7%	7.8%	7.5%	7.1%
Ages 6 to 11 Years	8.0%	7.6%	7.3%	7.0%	8.9%	7.7%	7.4%	7.1%
Ages 12 to 17 Years	7.9%	7.9%	7.4%	7.0%	8.4%	8.2%	7.4%	6.8%
Ages 18 to 24 Years	6.3%	6.4%	6.2%	6.1%	9.9%	9.9%	9.9%	9.9%
Ages 25 to 34 Years	13.6%	11.1%	11.3%	11.5%	16.2%	16.0%	16.4%	16.8%
Ages 35 to 44 Years	16.6%	13.7%	12.7%	11.9%	15.5%	13.7%	12.7%	11.9%
Ages 45 to 54 Years	14.5%	16.5%	15.1%	13.7%	12.5%	13.8%	12.8%	11.7%
Ages 55 to 64 Years	10.1%	13.1%	14.3%	15.1%	8.2%	11.0%	12.2%	13.2%
Ages 65 to 74 Years	7.7%	8.0%	10.0%	12.1%	6.1%	6.2%	7.8%	9.3%
Ages 75 to 84 Years	5.5%	5.8%	5.8%	5.8%	4.2%	3.9%	4.0%	4.0%
Ages 85 Years and Older	2.3%	3.1%	3.4%	3.7%	1.4%	1.8%	2.0%	2.2%
Average Age	39.0	41.0	42.3	43.3	35.1	36.7	37.8	38.8
Median Age	39.0	42.5	43.9	45.3	33.7	35.3	36.1	36.8
Population by Generation								
GenZ (2001+)	0.0%	12.4%	16.4%	21.0%	0.0%	13.2%	17.3%	22.5%
GenY/Millennial (1980-00)	26.1%	22.9%	23.4%	23.9%	30.2%	30.0%	32.5%	32.4%
GenX (1965-79)	18.9%	19.8%	19.0%	20.0%	23.4%	21.4%	17.8%	17.8%
Baby Boomer (1946-64)	29.4%	28.0%	26.9%	25.6%	26.5%	23.4%	22.5%	21.1%
Traditionals (pre 1946)	25.6%	17.0%	14.3%	9.5%	19.9%	11.9%	9.9%	6.2%
Households	31,161	30,633	31,167	32,692	1,974,199	1,966,356	1,998,279	2,096,729
Householder, Median Age	49.5	53.2	54.4	54.6	46.5	49.0	50.3	50.6
Households, Average Size	2.46	2.43	2.42	2.40	2.68	2.60	2.59	2.55
Households, Median Size	2.65	2.60	2.60	2.60	2.60	2.70	2.58	2.60
Household Income, Median ($)	-	$82,267	$94,087	$103,514	-	$57,064	$67,618	$72,934
Household Income, Average ($)	-	$102,894	$113,959	$129,819	-	$80,373	$91,301	$101,193
Families	20,949	20,374	20,364	21,517	0	1,211,420	1,207,226	1,276,605
Families, Median Age	-	51.8	53.0	53.2	-	48.6	49.9	50.2
Families, Average Size	3.71	3.69	3.74	3.65		4.29	4.36	4.25
Families, Median Size	-	3.30	3.30	3.30	-	3.60	3.60	3.60
Family Income, Median ($)	-	$103,067	$116,491	$128,250	-	$69,344	$80,514	$87,238
Family Income, Average ($)	-	$123,865	$134,951	$153,307	-	$95,352	$105,282	$116,100

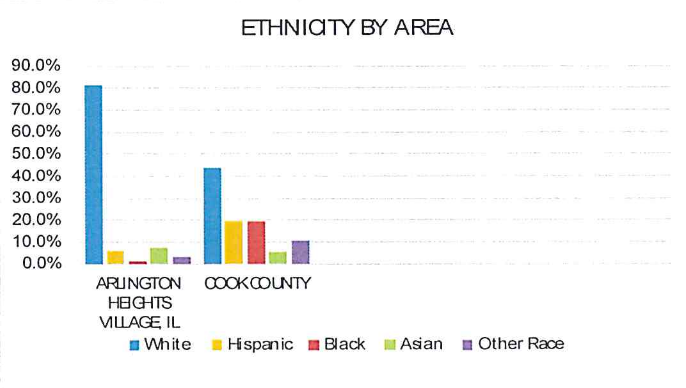
CATEGORY	ARLINGTON HEIGHTS VILLAGE, IL				COOK COUNTY			
	Census 2000	Census 2010	Estimate 2016	Forecast 2021	Census 2000	Census 2010	Estimate 2016	Forecast 2021
Income								
Households with Income Less than $15,000	-	5.3%	4.7%	4.3%	-	13.0%	10.8%	10.0%
Households with Income $15,000 to $24,999	-	6.3%	5.1%	4.2%	-	10.1%	8.3%	7.6%
Households with Income $25,000 to $34,999	-	5.9%	5.3%	4.9%	-	9.5%	8.3%	7.8%
Households with Income $35,000 to $49,999	-	10.6%	8.9%	7.5%	-	12.6%	11.3%	10.7%
Households with Income $50,000 to $74,999	-	17.8%	15.5%	13.9%	-	17.2%	15.9%	15.1%
Households with Income $75,000 to $99,999	-	14.0%	13.7%	13.4%	-	12.3%	12.9%	13.0%
Households with Income $100,000 to $124,999	-	11.3%	11.3%	11.2%	-	8.4%	9.6%	10.1%
Households with Income $125,000 to $149,999	-	8.2%	9.1%	9.7%	-	5.2%	6.8%	7.4%
Households with Income $150,000 to $199,999	-	9.4%	10.7%	11.8%	-	5.5%	6.7%	7.3%
Households with Income $200,000 and Over	-	11.2%	15.6%	19.0%	-	6.3%	9.3%	11.0%
Housing	32,140	32,471	33,005	34,406	2,096,115	2,180,359	2,212,332	2,296,108
Occupied Units	97.0%	94.3%	94.4%	95.0%	94.2%	90.2%	90.3%	91.3%
Owner Occupied	72.9%	73.2%	71.1%	71.5%	0.0%	52.5%	49.8%	50.2%
Renter Occupied	24.1%	21.1%	23.3%	23.5%	39.5%	37.7%	40.6%	41.1%
Vacant Units	3.0%	5.7%	5.6%	5.0%	5.8%	9.8%	9.7%	8.7%
Seasonally Vacant Units	0.3%	0.5%	0.6%	0.5%	0.4%	0.7%	0.7%	0.7%
Housing, Median Rent ($)	$838/mo.	$1,030/mo.	$1,059/mo.	$1,038/mo.	$594/mo.	$834/mo.	$864/mo.	$879/mo.
Housing, Median Value Owner Households ($)	$222,221	$344,422	$335,593	$323,994	$134,677	$245,312	$235,322	$221,205
Housing, Median Year Built	1969	1971	1971	1972	1956	1956	1957	1959
Housing, Median Year Moved In	1992	1999	2003	2010	1994	2000	2002	2003
Housing, Owner Households Valued Less than $10,000	-	29	36	49	-	4,498	4,845	5,661
Housing, Owner Households Valued $10,000-$14,999	-	37	41	47	-	4,978	5,307	6,158
Housing, Owner Households Valued $15,000-$19,999	-	20	24	27	-	5,557	6,094	6,430
Housing, Owner Households Valued $20,000-$24,999	-	54	73	56	-	5,306	5,961	4,381
Housing, Owner Households Valued $25,000-$29,999	-	50	68	52	-	3,523	4,010	2,972
Housing, Owner Households Valued $30,000-$34,999	-	41	56	71	-	3,918	4,339	5,133
Housing, Owner Households Valued $35,000-$39,999	-	34	43	61	-	2,480	2,526	3,287
Housing, Owner Households Valued $40,000-$49,999	-	111	141	181	-	6,635	7,115	8,280
Housing, Owner Households Valued $50,000-$59,999	-	93	105	128	-	7,965	8,546	9,804
Housing, Owner Households Valued $60,000-$69,999	-	85	97	119	-	10,394	10,949	12,432
Housing, Owner Households Valued $70,000-$79,999	-	111	138	177	-	14,094	14,824	16,846
Housing, Owner Households Valued $80,000-$89,999	-	371	440	541	-	19,774	21,132	23,990
Housing, Owner Households Valued $90,000-$99,999	-	145	178	218	-	19,816	21,176	24,061
Housing, Owner Households Valued $100,000-$124,999	1,400	686	833	1,024	139,993	66,119	72,174	83,076
Housing, Owner Households Valued $125,000-$149,999	1,452	640	799	1,005	160,410	61,848	68,697	79,374
Housing, Owner Households Valued $150,000-$174,999	1,934	748	917	1,010	0	104,672	118,782	124,516
Housing, Owner Households Valued $175,000-$199,999	2,989	795	820	1,079	0	81,257	77,491	95,263
Housing, Owner Households Valued $200,000-$249,999	5,011	2,366	2,188	2,622	125,578	164,520	140,062	156,069
Housing, Owner Households Valued $250,000-$299,999	3,777	2,815	2,770	2,546	76,201	137,925	127,276	112,176
Housing, Owner Households Valued $300,000-$399,999	3,906	5,970	5,631	5,595	70,211	188,060	169,027	163,168
Housing, Owner Households Valued $400,000-$499,999	757	4,279	4,052	4,021	32,700	86,872	79,606	78,269
Housing, Owner Households Valued $500,000-$749,999	415	3,560	3,365	3,319	27,885	86,078	79,884	79,524
Housing, Owner Households Valued $750,000-$999,999	42	432	405	403	9,765	29,640	27,684	27,780
Housing, Owner Households Valued More than $1,000,000	28	294	289	290	9,673	27,928	26,137	26,278

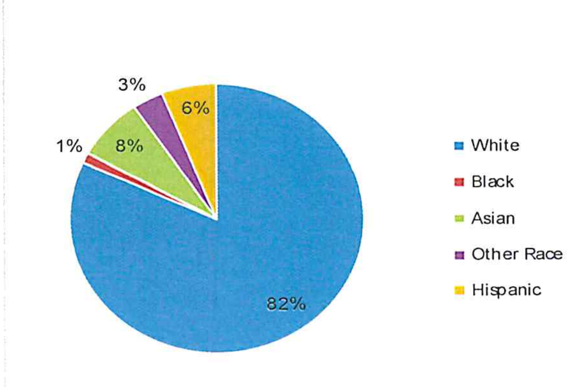
CATEGORY	ARLINGTON HEIGHTS VILLAGE, IL Census 2000	Census 2010	Estimate 2016	Forecast 2021	COOK COUNTY Census 2000	Census 2010	Estimate 2016	Forecast 2021
Educational Attainment								
Education Attainment, High School (Pop 25+)	-	20.3%	18.8%	18.4%	-	24.2%	23.3%	23.1%
Education Attainment, Associate's Degree (Pop 25+)	-	6.7%	6.8%	6.8%	-	6.2%	6.5%	6.5%
Education Attainment, Bachelor's Degree (Pop 25+)	-	31.5%	32.3%	32.6%	-	20.7%	21.4%	21.6%
Education Attainment, Master's Degree (Pop 25+)	-	15.6%	16.7%	17.0%	-	9.5%	10.2%	10.4%
Education Attainment, Professional Degree (Pop 25+)	-	3.1%	3.1%	3.1%	-	2.8%	2.9%	2.8%
Education Attainment, Doctorate Degree (Pop 25+)	-	1.2%	1.3%	1.4%	-	1.3%	1.4%	1.5%
Employment		32,432	31,873	32,948		1,936,384	1,882,720	1,942,700
White Collar (Pop 16+)		85.5%	86.8%	87.2%		76.0%	77.5%	77.9%
Blue Collar (Pop 16+)		14.5%	13.2%	12.8%		24.0%	22.5%	22.1%
Travel Time to Work								
Employment, Travel Time Less than 15 Min (Empl 16+)		21.6%	21.2%	21.1%		17.0%	16.7%	16.6%
Employment, Travel Time 15-29 Min (Empl 16+)		33.4%	34.7%	35.1%		29.3%	30.5%	30.9%
Employment, Travel Time 30-59 Min (Empl 16+)		34.1%	34.0%	34.0%		40.2%	40.1%	40.1%
Employment, Travel Time 60-89 Min (Empl 16+)		9.0%	8.3%	8.1%		10.4%	9.7%	9.5%
Employment, Travel Time 90+ Min (Empl 16+)		1.9%	1.7%	1.7%		3.2%	3.0%	2.9%
Average Travel Time to Work (Minutes)		33.1	32.7	32.5		36.9	36.4	36.3
Employment of Population By Occupation								
Occupation, Management, Business, and Financial Operations (Pop 16+)	-	24.3%	25.0%	25.1%	-	15.4%	15.8%	15.9%
Occupation, Professional and Related (Pop 16+)	-	26.0%	27.4%	27.7%	-	21.8%	22.9%	23.2%
Occupation, Sales and Office (Pop 16+)	-	26.3%	24.5%	24.1%	-	25.1%	23.6%	23.2%
Occupation, Service (Pop 16+)	-	10.6%	11.5%	11.8%	-	17.9%	19.6%	20.0%
Occupation, Farming, Fishing, and Forestry (Pop 16+)	-	0.0%	0.0%	0.0%	-	0.1%	0.1%	0.1%
Occupation, Construction, Extraction, and Maintenance (Pop 16+)	-	5.0%	4.4%	4.3%	-	6.4%	5.7%	5.5%
Occupation, Production, Transportation, and Material Moving (Pop 16+)	-	7.9%	7.2%	7.1%	-	13.3%	12.3%	12.1%
Total Retail Sales (including Food Services) ($000)	-	-	$1,534,670	-	-	-	$81,431,178	-
Retail Sales Per Household			$49,240				$40,751	
Retail Sales Per Capita			$20,140				$15,469	
EASI Total Crime Index (US Avg=100; A=High) (weighted)	-	-	70	-	-	-	105	-

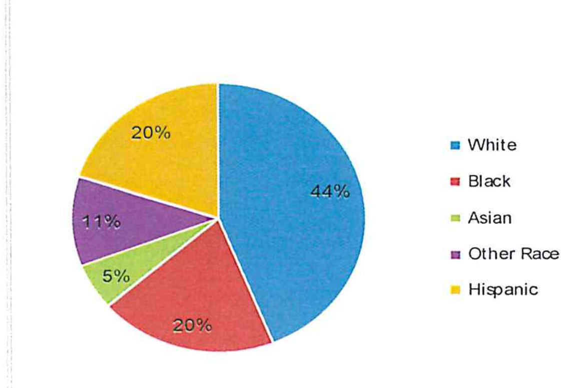
Source: Real Estate Economics; Census Bureau; EASI

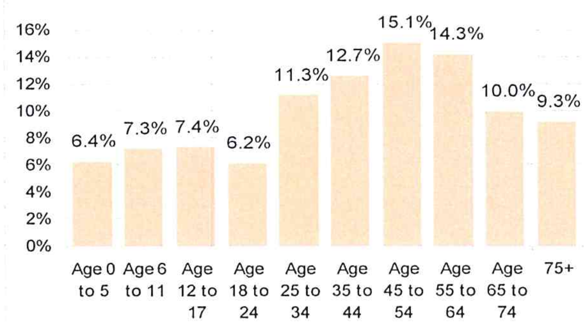
DEMOGRAPHIC SUMMARY

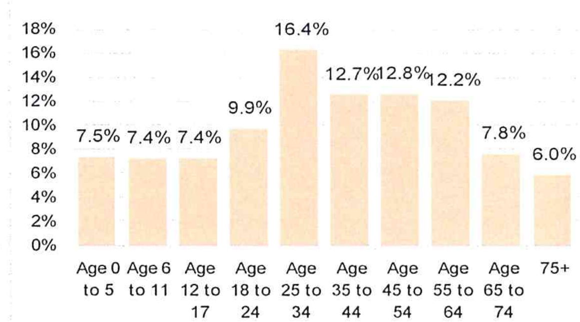
YEAR 2016 ESTIMATE	ARLINGTON HEIGHTS VILLAGE, IL YEAR 2016 ESTIMATE	COOK COUNTY YEAR 2016 ESTIMATE

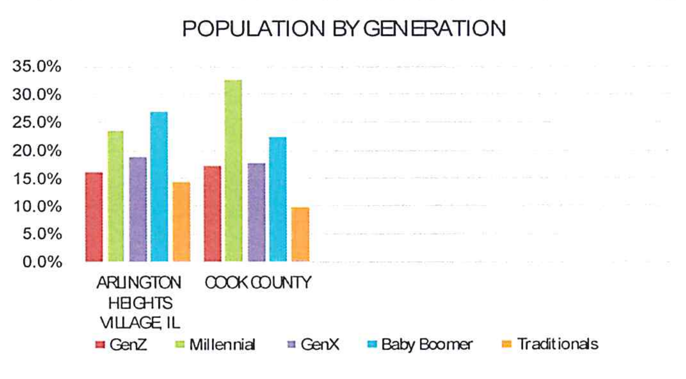


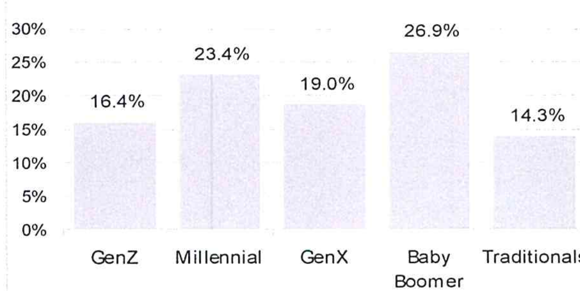






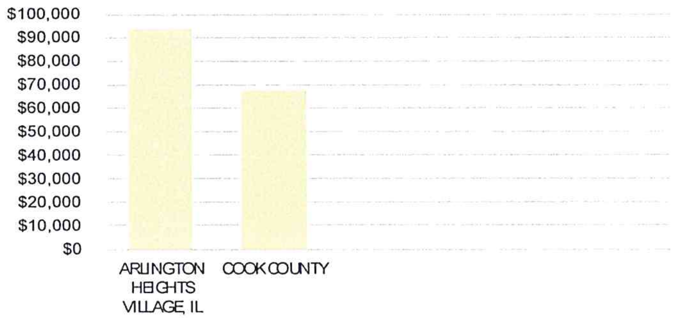


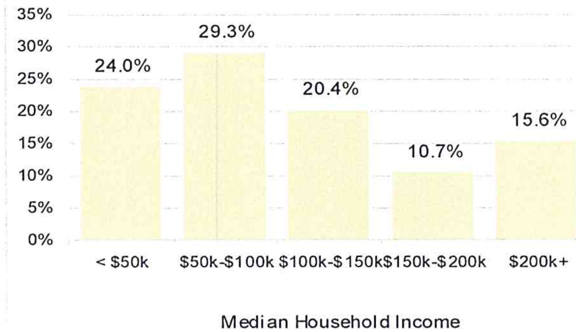


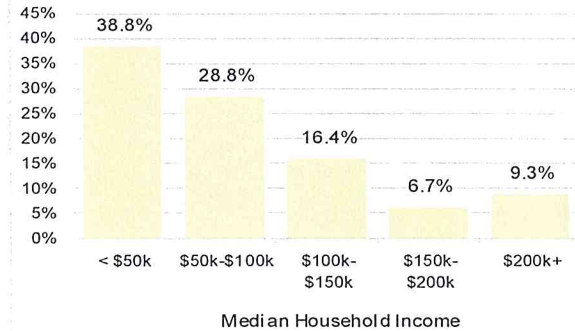


YEAR 2016 ESTIMATE	ARLINGTON HEIGHTS VILLAGE, IL YEAR 2016 ESTIMATE	COOK COUNTY YEAR 2016 ESTIMATE

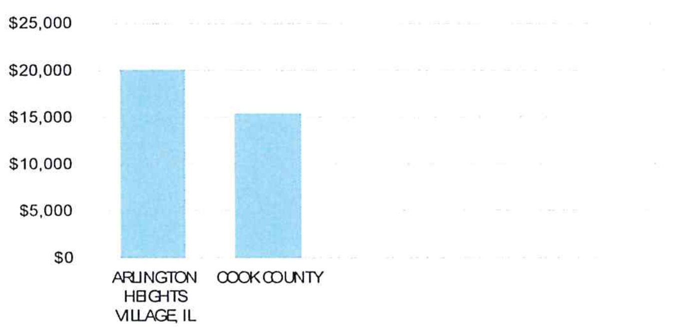
MEDIAN HOUSEHOLD INCOME

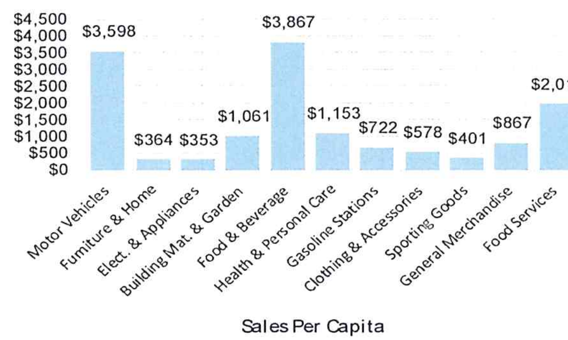


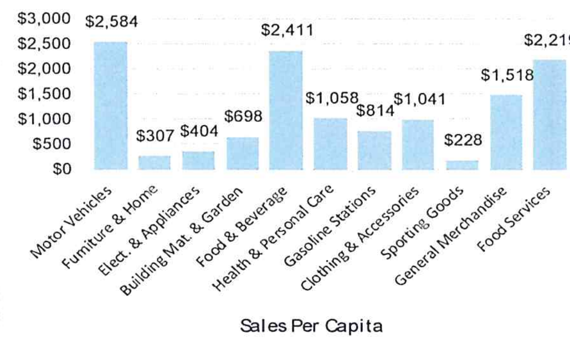




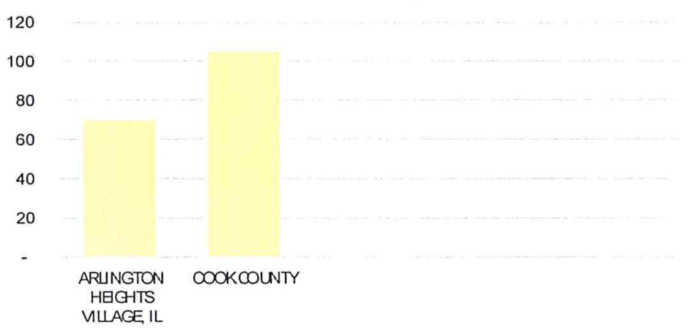
RETAIL SALES PER CAPITA

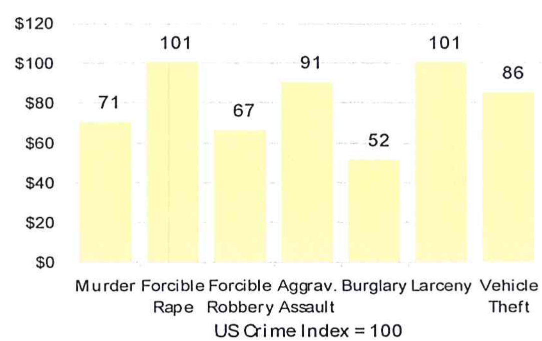






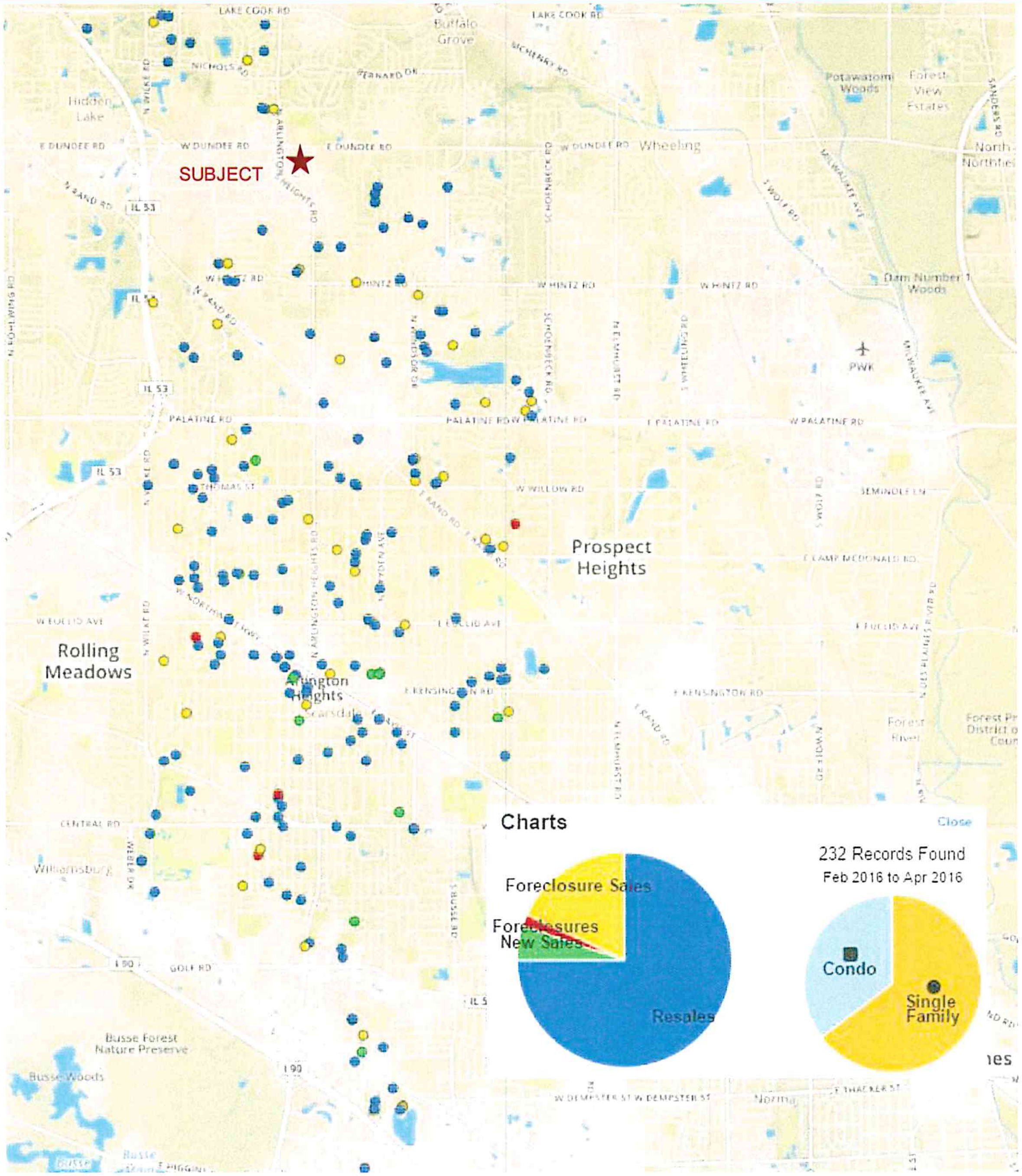
TOTAL CRIME INDEX (US=100)





COMPETITIVE HOUSING MARKET

ARLINGTON HEIGHTS HOUSING TRANSACTIONS – 3 MONTHS



REPORT TO THE HOUSING COMMISSION

To:	Housing Commission
Prepared By:	Nora Boyer, Housing Planner
Date Prepared:	September 9, 2013
Meeting Date:	September 16, 2013
Topic:	Attainable Housing Policy

BACKGROUND

During the review and approval process for Timber Court Condominiums (3200 N. Old Arlington Heights Rd.) a for-sale inclusionary housing policy was developed and published on February 8, 2008 as the Village of Arlington Heights' *Multi-Family Affordable Housing Toolkit for For-Sale Housing*. In 2011, staff drafted the *Affordable Rental Program Guidelines* for new rental developments.

Summary of the Arlington Heights Attainable Housing Guidelines

	Multi-Family Affordable Housing Toolkit for For-Sale Housing		Affordable Rental Program Guidelines	
Number of Affordable Units to be included in Projects	Units in Project	Percentage of Affordable	Units in Project	Percentage of Affordable
	10 or fewer	0%	10 or fewer	0%
	11 – 50	12%	11 – 50	12%
	51 – 100	15%	51 – 100	15%
	101 or more	20%	101 or more	20%
Fee-in-lieu of Units	$100,000 per unit		None included in guidelines	
Income Eligibility	80% of Chicago Area Median Income (AMI) or below		50% of Chicago Area Median Income (AMI) or below	
Initial Sale Price and Rent Standards	Initial sale price set at the amount affordable to an appropriate size household at 70% of Chicago Area Median Income (AMI) using 30% of income for housing costs.		Low HOME Rental Limits/HUD Rent Limits Affordable to Households at 50% of Chicago Area Median Income (AMI).	

APPLICATION OF INCLUSIONARY HOUSING GUIDELINES

The Village has applied its inclusionary housing guidelines to three developments. In the first instance, the Timber Court Condominiums development, the percentage of affordable units provided was consistent with the Village's guidelines. In the two subsequent developments, negotiations took place resulting in outcomes that diverge from the affordable housing guidelines. A summary of the requirements under the guidelines and the number of affordable units negotiated appear below. See Attachment A for additional details concerning these developments.

Timber Court Condominiums (a for-sale project) - The total number of approved units was 108. The percentage of affordable units to be provided as per the Toolkit was 20%. Timber Court Condominiums is consistent with the guidelines in the *Toolkit* with 20% of the approved units (21 units) set aside as affordable.

Arbor Lane Townhomes (a for-sale project): The developer agreed to pay a fee-in-lieu of providing 2 affordable for-sale units as called for under the *Toolkit*. The fee-in-lieu was set at 5% of the average sale prices for each of the 2 units (estimated at $13,750 for a total of $27,500) rather than $100,000 per unit as provided in the *Tookit* or 14% of the $100,000 fee-in-lieu amount stipulated in the *Toolkit*.

Arlington Downs (a rental project): The Affordable Rental Program Guidelines were applied to the new construction phase (Phase 2) of the Arlington Downs development. The maximum number of projected units in Phase 2 is 475. The guidelines called for 20% of the total number of units to be affordable or up to 95 units. The number of affordable rental units that was negotiated is 5% of the total number of units developed in Phase 2 if more than 300 units are developed. This results in a maximum of 24 affordable units (475 x 5% = 24). During discussion the developer indicated that the income and rent limits contained in the Village's Affordable Rental Program were too low to be feasible. In the final approval of the project, the developer was allowed to continue to work on the specific terms of an affordable housing plan which will require Village approval.

ANALYSIS OF INCLUSIONARY HOUSING PROGRAM IN OTHER ILLINOIS SUBURBS

Four Chicago area suburban municipalities have inclusionary housing programs. Below is a summary or each community's policies. Additional details are provided in Attachment B.

City of Evanston: The City of Evanston's inclusionary zoning program only applies to for-sale developments (not rental) and only applies to developments of 25 or more units. The fee in lieu amount is $40,000 per unit, and Evanston has been successful in collecting funds at that level.

City of St. Charles: The City of St. Charles's program applies to both for-sale and rental housing and applies to developments of all sizes. The fee in lieu amount is $104,500 per unit. St. Charles collected $500,000 for its Housing Trust Fund, but these funds were received via a one-time annexation agreement not from fee in lieu payments. Rental units are rented to households at or below 60% of Chicago Area Median Income (AMI), and the Illinois Housing Development Authority's rental rates for 60% of Chicago Area Median Income (AMI) are used.

City of Highland Park: Highland Park's program applies to both for-sale and rental housing. It applies to developments of 5 or more units. The fee in lieu amount was reduced in April 2013 from $200,000 per unit to $125,000 per unit. Highland Park has had some success in creating a few affordable units and in collecting some fee in lieu payments. Rental units are rented to household with incomes between 50% - 120% of Chicago Area Median Income (AMI) and the 30% of income for housing costs standard is used to define affordability.

City of Lake Forest: Lake Forest applies its program to multi family developments of 5 or more. The fee in lieu amount is $130,000 per unit. Lake Forest has had success in collecting fee in lieu payments totaling $800,000. Rental units are to be rented to households with incomes from 50% to 80% of Chicago Area Median Income (AMI). The 30% of income for housing costs standard is applied to define affordability.

ANALYSIS OF PERCENTAGE AND FEE OPTIONS

The Village's experiences in applying the *Multi-Family Affordable Housing Toolkit for For-Sale Housing* and the *Affordable Rental Guidelines* indicate that the percentage of affordable units requested are too high, the income and rent limits for the rental program are too low, and the fee-in-lieu amount is too high.

Percentage of Affordable Units

In evaluating the number of affordable units to be included as a percentage of the number of units developed, a guide that could be used to establish a modified rate is the standard provided in the Illinois Affordable Housing and Appeal Act. This law requires that 10% of the housing stocks of Illinois municipalities be affordable or the municipalities become subject to the law's affordable housing requirements including the requirement to develop a plan for bringing the community into compliance with the 10% standard.

In 2004, the Illinois Housing Development Authority (IHDA) calculated and has maintained Arlington Heights' percentage of affordable housing at 15.9%. IHDA has indicated that a recalculation will take place in the future, but it is not known when this may occur.

In order to keep the Village's housing stock at or above 10% affordability standard, requiring that 10% to 15% of units in development be affordable is justified.

Rental Program Income Limits and Rents

When discussing the *Affordable Rental Guidelines* with developers, including at Arlington Downs, it was found that the income eligibility standard for households set at 50% of Chicago Area Median Income (AMI) and the corresponding HUD Low HOME Rent Limits/50% Chicago Area Median Income (AMI) Rent Limits may be too low. After reviewing the other suburban rental inclusionary programs and IHDA's policies and documents concerning rental housing under the Illinois Affordable Housing and Appeal Act, staff finds that an income eligibility standard at 60% (rather than 50%) of the Chicago Area Median Income (AMI) is more reasonable and is consistent with other programs. The 60% Chicago Area Median Income (AMI) standard is also consistent with the standard set for rental programs under the Village's Housing Trust Fund Ordinance. IHDA releases annual affordable rent limits for households at 60% of Chicago Area Median Income that would be appropriate if the income eligibility standard is increased from 50% to 60% of Chicago Area Median Income. See Attachment C for a comparison of 60% and 50% Chicago Area Median Income and the corresponding IHDA and HUD rent limits.

Fee-in-Lieu Amount
With respect to the fee-in-lieu amount, staff reviewed list prices of for-sale condominiums and found that a supply of one and two modest condominiums area available in the current housing market at $40,000 to $120,000. To reflect the current values of modest for-sale condominium units, a fee-in-lieu amount of $75,000 for both the for-sale and rental programs is more appropriate than $100,000.

Information used for this analysis including estimated home values in Arlington Heights, list prices of condominiums, samples information of condominiums for sale, and rents paid for rental units in Arlington Heights is provided in Attachment D.

REVISIONS TO ARLINGTON HEIGHTS' POLICIES

The Village has had varying outcomes when applying the *Multi-Family Affordable Housing Toolkit for For-Sale Housing* and the *Affordable Rental Guidelines*. As a result of these experiences, the Housing Commission is asked to consider several options for revising the policies contained in these documents:

OPTIONS FOR REVISING THE MULTI-FAMILY AFFORDABLE HOUSING TOOLKIT FOR FOR-SALE HOUSING (one or more option may be considered):

Option 1. Maintain the current negotiated attainable housing program with the guidelines as currently set in the *Multi-Family Affordable Housing Toolkit*.

Option 2: Modify the guidelines in the *Multi-Family Affordable Housing Toolkit* to decrease the threshold number of units to which the guidelines apply but also reduce the percentages of affordable units at each level:

Current Guidelines

Number of Units in Project	Percent of Units to be Affordable
10 or fewer	0%
11 - 50	12%
51 – 100	15%
101 or more	20%

Proposed Guidelines

Number of Units in Project	Percent of Units to be Affordable
5 or fewer	0%
6 - 25	10%
26 or more	15%

Option 3: Change the fee in lieu amount in the *Multi-Family Affordable Housing Toolkit* from $100,000 to $75,000 per unit.

Option 4: Investigate whether the for-sale attainable housing program should be made mandatory and codified into the Village Code. This investigation would include consulting with the Village

Attorney who has previously expressed legal issues and reservations with mandatory inclusionary zoning.

OPTIONS FOR REVISING THE AFFORDABLE RENTAL PROGRAM GUIDELINES (one or more option may be considered):

Option 1. Maintain the current negotiated attainable housing program with the guidelines as currently set in the *Affordable Rental Program Guidelines*.

Option 2: Modify the *Affordable Rental Program Guidelines* to increase the minimum threshold level under which the guidelines apply and reducing the percentages of affordable units:

Current Guidelines

Number of Units in Project	Percent of Units to be Affordable
10 or fewer	0%
11 - 50	12%
51 – 100	15%
101 or more	20%

Proposed Guidelines

Number of Units in Project	Percent of Units to be Affordable
5 or fewer	0%
6 - 25	10%
26 or more	15%

Option 3: Change the income eligibility standards under the guidelines from 50% to 60% of Chicago Area Median Income, adjusted for household size. This would put Arlington Heights standards in the mid-range of other Illinois communities and is also compatible with the income eligibility standard for rental programs that is included in the recently enacted Affordable Housing Trust Fund ordinance.

Option 4: Change the definition of affordable rents under the guidelines from the Low HOME Rent Limits to the IHDA Affordable Rent Levels for households at 60% of Chicago Area Median Income. The IHDA standard is consistent with the Illinois Affordable Planning and Appeals Act and also increases the maximum rents to be more consistent with the mid-range of the other Illinois communities.

Option 5: Add a fee in lieu amount to the *Affordable Rental Program Guidelines* and set it at $75,000 per unit.

Option 6: Investigate whether the rental attainable housing program should be made mandatory and codified into the Village Code. This investigation would include consulting with the Village Attorney who has previously expressed legal issues and reservations with mandatory inclusionary zoning.

RECOMMENDATION:

It is recommended that the Housing Commission recommend the following changes to the *Multi-Family Affordable Housing Toolkit for For-Sale Housing*:

1. Modify the rate of inclusion of affordable units to:

Number of Units in Project	Percent of Units to be Affordable
5 or fewer	0%
6 - 25	10%
26 or more	15%

2. Change the fee in lieu amount from $100,000 to $75,000 per unit.

It is recommended that the Housing Commission recommend the following changes to the *Affordable Rental Guidelines*.

1. Modify the rate of inclusion of affordable units to:

Current Guidelines

Number of Units in Project	Percent of Units to be Affordable
10 or fewer	0%
11 - 50	12%
51 – 100	15%
101 or more	20%

Proposed Guidelines

Number of Units in Project	Percent of Units to be Affordable
5 or fewer	0%
6 - 25	10%
26 or more	15%

2. Change the income eligibility standards under the guidelines from 50% to 60% of Chicago Area Median Income, adjusted for household size.

3. Change the definition of affordable rents under the guidelines from the Low HOME Rent Limits to the IHDA Affordable Rent Levels for households at 60% of Chicago Metro Area Median Income.

4. Add a fee-in-lieu option as an alternative for including affordable units in developments and set the fee-in-lieu amount at $75,000 per unit.

APPROVED

MINUTES OF A MEETING OF
THE ARLINGTON HEIGHTS HOUSING COMMISSION
HELD AT ARLINGTON HEIGHTS VILLAGE HALL
VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS
MARCH 12, 2014

IN ATTENDANCE:

Commissioners Present:	Siobhan White	Namrita Nelson	Greg Zyck
	Anisa Jordan	Mark Hellner	
Commissioners Absent:	None		
Staff Present:	Nora Boyer, Housing Planner/Staff Liaison		
Guests:	Alex Hageli, Arlington Heights Resident Kori Larson, Glenkirk Linda Berkowitz, Glenkirk Beverly Saiz, Little City Foundation Ron Jordan, CEDA Northwest		

I. CALL TO ORDER

The meeting was called to order at 7:00 p.m.

II. PLEDGE OF ALLEGIANCE

III. APPROVAL OF MINUTES – JANUARY 7, 2014

A motion was made by Commissioner Nelson, seconded by Commissioner Jordan, to approve the minutes of the January 7, 2014 monthly meeting. The motion was approved unanimously.

IV. PLAN COMMISSION PROJECT UPDATE

No report.

V. HOUSING PROGRAM UPDATES

A. 2014/2015 Annual Action Plan/CDBG Budget Update

The 2014/2015 Annual Action Plan, including the CDBG budget, was approved by the Village Board on March 3, 2014. The Housing Commission requested $75,000 for a Group Home/Transitional Housing Rehabilitation Program. The program received a draft allocation of $63,726. This allocation may be adjusted when the Village’s final CDBG allocation amount is known.

During the discussion at the Village Board meeting concerning the Group Home/Transitional Housing Rehabilitation Program, one of the Trustees asked about the inclusion of a repayment provision to ensure that the public receives sufficient benefit from the investment of funds into the group homes or transitional housing units. The concern was that the housing could be sold soon after the investments are made. A repayment provision, similar to the repayment provision of the Single Family Rehab Program, could also return the funds to the Village for investment in future projects. The members of the Housing Commission received a memorandum from the Planning Department that explained HUD's asset reversion clause (which requires repayment if the funds invested are $25,000 or more) and several options for more restrictive requirements for the Housing Commission to consider.

Three non-profit organizations (Little City Foundation, Glenkirk and CEDA Northwest) submitted separate applications for CDBG funds for improvements to housing units they own in the Village. These applications were not independently funded. Rather, they are to be considered for funding under the Group Home/Transitional Housing Rehabilitation Program. The responses of the agencies to the possibility of a repayment provision were included in the Planning Department's memo and the agencies had representatives in attendance at the meeting.

The representatives of both Little City Foundation and CEDA Northwest indicated that a repayment element upon sale of the property would be acceptable, and that they would still be interested in receiving the funding with that type of condition. The representative from Glenkirk said that she would need to go back to the agency to discuss whether a repayment provision would affect whether they would continue to request the funds.

After some discussion, the following motion was made:

- **One-third of the funded amount for each project would be provided as a grant.**
- **Two-thirds of the funded amount for each project would be provided as a 0% interest loan, with repayment deferred and due in full when the improved property is sold or ceases to be used primarily for a CDBG-eligible purpose.**
- **Upon the occurrence of a condition that makes the loan due, the agency would have the option to request that the lien be transferred to another property in Arlington Heights that is being used for a CDBG-eligible purpose.**

For assistance in the amount of $25,000 or more, the HUD reversion of assets regulation shall apply for the required 5 year period after which the terms above shall apply.

Motion approved with a vote of 4 in favor and 1 opposed.

Voting in favor: Commissioner Jordan, Commissioner Hellner, Commissioner White, and Commission Zyck.

Dissenting: Commissioner Nelson whose opinion was that 100% of the funds for the projects should be provided as a 0% inertest, deferred loan rather than two thirds of the funded amounts.

B. Single Family Rehab Program

Ms. Boyer reported that a new application was received in late February. The home is occupied by the owner and her adult cousin. Ms. Boyer explained that the incomes of all adults living in the house must be totaled and compared to the maximum household income for the household size under the HUD income eligibility guidelines. Ms. Boyer has requested the income information for the cousin, but has not heard back yet.

It is unlikely that any additional projects will be completed before the end of the fiscal year on April 30th. Unspent funds are retained in the CDBG program and reallocated in the next budget cycle. Since the budget has already been approved for 2014-2015, the unspent funds will be re-budgeted in 2015-2016 unless the 2014-2015 budget is amended.

It was suggested that Ms. Boyer revisit application 13-05 which was denied due to insufficient equity.

C. Northwest Suburban Housing Collaborative

Ms. Boyer reported that in the NWSHC is pursuing the Handyman Program with the North West Housing Partnership as the possible administrator for the Collaborative area. Commissioner White suggested that staff consult with the Senior Citizens Commission with respect to this project and the senior services directory. The home modification program and senior "Village" concept may be appropriate for discussion by the Housing Commission in the future.

VI. GROUP HOME/TRANSITIONAL HOUSING REHAB GUIDELINES

Discussed above under agenda item V.A.

VII. COOK COUNTY HOME CONSORTIUM

Ms. Boyer stated that staff is discussing the merits of joining the Cook County HOME Consortium. Joining was considered a year ago, but there were concerns about whether the Village would more likely to be successful in obtaining HOME funds for projects through the Cook County Consortium or through the State. As a non-member of the Cook County Consortium, the Village is eligible to apply for HOME funding through the State (the Illinois Housing Development Authority (IHDA)), and the Village was successful in securing HOME funds from IHDA for a first time homebuyer program in the past. The requirement that the Village would be required to change its fiscal year for its CDBG program from the Village's general funds fiscal year (May 1 – April 30) to the federal fiscal year (October 1 – September 30) is also a consideration. It was noted that Cook County is following through on its promise to plan for community development needs in the County on a regional basis and held one of its recent Planning for Progress workshops in Arlington Heights Village Hall.

VIII. INCLUSIONARY ZONING GUILDELINES

A. Multi-Family Affordable Housing Toolkit for For-Sale Housing

The members reviewed the guidelines in the *Multi-Family Affordable Housing Toolkit for For-Sale Housing* and the *Affordable Rental Housing Guidelines* and staff recommendations for changes.

A motion was made by Commissioner White, seconded by Commissioner Zyck, to recommend the following modifications to the *Multi-Family Affordable Housing Toolkit for For-Sale Housing*:

- **Include a statement in the guidelines that the construction of units under the guidelines is preferable to the payment of the fee-in-lieu of constructing the units.**

- **Modify the guidelines in the *Multi-Family Affordable Housing Toolkit* to decrease the threshold number of units to which the guidelines apply but also reduce the percentages of affordable units at each level resulting in the following guidelines:**

Number of Units in the Project	Percentage of Units to be Affordable
5 or fewer	0%
6 – 25	10%
26 or more	15%

- **Partial units shall be rounded to the nearest whole number.**

- **Change the fee-in-lieu amount in the *Multi-Family Affordable Housing Toolkit* from $100,000 to $75,000**

The motion was approved unanimously.

The matter of whether the guidelines should be codified and made mandatory will be discussed at a later date.

B. Affordable Rental Program Guidelines

The members reviewed the guidelines under the *Affordable Rental Program Guidelines* and the staff recommendations for charges.

A motion was made by Commissioner Zyck, seconded by Commissioner Nelson, to recommend the following modifications to the *Affordable Rental Program Guidelines*:

- **Include a statement in the guidelines that the construction of units under the guidelines is preferable to the payment of the fee-in-lieu of constructing the units.**

- **Modify the *Affordable Rental Program Guidelines* to increase the minimum threshold level under which the guidelines apply and reducing the percentages of affordable units at each level resulting in the following guidelines:**

Number of Units in the Project	Percentage of Units to be Affordable
5 or fewer	0%
6 – 25	10%
26 or more	15%

- **Partial units shall be rounded to the nearest whole number.**

- **Change the income eligibility standards under the guidelines from 50% to 60% of the**

Chicago Area Median Income, adjusted for household size.

- **Change the definition of affordable rents under the guidelines from the Low HOME Rent Limits to the Illinois Housing Development Authority (IHDA) Affodable Rent Levels for households at 60% of Chicago Area Median Income, adjusted for households size.**

- **Add a fee-in-lieu amount to the *Affordable Rental Program Guidelines* and set the amount at $75,000 per unit.**

The motion was approved unanimously.

The matter of whether the guidelines should be codified and made mandatory will be discussed at a later date.

XI. ADJOURNMENT

A motion was made by Commissioner Hellner, seconded by Commissioner Jordan, to adjourn the meeting at 9:00 PM. The motion was approved unanimously.

NEXT MEETING:

WEDNESDAY, APRIL 2, 2014 7:00 P.M.
IN THE BUECHNER CONFERENCE ROOM
FIRST FLOOR OF VILLAGE HALL

Arlington Heights Chart of Multi Family Affordable Housing Policy Projects

Subdivision	Year	Description	Staff Recommendation	Approved Compliance
Arlington Downs	2012	657 rental units Phase I: 214 Sheraton Bldg Phase 2: 443 units	No affordable units in Phase I. 5% of all units in Phase II be affordable or pay $100,000 per affordable unit not provided.	No affordable units in Phase I. 5% of residential units in Phase II of the development be affordable provided that more than 300 units are constructed in Phase II or pay $100,000 for each unit not provided, or provided or a combination of affordable units and fees of $ of $100,000 for each affordable unit not porvided. Would result in up to 24 affordable units or per unit fees but no affordable units or fees if less than 300 units are built in Phase II.
13 E. Miner	2015	12 rental units	Provide 1 affordable unit as per policy	Provide 1 affordable unit (full compliance)
Parkview Apts.	2014	45 rentals	7 permanently affordable units	Provide 7 affordable units (full compliance)
Arbor Lane	2012	16 for-sale condos	Several options were presented including full compliance (2 affordable units or $75,000 per unit as fee-in-lieu). One option suggested that if the Housing Commission chose to recommend a lesser fee, that it be 10% of the value of the lowest market rate unit, for each of the 2 inits, or other percentage of value as recommended by the Housing Commission paid for each of the 2 units. The fee would be calculated as follows: Est. unit value of $260,000 x .10 x 2 units = $52,000	$30,378.82 paid as fee in lieu of provideing 2 affordable units. 5% of the average sale price of units sold within 12 months of the issuance of the first occupancy permit for the development times 2. $303,788.10 x .05 x 2 = $30,378.82
Timber Court Condos	2004	108 condos approved 72 constructed to date	20% of the units in each of three 36-unit building (i.e. 7 affordable units per building).	20% of the units in each of three 36-unit building) (7 affordable units per building). To dates, 2 buildings have been consturcted with 7 affordable units each. (full compliance)

Item: 2016-2017 Group Home Transitional Housing Program Grant Applications

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Group Home Grant Applications	Exhibits

15

Village of Arlington Heights
2016 Community Development Block Grant
Grant Application
CFDA 14.218
(Program Year October 1, 2016-September 30, 2017)

Agency Clearbrook

Contact Person Michael D. Dalton Title Director of Operations

Phone 1-847-870-7711 ext. 5017 Fax 1-847-870-7741 E-mail midalton@clearbrook.org

Address 1835 West Central Road Arlington Heights, IL 60005

Organization Website clearbrook.org

DUNS (Dun and Bradstreet) Number* 10-218-0775

* A DUNS Number is required to receive any federal funding. Your application may be automatically rejected if you do not provide this number.

Name of Proposed Program or Service Community Living Services

Project Location * Arlington Heights, IL 60005

Arlington Heights CDBG Funding Requested $8,000.00 Program Budget $10,000.00

A. PROGRAM

1. Describe the program for which funds are requested, including the purpose, clientele, duration, and goals. Explain any new or increased levels of service of the program:

Clearbrook is requesting CDBG funds to replace the driveway at our CILA that service (7) residents of which one is visually impaired. The driveway is unsafe for our residents due to the condition of the driveway (cracks and holes throughout) that are now trip and fall hazards. Due to this being an "intermittent" CILA with only 52 hours a week of supervision the upkeep of this property is of high importance for safety related issues such as this driveway. Clearbrook's residence is one of Clearbrook's Community Integrated Living Arrangements (CILAs). By definition, a CILA is a living arrangement for adults (ages 18 and older) in a group home, family home or apartment where 8 or fewer unrelated adults with intellectual/developmental disabilities live under the supervision of a community developmental services agency. Specifically, the CILA has a licensed capacity of seven (7) residents and is presently home to seven (7) residents: four (4) women and three (3) men. The home is referred to as an

* Address struck by Village staff for the benefit/ safety/ confidentiality of the residents.

"intermittent" CILA where supervision is provided during the afternoons/evenings six days/week for a total of 52 hours. The residents are independent in providing for their needs in the early hours of the day and overnight. A Program Manager (PM) is assigned to the CILA. The PM is present in the home five (5) hours/week and is on call 24/7. The purpose of the CILA is to provide each resident with the supports needed to maximize their independence and engagement in *their* community. Examples of supports include: money management, medication management, time management, wellness, etc. Each resident is engaged in meaningful, full-time day activities that can include workshop services, supported employment, independent employment, volunteering, and others. Each resident directs the identification of their supports through a model of "person-centered planning" and the development of individualized goals and objectives. The program is not time-limited as the funding for the program follows the person and not the program, thereby providing each resident with choice.

2. Has your organization received CDBG funds before? If so, what municipalities have you worked with?

Cook County and Lake County

3. Will any funds be used for research and development? Yes $\boxed{\text{No}}$

If yes, please specify how funds will be used: ______

B. SERVICE AREA

1. Describe your agency's service area (list any municipalities served): Clearbrook's footprint extends to fourteen counties, the majority of which are served through supports provided in family homes to infants, toddlers, children and adults. The organization owns/operates facilities in Cook, Lake, McHenry and DuPage counties in the following communities*: Addison, *Arlington Heights*, *Bensenville*, Berkeley, *Buffalo Grove*, *Carpentersville*, *Chicago*, Crystal Lake, *Deerfield*, Downers Grove, *Elk Grove Village*, Evanston, Gages Lake, *Glenview*, Gurnee, *Hanover Park*, *Hoffman Estates*, *Lake Bluff*, *Mt. Prospect*, *Northbrook*, *Northfield*, *Palatine*, Park Ridge, *Prospect Heights*, *Rolling Meadows*, *Schaumburg*, *Skokie*, Waukegan, *Wheeling*, *Wilmette*.

*locations of the Community Integrated Living Arrangements/CILAs, one of which is the Dwyer CILA, for which funding is being requested are noted in italics

2. Does this program serve residents of the Village of Arlington Heights? Yes

3. Describe any additional criteria for your program: All persons served by the program are at least eighteen (18) years of age, have been determined to have a developmental or intellectual disability, and are in need of an array of services and a supervised living arrangement. The client or guardian shall provide informed consent for participation in a CILA and shall agree to participate in the development and implementation of the individual integrated services plan.

4. What facilities, services, or programs are operated in Arlington Heights?

Clearbrook's administrative office is located in Arlington Heights. Also located in a shared space in Arlington Heights are the organization's CHILD Therapy Services Program, Community Employment Services (CES) and Community Integrated Living Arrangement (CILA) Program. Scattered throughout neighborhoods in Arlington Heights are seven CILAs including the CILA for which CDBG funding is being requested.

5. Are there other agencies in the same service area that provide the same service? If so, what agency/agencies provide(s) similar services?

Within the northern suburbs, the following agencies provide CILA services for adults with developmental and intellectual disabilities: Glenkirk (based in Northbrook); American Residential Care Center (based in Schaumburg); Orchard Village (based in Skokie); Shore

Community Services (based in Skokie); and, Lambs Farm (based in Libertyville operates campus-based residences. Of these, Clearbrook is the largest provider of CILA services, has the greatest presence in the service area, and provides the most expansive array of CILAs with respect to the needs of persons served.

C. PROGRAM CLIENT STATISTICS

1. List services provided to clients (meals served, shelter, counseling, day care, etc.):

For FY' 16 to date (7/15 –2/16), the residents of this CILA in Arlington Heights have been provided: 1,344 hours of direct supervision; 160 hours of case management; and 48 hours of behavioral services in their home. Additionally, the residents have participated in a total of 1,480 hours workshop services and 528 hours of community employment*

*none of the residents work full-time

2. Complete the following table for **low and moderate income persons** assisted for the primary purpose of the program, excluding complimentary services such as referrals:

	Total Persons Served	**Total Arlington Hts Residents Served**	**Total Arlington Hts Residents Served by CDBG Funds**
October 1, 2016 - September 30, 2017 (proposed)	7	7	7
October 1, 2015 - current	7	7	7
October 1, 2014 – September 30, 2015	7	7	7

3. How will you meet your CDBG goals for Arlington Heights residents identified above? Built in 1966 and purchased by Clearbrook in 2000, this residence has been the home to the licensed capacity of seven (7) adults with developmental and intellectual disabilities for more than fifteen (15) years. CDBG goals for these Arlington Heights residents will be met as the requested project addresses: the Village's high priority need of Affordable Housing for persons with developmental disabilities by preserving, maintaining and improving the community's housing stock and reducing the cost burden of housing for extremely low, low and moderate income households.

4. If you receive CDBG funds, how many additional Arlington Heights residents could you serve? 0*

*This is based upon the licensed capacity of the Dwyer CILA. Through attrition, this number could increase over time.

Would this program exist without CDBG funding? $\boxed{\text{Yes}}$ No

D. STAFF FOR FUNDED PROGRAM

1. Total number of staff employed by agency for this program:
   - a. Full time 1 Direct Support Professional
   - b. Part time 1 Direct Support Professional
     1 Program Manager
     1 Behavior Therapist
   - c. Volunteers As available

2. Provide the name of the Staff that will be coordinating the CDBG grant with the Village of Arlington Heights (i.e. submitting invoices, completing reports, monitoring visits, etc.): Michael D. Dalton Director of Operations

   How long has the Staff identified above been with the agency? 19 Years

E. FEES AND FUNDING SOURCES

1. Describe any client fees collected*: $0

*Any client fees collected must be used for program costs.

2. Describe how client fees are used:

3. List all other funding sources received for this program and portion allocated for Arlington Heights residents:

Source	Total Funds	Amount Utilized for Arlington Heights Residents
Section 108 Loan Guarantee	$0	$0
HOME Funds	$0	$0
ESG Funds	$0	$0
HOPWA Funds	$0	$0
Appalachian Regional Commission	$0	$0
Other Federal Funds	$245,000	$0
State/Local Funds	$29,936,335	$1,010,730
Private Funds	$350,000	$0
Program Income (Client fees)	$5,400,000	$360,383
Other Funding (i.e. donations, fundraisers, etc.) Please specify	$3,252,815	$

4. Does your agency receive more than $750,000 in federal funds? $\boxed{\text{Yes}}$ No

See A-133 report attached.

F. BUDGET

1. Please complete the following table:

Program Year	Agency Budget	Program Budget	Arlington Hts. CDBG Portion
2016 (Proposed)	$40,887,186	$10,000	$8,000
2015	$39,999,771	$0	$
2014	$38,034,735	$0	$0

2. Indicate how CDBG are proposed to be utilized

Use of CDBG Funds	CDBG Amount
Payroll of employees providing direct client service*	$0
Payroll for general administration of the CDBG grant*	$0
Rent**	$0
Utilities**	$0
Other administrative costs (please specify)	$0
Construction/Rehabilitation	$10,000
Total CDBG Grant Request	$8,000

*Payroll time sheets documenting staff hours and pay rates will be required with invoices.
** These costs are not always eligible. The Village must approve a cost allocation plan before reimbursement will be made.

G. PERFORMANCE MEASUREMENT SYSTEMS

1. Please check one of the following to identify your agency's proposed objectives.

   (This should reflect the purpose of your agency's proposed program.)

   __X__ Creating a Suitable Living Environment
   _____ Providing Decent Affordable Housing
   _____ Creating Economic Opportunities

2. Please check <u>one</u> of the following to identify your agency's proposed outcomes. (This should reflect the result your agency would like to accomplish.)

   __X__ Availability/Accessibility
   _____ Affordability
   _____ Sustainability

H. OTHER INFORMATION

The following documents **must be included** with your application:

1. Mission statement.
2. Budget for the proposed budget for next fiscal year, including proposed funding sources.
3. Current budget, including proposed funding sources.
4. Most recent audit.
5. Additional documentation may be attached if provided space is not adequate.
6. Proof of non-profit determination.
7. Organizational chart.

The information on this application is accurate to the best of knowledge. Inaccurate, missing or misleading information may cause this application to be rejected.

Michael D. Dalton	Director of Operations
Name (Printed)	Title
Mike D. Dalton	4/1/16
Signature	Date

APPLICATIONS SHOULD BE RETURNED TO:

VILLAGE OF ARLINGTON HEIGHTS
ATTENTION: NORA BOYER, HOUSING PLANNER
33 S ARLINGTON HEIGHT ROAD
ARLINGTON HEIGHTS, IL 60005
or to nboyer@vah.com

APPLICATION DEADLINE: FRIDAY, APRIL 1, 2016 BY 5:00 P.M.

ANY APPLICATIONS RECEIVED AFTER THE DEADLINE
WILL NOT BE ACCEPTED.

CLEARBROOK
Creating Opportunities for People with Disabilities

Our Mission

Clearbrook is committed to being a leader in creating innovative opportunities, services and supports to people with disabilities.

We serve people over a range of ages and disabilities from children diagnosed with developmental delays at birth to the unique needs of seniors with disabilities and all ages in between.

Annually, we support over 7,000 individuals as well as their families in 14 counties, in over 160 communities and 50 locations throughout Chicago, the suburbs, and northern Illinois. We are proud to be the largest provider of home-based services in Illinois.

Clearbrook is a 501(c)3 organization, licensed, certified and/or accredited by the Illinois Department of Human Services, Illinois Department of Public Health, Illinois Department of Rehabilitation Services, SourceAmerica and the US Department of Labor.

Agency Name: Clearbrook

Overall Agency Budget FY17 Proposed

	FY 2016/17 Propsed Budget
Fiscal Year Start & End (mm/yy - mm/yy)	07/16 - 06/17
A. Functional (Direct) Expenditures	
Salaries and Benefits (Programs Only)	27,286,065
All Other Expenses	8,627,550
Expense Subtotal	35,913,615
Prorated Supporting Services	
Management and General	2,825,665
Depreciation	1,150,000
Fund Raising Expenses	580,500
Total Expenditures (Section A)	**40,469,780**
Administative Expense Ratio	
B. Revenue\Income by Service	
Purchases of Service - Federal and State	10,605,000
Grants - Federal and State	19,601,885
All Other Grants (Non United Way)	325,000
Fees and Dues	5,779,895
Investment Income	
Agency Fund Raising & Special Events Revenue	**3,558,000**
Miscellaneous Income	400,000
Total Revenue (Section B)	**40,269,780**
I. Surplus (Deficit)	**(200,000)**

Clearbrook
FY16 BUDGET

		FY16 BUDGET YTD
REVENUES		
CHILDREN'S SERVICES	$	3,896,416
DEVELOPMENTAL TRNG	$	4,098,531
EMPLOYMENT TRNG	$	3,787,895
CLINIC	$	1,463,920
WRIGHT HOME	$	1,060,699
FAIRFAX	$	931,554
EAST WILKE	$	831,548
COMMONS	$	4,985,520
SUPPORTED LIVING	$	-
CILA	$	12,223,260
HOME BASED SVCS.	$	5,574,108
CREATING OPP	$	4,000
SUPPORT SERVICES	$	752,144
DEVELOPMENT	$	656,500
SPECIAL GRANTS	$	400,000
Total REVENUES	$	40,666,095
EXPENSES		
CHILDREN'S SERVICES	$	4,078,603
DEVELOPMENTAL TRNG	$	4,372,730
EMPLOYMENT TRNG	$	3,917,591
CLINIC	$	1,484,333
WRIGHT HOME	$	1,215,580
FAIRFAX	$	877,754
EAST WILKE	$	871,972
COMMONS	$	5,156,064
SUPPORTED LIVING	$	-
CILA	$	12,345,589
HOME BASED SVCS.	$	5,250,227
CREATING OPP	$	4,000
SUPPORT SERVICES	$	545,504
DEVELOPMENT	$	747,239
SPECIAL GRANTS	$	20,000
Total EXPENSES	$	40,887,186
NET SURPLUS (DEFICIT)		
CHILDREN'S SERVICES	$	(182,187)
DEVELOPMENTAL TRNG	$	(274,199)
EMPLOYMENT TRNG	$	(129,696)
CLINIC	$	(20,413)
WRIGHT HOME	$	(154,881)
FAIRFAX	$	53,800
EAST WILKE	$	(40,424)
COMMONS	$	(170,544)
SUPPORTED LIVING	$	-
CILA	$	(122,329)
HOME BASED SVCS.	$	323,881
CREATING OPP	$	0
SUPPORT SERVICES	$	206,640
DEVELOPMENT	$	(90,739)
SPECIAL GRANTS	$	380,000
NET SURPLUS/(DEFICIT)	$	(221,091)

IRS Department of the Treasury
Internal Revenue Service

OGDEN UT 84201-0038

In reply refer to: 0441958642
Oct. 26, 2009 LTR 4168C E0
36-2420176 000000 00
00025817
BODC: TE

CLEARBROOK
1835 W CENTRAL RD
ARLINGTON HTS IL 60005-2410

000396

Employer Identification Number: 36-2420176
Person to Contact: L Reed
Toll Free Telephone Number: 1-877-829-5500

Dear Taxpayer:

This is in response to your Oct. 15, 2009, request for information regarding your tax-exempt status.

Our records indicate that your organization was recognized as exempt under section 501(c)(3) of the Internal Revenue Code in a determination letter issued in March 1967.

Our records also indicate that you are not a private foundation within the meaning of section 509(a) of the Code because you are described in section(s) 509(a)(1) and 170(b)(1)(A)(vi).

Donors may deduct contributions to you as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for Federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

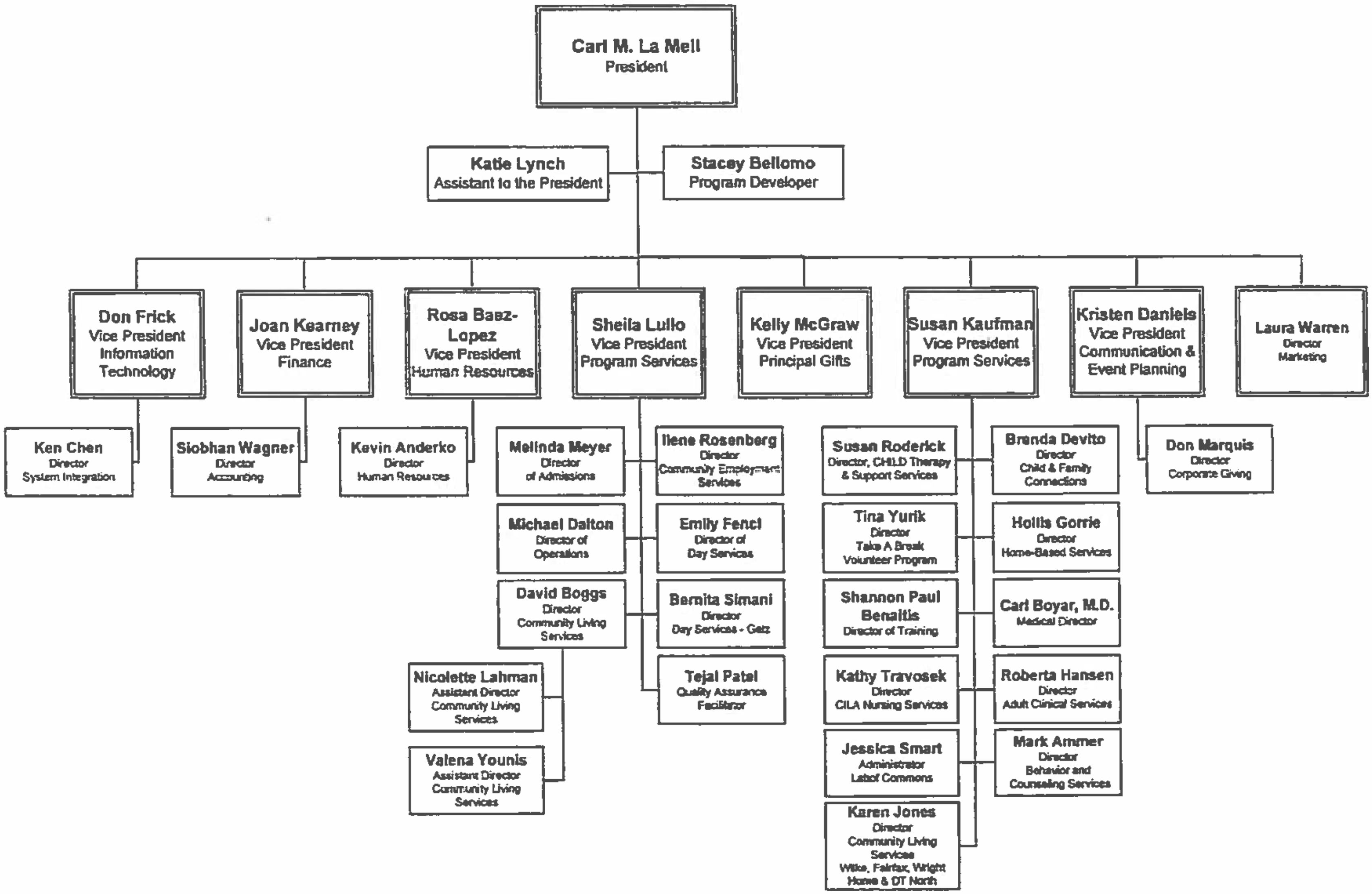
If you have any questions, please call us at the telephone number shown in the heading of this letter.

Sincerely yours,

Rita A. Leete

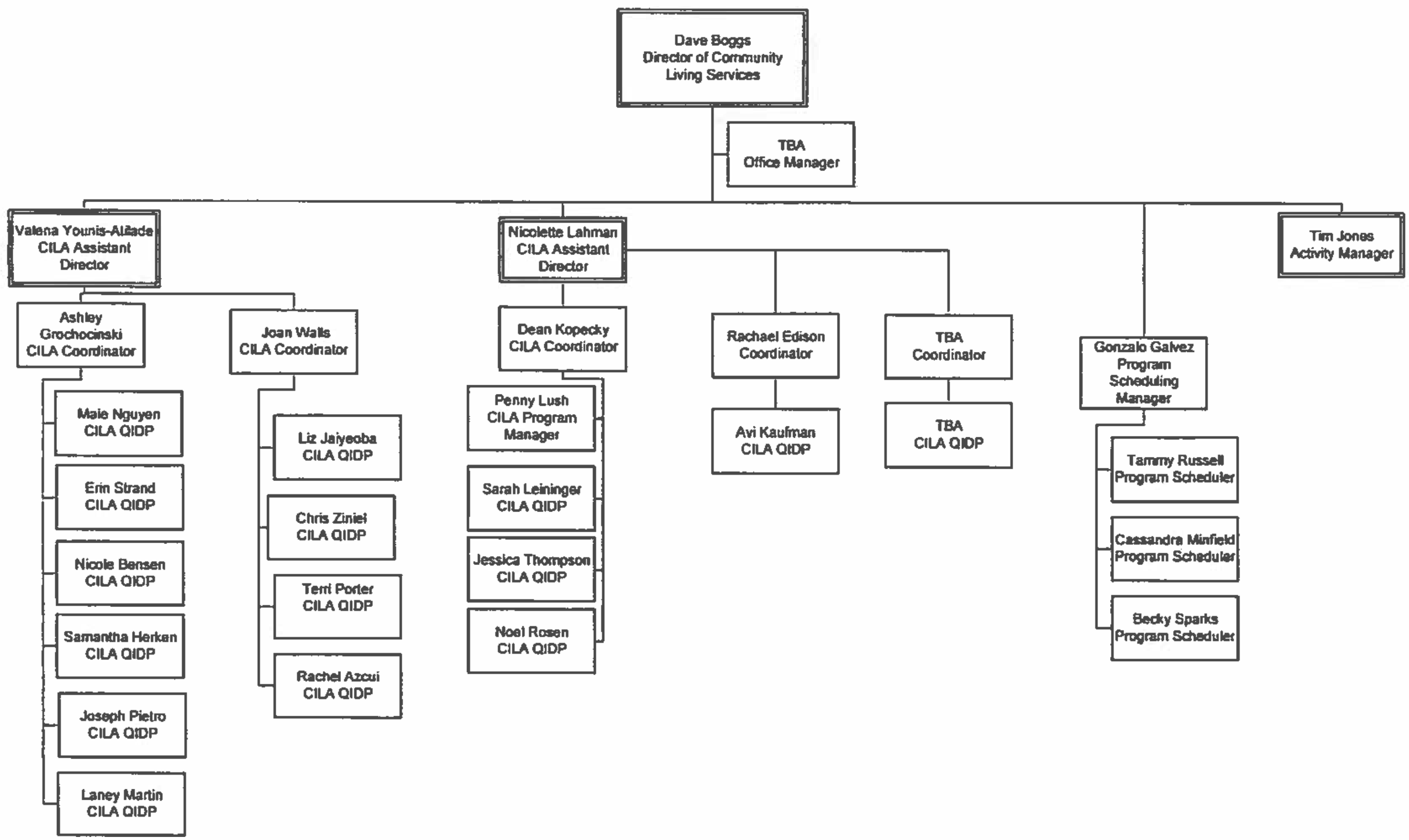
Rita A. Leete
Accounts Management II

Clearbrook Organizational Chart
Administration January 2016



Community Living Services

March 2016



16

Village of Arlington Heights
2016 Community Development Block Grant
Grant Application
CFDA 14.218
(Program Year October 1, 2016-September 30, 2017)

Agency Little City Foundation

Contact Person Carrie Carnaghi Title Grants Manager

Phone 847-221-7865 Fax 847-303-0015 Email ccarnaghi@littlecity.org

Address 1760 W. Algonquin Road, Palatine, Illinois 60067

Organization Website www.littlecity.org

DUNS (Dun and Bradstreet) Number* 069962314
* A DUNS Number is required to receive any federal funding. Your application may be automatically rejected if you do not provide this number.

Name of Proposed Program or Service ~~———~~ CILA Home Renovation Project

Project Location 2 CILA Group Homes* in Arlington Heights

Arlington Heights CDBG Funding Requested $16,223 Program Budget $18,463

A. PROGRAM

1. Describe the program for which funds are requested, including the purpose, clientele, duration, and goals. Explain any new or increased levels of service of the program:

Little City provides Community Integrated Living Arrangement (CILA) housing for adults (ages 22 and older), in group home settings where up to eight individuals with intellectual and developmental disabilities live under the supervision of trained and supportive Little City staff. Residents of the homes receive complete and individualized residential care and personal support services. CILA living also provides a stable and comfortable home environment, along with specialized services that promote inclusion and physical well-being in their homes and communities. Little City's CILA homes are located in neighborhood settings, which offer a warm and welcoming environment. Life Skills Instructors provide support 24 hours a day, seven days a week. Residents living in CILA homes, enjoy the pleasures of sharing a of home their own while simultaneously learning to handle the responsibilities that coincide with independent living.

Please see attached for more information.

* Addresses struck by Village staff for the benefit/safety/confidentiality of the residents.

2. Has your organization received CDBG funds before? If so, what municipalities have you worked with?
Yes, Little City has worked with the Village of Arlington Heights, Village of Schaumburg, Cook County, DuPage County, and Lake County.

3. Will any funds be used for research and development? Yes X No
If yes, please specify how funds will be used: Not applicable.

B. SERVICE AREA

1. Describe your agency's service area (list any municipalities served):
Little City's service area consists of a 25-mile radius extending from the main campus located in Palatine. Little City maintains CILA homes in multiple communities including: Schaumburg, Arlington Heights, Hanover Park, Hoffman Estates, Palatine, Roselle, Streamwood, and Mundelein.

2. Does this program serve residents of the Village of Arlington Heights? Yes

3. Describe any additional criteria for your program: Not applicable.

4. What facilities, services, or programs are operated in Arlington Heights?
Little City operates two CILA homes in Arlington Heights

5. Are there other agencies in the same service area that provide the same service? If so, what agency/agencies provide(s) similar services?

Clearbrook, Glenkirk, and St. Colleta's provide services for individuals with disabilities including CILA living.

C. PROGRAM CLIENT STATISTICS

1. List services provided to clients (meals served, shelter, counseling, day care, etc.):
Little City's Community Integrated Living Arrangement (CILA) provides individuals with disabilities the opportunity to live in residential communities supported by Little City staff 24 hours a day and 7 days a week. The residents learn to live as independently as possible in a home environment. Staff teach the residents home management skills such as budgeting, cooking, cleaning, laundry, assorted daily living activities, and community engagement activities. Little City also provides clinical (mental health and behavioral intervention), recreational (community, campus, and home based), and medical services.

2. Complete the following table for **low and moderate income persons** assisted for the primary purpose of the program, excluding complimentary services such as referrals:

	Total Persons Served	**Total Arlington Hts Residents Served**	**Total Arlington Hts Residents Served by CDBG Funds**
October 1, 2016 - September 30, 2017 (proposed)	14	14	14
October 1, 2015 - current	14	14	14
October 1, 2014 – September 30, 2015	14	14	14

3. How will you meet your CDBG goals for Arlington Heights residents identified above?
The upgrades to the homes will provide a safe and suitable living arrangement for the individuals

4. If you receive CDBG funds, how many additional Arlington Heights residents could you serve?
Not applicable.
Would this program exist without CDBG funding? X Yes No

D. STAFF FOR FUNDED PROGRAM

1. Total number of staff employed by agency for this program:
a. Full time 11
b. Part time 1
c. Volunteers As needed for home beautification projects

2. Provide the name of the Staff that will be coordinating the CDBG grant with the Village of Arlington Heights (i.e. submitting invoices, completing reports, monitoring visits, etc.):
Carrie Carnaghi, Grants Manager
Bill Brennan, Director of Facilities

How long has the Staff identified above been with the agency? One year and six months

E. FEES AND FUNDING SOURCES

1. Describe any client fees collected*:
Not applicable.
*Any client fees collected must be used for program costs.

2. Describe how client fees are used: Not applicable

3. List all other funding sources received for this program and portion allocated for Arlington Heights residents:

Source	Total Funds	Amount Utilized for Arlington Heights Residents
Section 108 Loan Guarantee	$	$
HOME Funds	$	$
ESG Funds	$	$
HOPWA Funds	$	$
Appalachian Regional Commission	$	$
Other Federal Funds	$158,508	$ 158,508
State/Local Funds	$ 528,552	$ 528,552
Private Funds	$	$
Program Income (Client fees)	$	$
Other Funding (i.e. donations, fundraisers, etc.) Please specify	$ 8,539	$ 8,539

4. Does your agency receive more than $750,000 in federal funds? Yes X No

F. BUDGET

1. Please complete the following table:

Program Year	Agency Budget	Program Budget	Arlington Hts. CDBG Portion
2016 (Proposed)	$ 26,886,338	$ $18,463	$ 16,223
2015	$ 24,498,488	$ 27,605	$ 23,730
2014	$ 23,551,741	$ 29,000	$ 17,855

2. Indicate how CDBG are proposed to be utilized

Use of CDBG Funds	CDBG Amount
Payroll of employees providing direct client service*	$
Payroll for general administration of the CDBG grant*	$
Rent**	$
Utilities**	$
Other administrative costs (please specify)	$
Construction/Rehabilitation	$ 16,223
Total CDBG Grant Request	$ 16,223

*Payroll time sheets documenting staff hours and pay rates will be required with invoices. ** These costs are not always eligible. The Village must approve a cost allocation plan before reimbursement will be made..

G. PERFORMANCE MEASUREMENT SYSTEMS

1. Please check one of the following to identify your agency's proposed objectives. (This should reflect the purpose of your agency's proposed program.)
   - __X__ Creating a Suitable Living Environment
   - _____ Providing Decent Affordable Housing
   - _____ Creating Economic Opportunities

2. Please check <u>one</u> of the following to identify your agency's proposed outcomes. (This should reflect the result your agency would like to accomplish.)
   - _____ Availability/Accessibility
   - _____ Affordability
   - ___X__ Sustainability

H. OTHER INFORMATION

The following documents **must be included** with your application:

1. Mission statement.
2. Budget for the proposed budget for next fiscal year, including proposed funding sources.
3. Current budget, including proposed funding sources.
4. Most recent audit.
5. Additional documentation may be attached if provided space is not adequate.
6. Proof of non-profit determination.
7. Organizational chart.

The information on this application is accurate to the best of knowledge. Inaccurate, missing or misleading information may cause this application to be rejected.

Shawn E. Jeffers
Name (Printed)

Executive Director
Title

Signature

3/29/2016
Date

APPLICATIONS SHOULD BE RETURNED TO:

VILLAGE OF ARLINGTON HEIGHTS
ATTENTION: NORA BOYER, HOUSING PLANNER
33 S ARLINGTON HEIGHT ROAD
ARLINGTON HEIGHTS, IL 60005 or to nboyer@vah.com

APPLICATION DEADLINE: FRIDAY, APRIL 1, 2016 BY 5:00 P.M.

ANY APPLICATIONS RECEIVED AFTER THE DEADLINE
WILL NOT BE ACCEPTED.

2016 Village of Arlington Heights Community Development Block Grant Application
Little City's CILA Home Renovation Project

Project Description Continued:

Little City has owned and operated two homes located in Arlington Heights for twenty years: One home is comprised of four bedrooms, two bathrooms, living room, dining room, and a kitchen. Six women between the ages of 41-66 reside in the [redacted] home. The demographics within the home are 83% Caucasian and 17% African American. The other home consists of six bedrooms, three bathrooms, kitchen, living room, and dining room which also serves as an activity room. Eight men between the ages of 27-45 live in the home. The demographics within the [redacted] home are 64% Caucasian, 12% Hispanic, 12% African American and 12% Asian. 100% of the residents in both homes are considered low-income.

The proposed 2-home CILA Home Renovation Project consists of three components that will increase the quality of life for the residents as well as increase safety features within each home:

1. Install overhead lighting and LED lighting in the bedrooms, living room, and dining room at home #1
2. Replace light fixtures with LED lighting in the living room, bathrooms, kitchen, living room and dining room at home #2
3. Replace the kitchen floor at home #2

Currently, the bedrooms and living room at [redacted] do not contain overhead lighting. The rooms are illuminated by floor lamps and small bedside table lamps which provide minimal lighting. Installing LED light fixtures in the ceiling will provide light to a much larger area within the room, increasing visibility, and safety for the residents within the home. Little City will also upgrade the fluorescent lighting in the living room, dining room, and bathrooms at [redacted] to LED lights. LED lights are energy efficient, eco-friendly, consume 80-90% less energy, and have an impressive 20-year life span.

The kitchen floor at [redacted] is outdated, worn and in need of replacement. Little City will replace the current white flooring with laminate wood flooring. The new laminate floors have texture, color, and grain variation to make the floors look more like real wood. Laminate flooring is a great option for active households because it is made of non-porous aluminum oxide which reduces the chances of stain, fade, wear and moisture.

Little City's CILA homes are continuously being assessed for upgrades and capital improvements to better accommodate the specific needs of the residents. In an effort to make all CILA homes safe and comparable to standard homes within the community Little City continuously invests in upgrades for its properties.

Little City respectfully requests $16,223 to install overhead lighting and LED light fixtures at home #1 *as well as install LED lighting and replace the kitchen floor at* home #2 *located in Arlington Heights.*

2016-2017 2 - Home CILA Home Renovation Project Budget

Revenue:	
Little City General Operations Fund	$2,240
Village of Arlington Heights	$16,223
Total Revenue	$18,463
Expense:	
LED light fixtures-	$2,303
Installation of overhead lighting- Home #1	$9,970
LED light fixtures- Home #2	$1,850
Kitchen flooring- Home #2	$2,100
Director of Facilities Salary Support	$1,040
Administration and Finance Support	$1,200
Total Expenses	$18,463
Total Project Budget	**$18,463**

Mission Statement:
Little City's mission is to ensure that people with intellectual and developmental disabilities are provided with the best options and opportunities to live safely, work productively, explore creatively and learn continuously throughout their lifetime.

Little City Foundation
FY16 Budget Reports
Summary Income Statement

	Revenue	Expense	Surplus/(Deficit)	Headcount	Participant
Lifepath					
CILA	5,398,825	(4,387,003)	1,011,822	100	97
CLF	1,044,086	(892,747)	151,339	21	32
SLA	183,096	(182,011)	1,085	4	28
Vocational	2,076,471	(1,791,977)	284,494	27	141
Lifepath Total	8,702,478	(7,253,738)	1,448,740	152	298
Childbridge					
Children's Residential	6,737,917	(3,860,662)	2,877,256	85	54
Day School	2,333,452	(1,508,158)	825,294	31	34
Foster Care	4,011,023	(2,913,208)	1,097,815	28	131
Home Based	502,207	(453,174)	49,033	8	118
Childbridge Total	13,584,600	(8,735,202)	4,849,397	151	337
Administration					
Administration	2,350	(477,345)	(474,995)	3	
Marketing	0	(637,971)	(637,971)	8	
Administration Total	2,350	(1,115,316)	(1,112,966)	11	0
Development					
Development	3,026,922	(1,088,145)	1,938,777	10	
Development Total	3,026,922	(1,088,145)	1,938,777	10	0
Office Services					
Accounting	0	(658,335)	(658,335)	9	
Office Services	564,375	(2,267,926)	(1,703,552)	0	
Human Resources	880	(757,193)	(756,313)	10	
Training	150,000	(303,915)	(153,915)	4	
Strategy	0	(153,461)	(153,461)	2	
Office Services Total	715,255	(4,140,830)	(3,425,576)	24	0
Shared Services					
Behavioral (Child)	269,306	(461,638)	(192,332)	13	64
Behavioral Therapy (Adult)	273,333	(270,251)	3,081	0	94
Dental (Adult)	0	(16,390)	(16,390)	0	
Dental (Child)	0	(17,387)	(17,387)	0	
Food Service (Child)	0	(274,986)	(274,986)	3	
Medical (Adult)	0	(202,387)	(202,387)	0	
Medical (Child)	124,000	(354,736)	(230,736)	5	
Recreation (Adult)	101,095	(166,280)	(65,186)	0	
Recreation (Child)	0	(161,332)	(161,332)	5	
Shared Services Total	767,734	(1,925,388)	(1,157,655)	27	158
Support Services					
Facilities	0	(821,019)	(821,019)	17	
IT	0	(343,794)	(343,794)	4	
Transportation	87,000	(229,969)	(142,969)	4	
Support Services Total	87,000	(1,394,782)	(1,307,782)	25	0
LCF Total	26,886,338	(25,653,403)	1,232,935	400	793

IRS Department of the Treasury
Internal Revenue Service
P.O. Box 2508
Cincinnati OH 45201

In reply refer to: 0248360116
Dec. 11, 2015 LTR 4168C 0
36-2434562 000000 00
00019553
BODC: TE

LITTLE CITY FOUNDATION
1760 W ALGONQUIN RD
PALATINE IL 60067

100770

Employer ID Number: 36-2434562
Form 990 required: YES

Dear Taxpayer:

This is in response to your request dated Dec. 02, 2015, regarding your tax-exempt status.

We issued you a determination letter in OCTOBER 1959, recognizing you as tax-exempt under Internal Revenue Code (IRC) Section 501(c) 3.

Our records also indicate you're not a private foundation as defined under IRC Section 509(a) because you're described in IRC Section 509(a)(2).

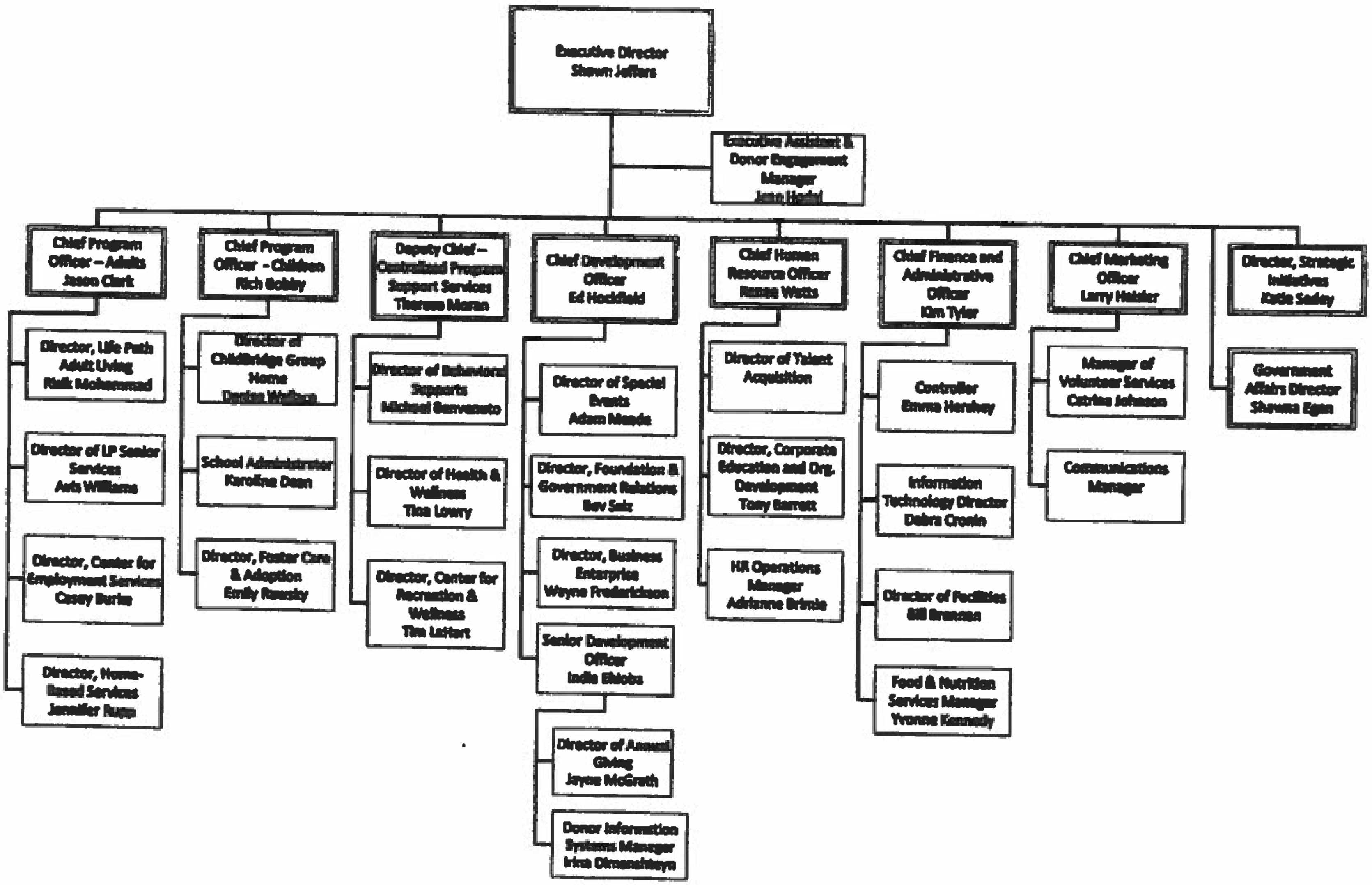
Donors can deduct contributions they make to you as provided in IRC Section 170. You're also qualified to receive tax deductible bequests, legacies, devises, transfers, or gifts under IRC Sections 2055, 2106, and 2522.

In the heading of this letter, we indicated whether you must file an annual information return. If a return is required, you must file Form 990, 990-EZ, 990-N, or 990-PF by the 15th day of the fifth month after the end of your annual accounting period. IRC Section 6033(j) provides that, if you don't file a required annual information return or notice for three consecutive years, your exempt status will be automatically revoked on the filing due date of the third required return or notice.

For tax forms, instructions, and publications, visit www.irs.gov or call 1-800-TAX-FORM (1-800-829-3676).

If you have questions, call 1-877-829-5500 between 8 a.m. and 5 p.m., local time, Monday through Friday (Alaska and Hawaii follow Pacific Time).

LITTLE CITY FOUNDATION
Senior Leadership
Organizational Chart
As of March 1, 2016



17

Village of Arlington Heights
2016 Community Development Block Grant
Grant Application
CFDA 14.218
(Program Year October 1, 2016-September 30, 2017)

Agency Glenkirk

Contact Person Linda Berkowitz Title Community Resource Development Manager

Phone 847-272-5111 (office)/847-414-1582 (cell) Fax 847-272-7350 E-mail lberkowitz@glenkirk.org

Address 3504 Commercial Avenue, Northbrook, IL 60062

Organization Website www.glenkirk.org

DUNS (Dun and Bradstreet) Number* 020035267

* A DUNS Number is required to receive any federal funding. Your application may be automatically rejected if you do not provide this number.

Name of Proposed Program or Service Residential Housing –

Project Location * Arlington Heights, IL 60004

Arlington Heights CDBG Funding Requested $33,200 Program Budget $44,310

A. PROGRAM

1. Describe the program for which funds are requested, including the purpose, clientele, duration, and goals. Explain any new or increased levels of service of the program:

Long an innovator, Glenkirk has led the movement toward community integration, developing residential alternatives for individuals of all ages with intellectual disabilities to live in home-like environments within the community. In Arlington Heights, Glenkirk has four community-based homes serving 28 individuals with intellectual disabilities. These homes, known as CILAs (Community Integrated Living Arrangements) are family-oriented, group homes designed to enable all residents to reach their full potential while living and working in a fully integrated community environment. CILAs provide a family setting where residents choose their own roommates and room décor, shop for groceries, and actively participate in leisure and community activities with the rest of their family. It is in one of these homes that Glenkirk seeks funding to renovate a kitchen as well as install a sensory room in the basement.

*Address struck by Village staff for the benefit, safety and condidentiality of the residents.

The renovation work on the kitchen will include a replacing all the appliances, cabinetry, flooring, and lighting as well as building a larger pantry and refinishing the wood flooring in the living room. These improvements will all be ADA compliant and, within out budget constraints, we will strive to include universally accessible features. The sensory room will improve the development of thought, intelligence and social skills of the Chestnut residents; multi-sensory environments offer people with cognitive impairments and other challenging conditions the opportunity to enjoy and control a variety of sensory experiences.

At the — CILA, six unrelated individuals receive complete and individualized residential care, personal support services, and day/vocational services. Five men and one woman, with intellectual and developmental disabilities live there, ranging in age from 30 to 57, with an average age of 44. Two individuals recently moved into the home the average length of residency in the house is 7¼ years. Four of the individuals attend day programming in Arlington Heights and two in Northbrook. The six individuals at the home will continue to live there until such time as they either choose to live elsewhere or when they are no longer able to meet the mental health and/or physical criteria required to remain in a CILA.

Goals are set in three areas for each individual in a CILA: Life Long Skills; Home Living Skills; and Community Living Skills. Life Long Skills include keeping a schedule, socialization skills, the ability to tell time, and money skills. Home Living Skills include housekeeping, laundry, showering, cooking, eating, dressing, and bathing. Community Living Skills include shopping, ordering off a menu and eating at a restaurant, paying for purchases, and staying safe in the community, which includes awareness of stranger danger, crossing streets, and using Pace transportation. Each individual has at least one individual goal in each of the three skill areas indicated above. Program service professionals develop reasonable and realistic goals for each individual. The progress toward the goals in each of the three areas listed above are tracked closely and reevaluated monthly.

2. Has your organization received CDBG funds before? If so, what municipalities have you worked with?

Glenkirk has previously received CDBG money from Arlington Heights. The first project involved installing energy efficient windows in two CILAs in 2011. In 2015, Glenkirk completed work on a kitchen renovation for a CILA with funds from Arlington Heights. Funding was recently approved for renovating a CILA bathroom, though the money has not yet been received. We also have received CDBG money from Cook County to rehab and improve our administrative offices in Northbrook.

3. Will any funds be used for research and development? Yes _X_ No

   If yes, please specify how funds will be used: ________________

B. SERVICE AREA

1. Describe your agency's service area (list any municipalities served): Glenkirk's service area is northern Cook and Lake Counties.

2. Does this program serve residents of the Village of Arlington Heights? Yes

3. Describe any additional criteria for your program: The target population is intellectually disabled individuals who have attained the age of 18 and who have substantial functional limitations in at least one of the following areas of major life activity: self-care; self-direction; capacity for independent living; and/or economic self-sufficiency. To be eligible for any of Glenkirk's residential services, individuals have to go through the State of Illinois's intake process that entails being added to the Prioritization of Urgency of Need for Services ("PUNS") database.

4. What facilities, services, or programs are operated in Arlington Heights?
Glenkirk operates four Community Integrated Living Arrangements in Arlington Heights that serve a total of 28 individuals. We also have day/vocational programs that provide programming and services to 57 individuals. Finally, Glenkirk maintains a medical services clinic at its Arlington Heights day services location as well as providing basic healthcare and some specialized services to individuals residing in group homes owned and/or managed by Glenkirk.

5. Are there other agencies in the same service area that provide the same service? If so, what agency/agencies provide(s) similar services?

Yes there are at least 13 other agencies that provide similar services in northern Cook County. However, there continues to be a shortage of residential housing for individuals with intellectual disabilities as evidenced by the waiting lists for CILAs that each of the agencies maintain.

C. PROGRAM CLIENT STATISTICS

1. List services provided to clients (meals served, shelter, counseling, day care, etc.):
Each of the four CILAs located in Arlington Heights operates around the clock, 365 days/year. In these homes, individuals live in family-like settings. During the day, four individuals from the — CILA attend day programming in Arlington Heights and two attend day programming in Northbrook. Weekends and evenings are filled with education, recreational, and community programming. All individuals also receive health and mental health services. Glenkirk's Life Balance program offers an array of mental health and therapeutic services to promote personal growth and development, increase self-esteem and social skills, remove barriers to community integration, and ensure successful placement of the individuals who receive its serves. It is one of the only specialized mental health programs in Illinois providing services to individuals with intellectual disabilities. Specialized services include assessment and referral for services, expressive arts therapies, individual and group counseling, skills-building psycho-educational classes, and behavioral intervention.

2. Complete the following table for **low and moderate income persons** assisted for the primary purpose of the program, excluding complimentary services such as referrals:

	Total Persons Served	Total Arlington Hts Residents Served	Total Arlington Hts Residents Served by CDBG Funds
October 1, 2016 - September 30, 2017 (proposed)	218	38	6
October 1, 2015 - current	220	38	8
October 1, 2014 – September 30, 2015	225	38	6

3. How will you meet your CDBG goals for Arlington Heights residents identified above? The goal of creating a suitable living environment will be met by renovating and adding accessibility features in the kitchen. Likewise creating a sensory room in the basement will provide stimulation and improve the development of thought, intelligence and social skills of individuals

with intellectual disabilities. With respect to accessibility, the kitchen will be ADA compliant and will include universally accessible features as are financially feasible.

4. If you receive CDBG funds, how many additional Arlington Heights residents could you serve? 0

   Would this program exist without CDBG funding? X Yes ____ No

D. STAFF FOR FUNDED PROGRAM

1. Total number of staff employed by agency for this program:
   - a. Full time 7
   - b. Part time 4
   - c. Volunteers 0

2. Provide the name of the Staff that will be coordinating the CDBG grant with the Village of Arlington Heights (i.e. submitting invoices, completing reports, monitoring visits, etc.): Mark Ingrum

   How long has the Staff identified above been with the agency? 27 years

E. FEES AND FUNDING SOURCES

1. Describe any client fees collected: Glenkirk does not charge fees for services. State money as well as federal entitlements such as SSDI, SSI, and RR pay for the services.

2. Describe how client fees are used: As noted above, fees are not charge. The State of Illinois has very specific guidelines for how the entitlement money can be spent and is limited to direct and indirect housing costs including, but not limited to rent, gas and electric, transportation and phone. Likewise the federal entitlement money has very specific uses.

3. List all other funding sources received for this program and portion allocated for Arlington Heights residents:

Source	Total Funds	Amount Utilized for Arlington Heights Residents
Section 108 Loan Guarantee	$0	$0
HOME Funds	$0	$0
ESG Funds	$0	$
HOPWA Funds	$0	$
Appalachian Regional Commission	$0	$0
Other Federal Funds (SSI and SSA)	$67,390	$67,390
State/Local Funds	$275,770	$275,770
Private Funds	$8,500	$8,500
Program Income (Client fees)	$	$
Other Funding (i.e. donations, fundraisers, etc.) Please specify Arlington Heights CDBG Glenkirk general operating budget	 $33,200 $7,610	 $33,200 $7,610

4. Does your agency receive more than $750,000 in federal funds? X Yes* ______No

Federal money received are actually entitlements and include SSI, SSA, and RR (Railroad Retirement) payments. These payments belong to the individuals who receive them and must be used for that individual's benefit; Glenkirk is prohibited from using these funds for the benefits of the agency as a large.

F. BUDGET

1. Please complete the following table:

Program Year	Agency Budget	Program Budget*	Arlington Hts. CDBG Portion
2016 (Proposed) *(7/16-6/17)*	$14,854,164	$404,160	$~~36,610~~ 33,200
2015 *(7/15-6/16)*	$14,993,778,	$464,710	$15,000 *(awarded but not yet received)*
2014 *(7/14-6/15)*	$14,849,110	$429,055	$24,900

**Please note the reason that program costs vary is that the program budget is specific to the Glenkirk CILA for which funding is sought. The majority of the CILA budget is money from the State of Illinois, which provides money earmarked for each individuals based on her/his disabilities. Thus houses with the same number of residents may or may not have identical budgets.*

2. Indicate how CDBG are proposed to be utilized

Use of CDBG Funds	CDBG Amount
Payroll of employees providing direct client service*	$0
Payroll for general administration of the CDBG grant*	$0
Rent**	$0
Utilities**	$0
Other administrative costs (please specify)	$0
Construction/Rehabilitation	$33,200
Total CDBG Grant Request	$33,200

*Payroll time sheets documenting staff hours and pay rates will be required with invoices.
** These costs are not always eligible. The Village must approve a cost allocation plan before reimbursement will be made..

G. PERFORMANCE MEASUREMENT SYSTEMS

1. Please check one of the following to identify your agency's proposed objectives.

   (This should reflect the purpose of your agency's proposed program.)

   __X__ Creating a Suitable Living Environment
   _____ Providing Decent Affordable Housing
   _____ Creating Economic Opportunities

2. Please check one of the following to identify your agency's proposed outcomes.
   (This should reflect the result your agency would like to accomplish.)

   __X__ Availability/Accessibility
   _____ Affordability
   _____ Sustainability

H. OTHER INFORMATION

The following documents **must be included** with your application:

1. Mission statement.
2. Budget for the proposed budget for next fiscal year, including proposed funding sources. – perhaps add more proposed funding
3. Current budget, including proposed funding sources.
4. Most recent audit.
5. Additional documentation may be attached if provided space is not adequate.
6. Proof of non-profit determination.
7. Organizational chart.

The information on this application is accurate to the best of knowledge. Inaccurate, missing or misleading information may cause this application to be rejected.

Kori L. Larson	Executive Director
Name (Printed)	Title
Kori L. Larson	March 28, 2016
Signature	Date

APPLICATIONS SHOULD BE RETURNED TO:

VILLAGE OF ARLINGTON HEIGHTS
ATTENTION: NORA BOYER, HOUSING PLANNER
33 S ARLINGTON HEIGHT ROAD
ARLINGTON HEIGHTS, IL 60005
or to nboyer@vah.com

APPLICATION DEADLINE: FRIDAY, APRIL 1, 2016 BY 5:00 P.M.

ANY APPLICATIONS RECEIVED AFTER THE DEADLINE
WILL NOT BE ACCEPTED.

GLENKIRK MISSION STATEMENT

Glenkirk's mission is to provides quality, lifetime supports and services that empower individuals with intellectual disabilities to participate fully in all areas of community life. Glenkirk fulfills this mission by offering a variety of residential, day and employment programs, as well as respite, medical, behavioral and home-based services.

AGENCY NAME: Glenkirk	
Fiscal Year:	PROPOSED YEAR
	7/1/2016-6/30/2017
AGENCY REVENUES	
Arlington Heights CDBG	33,200
Federal Government	
Social Security (SSA)	984,482
Social Security (SSI)	426,144
Railroad Retirement (RR)	2,076
State Government	11,263,097
Local Government/Townships	150,400
Client Fees	195,146
Grants: Foundations, Corporate, Religious	375,790
Individual Contributions	35,590
Special Events	248,746
United Way	12,500
Sales	1,020,257
Other Revenues	80,629
TOTAL REVENUES	14,828,056
AGENCY EXPENDITURES	
Program Staff Salaries, Benefits,Taxes	9,187,546
Professional Fees/Contractual Services	1,282,371
Keystone Alliance Management Fee	981,408
General Operating Expenses	1,214,055
Occupancy and Utilities	1,192,632
Specific Assistance to Individuals	0
Major and Minor Equipment	466,172
Major Capital Expenses	138,994
Other Fundraising Expenses	20,000
Other/Miscellaneous	370,986
TOTAL EXPENDITURES	14,854,164
Surplus (Deficit)	-26,108

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
CDBG GRANT PROPOSAL FORM PROGRAM BUDGET
Chestnut CILA

Program or Service Budget - FY 2016/2017 (July 1, 2016 – June 30, 2017)

REVENUE

Grant request from Village of Arlington Heights (CDBG): $ 33,200

Other Sources of Funding for this Program or Service:

	Name of Funding Source	Amount
Funding Source(s):	Private Sources	$ 8,500
(i.e., Cook County, churches,	State of Illinois DHS	$ 275,770
special awards or grants, etc.)	Social Security Benefits	$ 55,390
	Other – Food Stamps	$ 12,000
	Other – Glenkirk general operating	$ 7,610
Total Revenue:		$ 392,470

EXPENSES

Item	Proposed Village of Arl. Hts. CDBG Funding	Other Sources of Support	Total
Direct Services to Clients	$	$ 290,510	$ 290,510
Construction/Rehabilitation	$ 33,200	$ 11,110	$ 44,310
Administrative salaries	$	$ 15,000	$ 15,000
Occupancy	$	$ 14,480	$ 14,480
Other Administrative Cost	$	$	$
Other (please specify)	$	$	$
Major & Minor Equipment	$	$ 1,350	$ 1,350
Major Capital Expenses	$	$ 6,520	$ 6,520
Miscellaneous	$	$ 1,250	$ 1,250
Gen. Operating Exp.	$	$ 5,900	$ 5,900
Keystone Alliance Management Fee	$	$ 13,150	$ 13,150
Total Expenses:	$ 33,200	$ 359,270	$ 392,470

GLENKIRK PROPOSED BUDGET
KITCHEN AND SENSORY ROOM AT CHESTNUT

EXPENSES	
Sensory Room	
License, Bond, pre-constuction	950
Carpentry	2,000
Drywall	1,700
Acoustic Ceiling Tiles	1,870
Paint	850
Insulation	1,240
Fire Protection	1,300
Electrical	3,140
Floor Tile	
Floor painting & area rugs	1,500
Subtotal	**14,550**
Kitchen	
Bonds & Insurance	3,830
License, bond, pre-construction	2,920
Demoltion	1,660
Carpentry	14,400
Plumbing	1,540
HVAC	660
Electrical	4,750
Subtotal	**29,760**
Total	**44,310**

IRS Department of the Treasury
Internal Revenue Service
P.O. Box 2508
Cincinnati OH 45201

In reply refer to: 0248455888
June 04, 2009 LTR 4168C E0
36-2345191 000000 00 000
00017796
BODC: TE

GLENKIRK
% LINDA COLEMAN
3504 COMMERCIAL AVE
NORTHBROOK IL 60062-1821

013500

Employer Identification Number: 36-2345191
Person to Contact: SELLERS
Toll Free Telephone Number: 1-877-829-5500

Dear TAXPAYER:

This is in response to your request of May 26, 2009, regarding your tax-exempt status.

Our records indicate that a determination letter was issued in JANUARY 1954, that recognized you as exempt from Federal income tax, and discloses that you are currently exempt under section 501(c)(3) of the Internal Revenue Code.

Our records also indicate you are not a private foundation within the meaning of section 509(a) of the Code because you are described in section(s) 509(a)(1) and 170(b)(1)(A)(vi).

Donors may deduct contributions to you as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for Federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

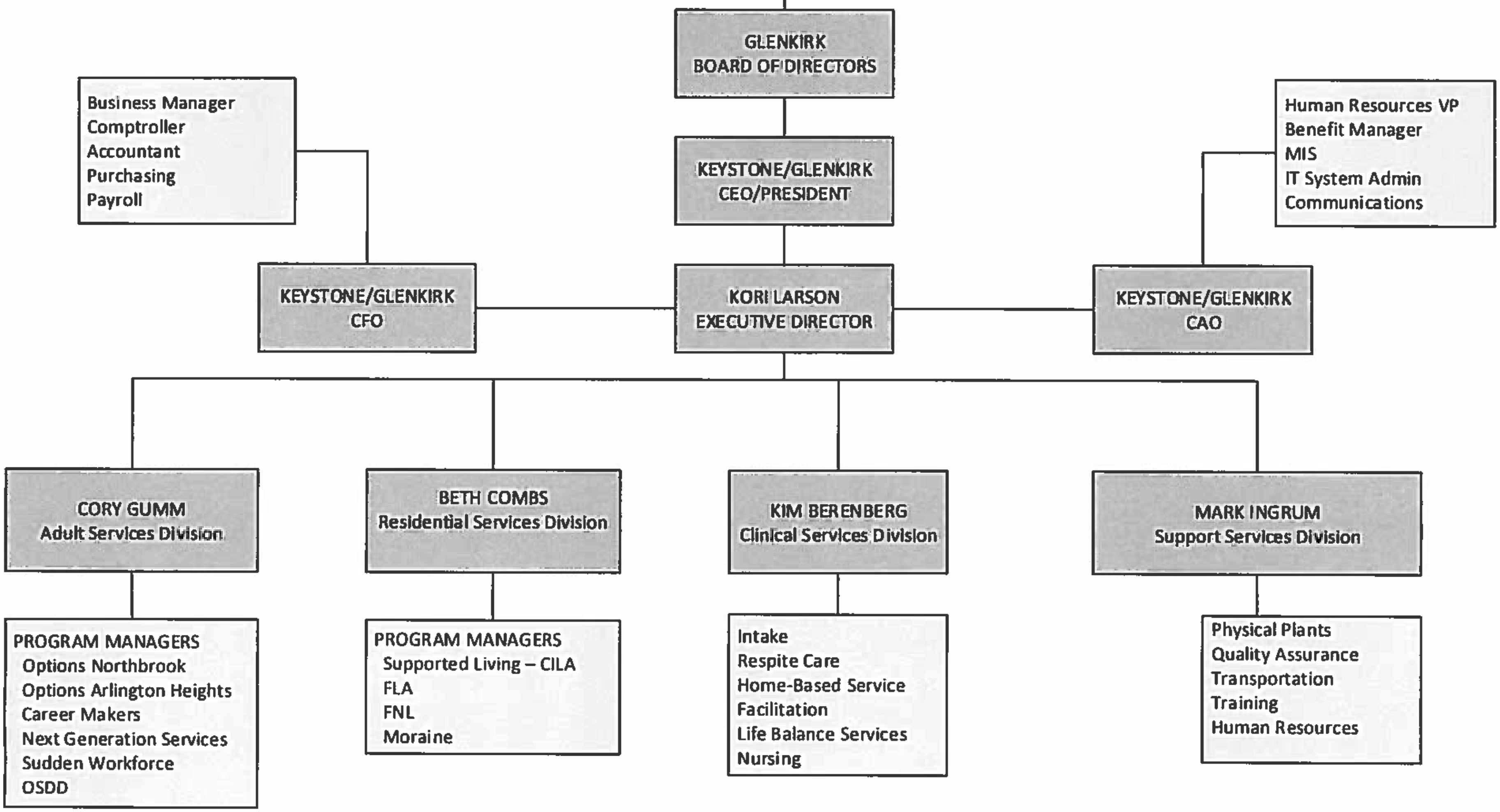
If you have any questions, please call us at the telephone number shown in the heading of this letter.

Sincerely yours,

Michele M. Sullivan

Michele M. Sullivan, Oper. Mgr.
Accounts Management Operations I

GLENKIRK


GLENKIRK
BOARD OF DIRECTORS
KEYSTONE/GLENKIRK
CEO/PRESIDENT
KORI LARSON
EXECUTIVE DIRECTOR
KEYSTONE/GLENKIRK
CFO
Business Manager
Comptroller
Accountant
Purchasing
Payroll
KEYSTONE/GLENKIRK
CAO
Human Resources VP
Benefit Manager
MIS
IT System Admin
Communications
CORY GUMM
Adult Services Division
PROGRAM MANAGERS
Options Northbrook
Options Arlington Heights
Career Makers
Next Generation Services
Sudden Workforce
OSDD
BETH COMBS
Residential Services Division
PROGRAM MANAGERS
Supported Living – CILA
FLA
FNL
Moraine
KIM BERENBERG
Clinical Services Division
Intake
Respite Care
Home-Based Service
Facilitation
Life Balance Services
Nursing
MARK INGRUM
Support Services Division
Physical Plants
Quality Assurance
Transportation
Training
Human Resources

NEXT GEN GAZETTE

NEXT GENERATION

MARCH 2016

Spotlight on André!

André loves helping others. He shows this every day by helping his friends at Next Gen carry and put away their lunches and gathering supplies and materials for activities and projects.

Being outside in nature is his favorite thing to do while he's at Next Gen. He loves nature and being outside. André is always first in line, with a big smile on his face, whenever he has the opportunity to go on nature walks at local nature preserves or parks.

He especially enjoys looking out for the different wildlife he encounters while he's out exploring in the woods.

When he spots a bird or small animal, his excitement at the discovery is something to see.

All in all he is just a really cool dude. Thanks André for sharing your smile with us every day and for the joy you bring to everything you do. In short, thanks for being you!

GLENKIRK

RECENT OUTINGS

Chicago History Museum
In January the Next Gen crew visited the Chicago History Museum. We had fun learning about Chicago's early years.

Chicago Botanical Garden
In February we escaped the cold with a trip to the Chicago Botanical Garden. The Orchid show was a highlight of the trip!

Chicago History Museum

At the end of January the Next Gen crew visited the Chicago History Museum.

While there, we learned about Chicago from the beginning to now.

Everyone asked questions about different historical events like the Chicago Fire and the building of the Sear's Tower.

We also learned about famous rallies that took place and other movements from Chicago's past. It was such a great experience.

Chicago Botanical Gardens

The Chicago Botanical Garden was a great experience for everyone.

We got to listen to a lovely harp and guitar duo. After the duo performed they invited us to take a closer look at their instruments.

There was also an orchid show happening so we were able to see orchids and paintings.

Next Generation Bucket List

In January we started a Next Gen bucket list. Some examples of the things individuals would like to do during program are attending sporting events and going to Navy Pier among many others.

Blind Faith Cafe

Blind Faith Cafe in Evanston is a certified green restaurant that offers great vegetarian and vegan cuisine. Going out to eat at Blind Faith reinforces our Smart Board learning activities about healthy choices.

While we were dining there recently, something awesome happened. Someone paid $100 towards our bill and asked to remain anonymous. That was just beautiful that someone was inspired to be so generous.

Item: Changes to the Rent and Housing Assistance Program (RHAP)

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
No Attachments Available	

Item: 2017 Housing Commission Budget

Department: Planning & Community Development

ATTACHMENTS:

Description	**Type**

No Attachments Available