Village of Arlington Heights
Housing Commission
Commissions Room 2nd Floor
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
August 5, 2014
7:00 PM

## I. CALL TO ORDER

## II. ROLL CALL

## III. APPROVAL OF MINUTES

A. Minutes - 4/2/14

B. Minutes - 7/1/14

## IV. REPORTS

## V. OLD BUSINESS

A. Parkview Apartments

B. Glenkirk CDBG Request

C. Plan Commission Calendar

D. Single Family Rehabilitation Loan Program

E. NW Suburban Housing Collaborative

## VI. NEW BUSINESS

## 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 - 4/2/14

**Department**: Planning & Community Development

## ATTACHMENTS:

| Description | Type |
|---|---|
| Minutes 4/2/14 | Minutes |

# DRAFT

**MINUTES OF A MEETING OF**
**THE ARLINGTON HEIGHTS HOUSING COMMISSION**
**HELD AT ARLINGTON HEIGHTS VILLAGE HALL**
**VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS**
**APRIL 2, 2014**

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**IN ATTENDANCE:**

| | | |
|---|---|---|
| Commissioners Present: | Siobhan White | Namrita Nelson |
| | Anisa Jordan | Mark Hellner |
| Commissioners Absent: | None | |
| Staff Present: | Nora Boyer, Housing Planner/Staff Liaison | |

## I. CALL TO ORDER

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

## II. PLEDGE OF ALLEGIANCE

## III. APPROVAL OF MINUTES – MARCH 12, 2014

**A motion was made by Commissioner Hellner, seconded by Commissioner Jordan, to approve the minutes of the March 12, 2014 monthly meeting. The minutes will be clarified/corrected to state that: 1) for assistance over $25,000 provided through the CDBG-funded Group Home/Transitional Housing Rehab program, the HUD required reversion of assets provision applies for the first 5 years after the CDBG assistance is provided after which time the grant/loan terms recommended by the Housing Commission in its motion made at the March 12, 2014 meeting would apply; and 2) partial units called for under the Multi-Family Affordable Housing Toolkit and Affordable Rental Guidelines will be rounded to the nearest whole numbers. The motion was approved unanimously.**

## IV. PLAN COMMISSION PROJECT UPDATE

The amendments to the Arlington Market development are expected to be considered by the Village Board at the Village Board meeting on either April 7 or April 21. It was commented that since this single-family home component of the development does not include an affordable component, it is particularly important that the apartments across the street on Dryden Avenue (sited by the developer in his response to the Village's affordable housing policies) be preserved as affordable. It will be important to monitor how the apartment buildings on Dryden may be impacted by the proposed Hickory/Kensington TIF district. Chairman White will be attending the public meeting concerning the Hickory/Kensington TIF district to convey concerns about maintaining the affordable apartments on Dryden Avenue.

## V. HOUSING PROGRAM UPDATES

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

The Village received its actual CDBG entitlement allocation amount from HUD for 2014/2015. The actual grant amount was only $1,046 less than the estimated grant amount that was used for budgeting purposes. Therefore, the adjustments to the CDBG budget for 2014/2015 were minimal. The revised budget for the Single Family Rehab Program is $124,550 and the revised budget for the Group Home/Transitional Housing Rehab Program is $63,500. The Annual Action Plan, including the CDBG budget, has been sent to HUD for its review. HUD has up to 45 days to review the Annual Action Plan.

### B. Single Family Rehab Program

Ms. Boyer reported that there was no activity under the program this month. Commissioner Hellner asked whether the value of the home (condo) Case 13-05 may have gone up sufficiently to qualify for the program under the requirement that the owner have a maximum 85% loan to value ratio including the loan from the Village. Ms. Boyer said that she would ask the appraiser.

There was a discussion concerning whether the decline in the housing market may be affecting the program. Homeowners may be reluctant to invest in their properties until the values rebound sufficiently. Chairman White commented that the Housing Commission has not experienced applications for homes that are "underwater" until recently.

### C. Northwest Suburban Housing Collaborative

Ms. Boyer she will be attending the April 21st meeting of the Senior Citizens Commission to provide them with information about the Senior Handyman Program.

### D. Rental Inspection Program

No discussion.

## VI. ADJOURNMENT

**A motion was made by Commissioner Jordan, seconded by Commissioner Hellner, to adjourn the meeting at 7:25 PM. The motion was approved unanimously.**

**NEXT MEETING:**

**TUESDAY, MAY 6, 2014 7:00 P.M.**
**IN THE COMMISSIONS CONFERENCE ROOM**
**FIRST FLOOR OF VILLAGE HALL**

**Item:** Minutes - 7/1/14

**Department**: Planning & Community Development

## ATTACHMENTS:

| Description | Type |
|---|---|
| Minutes 7/1/14 | Minutes |

# DRAFT

**MINUTES OF A MEETING OF**
**THE ARLINGTON HEIGHTS HOUSING COMMISSION**
**HELD AT ARLINGTON HEIGHTS VILLAGE HALL**
**VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS**
**JULY 1, 2014**

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**IN ATTENDANCE:**

| | | |
|---|---|---|
| Commissioners Present: | Mark Hellner | Karen Conway |
| | Namrita Nelson | Alex Hageli |
| Commissioners Absent: | Siobhan White | Anisa Jordan |
| Staff Present: | Nora Boyer, Housing Planner/Staff Liaison | |
| Others Present: | Terry Braune | Little City Foundation |
| | Rose Carlson | 201 N. Vail, Treasurer |
| | Duane Carlson | Downtown Resident |
| | Kori Larson | Glenkirk |
| | Michael Ezgur | Acosta Ezgur |
| | Rev. Jeffrey Phillips | St. John's United Church, AH |
| | Linda Berkowitz | Glenkirk |
| | Jessica Berzac | UP Development, LLC (via telephone) |
| | Jim Bertucci | |
| | Ann Musoff | |

## 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.

For the benefit of the audience, Chairman Hellner moved the New Business items ahead of the other items on the agenda.

## II. NEW BUSINESS

A. Presentation of Group Home and Transitional Housing Program Applications

Little City Foundation Request: Ms. Terry Braune spoke on behalf of the Little City Foundation. She explained that Little City is requesting funds for the replacement of the roof and HVAC system at their group home on Euclid Avenue. The residence is the home of 6, low/moderate income women who have lived in the residence from 10 – 15 years. She explained that as the residents get older, they become less mobile and Little City is addressing their needs by offering more programming in the home.

Chairman Hellner complimented Little City Foundation for their work. Commissioner Conway asked the average age of the residents. Ms. Braune reported that the residents are considered seniors by Little City standards which means 55 years and older. The request is for $15,630. The cost was arrived at through competitive bids.

Glenkirk: Kori Larson made the presentation. Glenkirk serves people with disabilities. The request is to renovate a kitchen in an Arlington Heights group home. It is the home to 6 men who have resided in the home for 15 years. The purpose of the renovation is to make the kitchen more accessible by adding adaptive equipment that would allow these physically challenged residents to become more independent in the kitchen. Ms. Larson said that the residents can do different cooking and cleaning tasks and the improvements would enable them to do more. Chairman Hellner asked if Glenkirk would provide a schematic of the kitchen and photographs. Ms. Larson said that she will do so. Commissioner Nelson asked about the timing of the project, and Ms. Larson responded that Glenkirk would want to proceed as soon as possible. Chairman Hellner complimented Ms. Larson on the work done by the agency.

CEDA: No one from the agency was present.

B. Presentation of Parkview Apartments

Attorney Michael Ezgur was present on behalf of the petitioner and Jessica Berzac, who could not be present in-person, telephoned into the meeting. Mr. Ezgur provided an overview of the project beginning with the site plan. The project is proposed for 212 N. Dunton. It is currently a vacant lot. There was formerly a dry cleaner on the site, and there will be some dirt cleanup. The area is 17,000 square feet. They are proposing a higher-end luxury but affordable rental building. It is a 7 story building with some retail on the first floor. The first two levels are self-contained parking levels with a total of 54 spaces, and floors 3 – 7 have a total of 45 units. The height of the building is just under 90' to the roof deck. There is a mix of 1, 2 and 3 bedroom units. The location was previously approved for 47 unit condo building, and this proposal reduces the height by one floor and reduces the number of units to 45. The building has a masonry exterior, and the petitioner worked to maintain the high-end character of the downtown in the building's appearance.

Jessica Berzac stated that the rents are slightly different than rents in the Village ordinance. This can be attributed to periodic updates of rent levels by HUD based on market data, but the goal is to keep the rents under the rents called for by the Village with the knowledge that those will shift.

Commissioner Nelson asked about the mix of the affordable units. Ms. Berzac responded there will be 16 one bedroom units of which 4 will be affordable, 24 two bedroom units of which 12 will be affordable, and 5 three bedroom units of which 3 will be affordable. Ms. Berzac stated that it is important that she point out that this is the mix under the current underwriting and the minimum commitment, that there may be some shifting in mix due to underwriting requirements, but the total number and rough percentages will remain the same.

Chairman Hellner asked what the funding sources and total cost of the project are. Ms. Berzac reported that there will be a traditional mortgage, a construction mortgage and permanent mortgage. They are also seeking financing through the Low Income Housing Tax Credits (LIHTC) program which would only apply to the affordable units. The total project cost is estimated at approximately $20 millions dollars including all cash reserves, acquisition, developer fee, etc. The cost of the construction itself is estimated at $15 million.

Chairman Hellner invited questions and comments from the audience. Mr. Duane Carlson stated that he was present at a meeting held by the developer within the last month or so where Ms. Berzac and Mr. Ezgur were present. He said that things have changed since then. He said that at that meeting, it was said that there would be no low income or affordable housing in the building. He also said that he was concerned that less than 24 hours notice was given for this meeting, having been put in the paper this morning. He said that no one is at the meeting because they didn't know about it. It seems like they don't want people to be here. Mr. Calson also asked how much of money the developer is coming up with for the project themselves, apart from the Low Income Housing Tax Credits.

Chairman Hellner stated that the newspaper article was not the official notice and that the meeting was posted the Village's website earlier in compliance with the law in that regard. Mr. Ezgur stated that they were responsible for noticing for the Plan Commission meeting on July 9th including sending notices to all property owners within 250 feet of the project. The meeting tonight was on the Village's website. He said that the noticing was done properly.

Mr. Ezgur said that at the earlier meeting, the developer discussed that the project would provide "workforce housing" for people working in the community like teachers, policemen, and firemen so that they can affordably live in the community. He said that there may be some confusion about terminology. Mr. Carlson disagreed that it was a misunderstanding and said that there were statements made at the last meeting that affordable housing would not be part of the package. Mr. Ezgur said that they have always known that affordable housing would be included and that there was no change. It is something that is required by the Village.

Ms. Berzac said that the LIHTC includes the word low income, but the rents are compliant with the Village ordinance. Those rents are less than the market, but they are for families with incomes around $40,000 annually. These are working individuals or perhaps households with one stay at home parent. She said that this is a construction subsidy project not the kind of project that has a rent subsidy where the tenant could have little or no income. This is workforce housing because the tenants have to be able to pay their rent, although it is a reduced rent due to the construction subsidy.

Mr. Calrson repeated his question asking what percentage of the cost of the project the developer is coming up with other than from the sale of the low income housing tax credits. Ms. Berzac responded that 40% of the budget qualifies for the tax credits. They have also approached the County about a low interest loan to help with the affordability component.

Mr. Calrson said that he is concerned about some of the variations being sought for the building. Chairman Hellner said that variations are not within the jurisdiction of the Housing Commission. Mr. Hellner said that the Housing Commission's role is to insure that the project meets the Village's requirements for affordable housing, and he said that affordable housing is distinguishable from low income housing. The minimum and maximum incomes for the project are part of the proposal and are for working class people or younger people who are establishing themselves.

Mr. Ezgur addressed the question about the setback variation but said that this matter will be addressed by the full team at the Plan Commission meeting.

Ms. Rose Carlson asked about the issue of parking, whether parking spaces will be assigned, and if people will be charged for parking. She said that Hancock Square has a problem with parking. Mr. Ezgur said that the project is meeting the required number of parking spaces. It is a transit oriented development where people may have fewer cars. Ms. Berzac said they don't charge extra for parking, but they lease with parking in mind. The management company assigns parking spaces. If someone wanted three parking spaces, that would not be allowed.

Ms. Carlson asked if they are anticipating that many senior citizens will move in. Ms. Berzac said they do expect that seniors will be interested based on the market study. There are seniors seeking to down size and locate downtown. Commissioner Nelson asked if that is contrary to the statement that the project is designed to provide workforce housing. The response was that there is expected to be a mix of tenants in the building. Elderly will not be excluded, but it is not an elderly-only building, so some young people and families will be drawn to the building. Ms. Carlson asked whether the public parking buildings could be used for parking. Ms. Boyer said that the idea is for the parking to be provided on site. Ms. Berzac said that they are working on possibly making arrangements with businesses and churches to lease overnight guest parking since overnight parking is not allowed on the streets or in the public parking structures. Parking for the retail is on the street.

Mr. Carlson asked about the allowable income range that presents a $4,000 window and how they will find and qualify tenants. Ms. Berzac responded that it will take a skilled property manager who will do background checks and wage and employment verifications to insure that the tenants meet the income eligibility requirements. The incomes will be verified annually. When incomes go up, and the tenants are no longer income-eligible for the affordable units, they would need to move into market rate units. This is highly regulated and monitored. Mr. Carlson asked what happens if there is no market rate unit available. Would the tenant be asked to leave? Ms. Bersac referred to a 140% rule that allows the management company to work with and transition tenants to market rate units, but if no market rate unit is available there would be a point that which the tenant would not be able to remain there. The building always needs to meet the affordability requirements.

Rev. Jeffrey Phillips, Pastor of St. John's United Church of Christ said that his church is ½ block from the proposed development. The church has a strong interest in affordable housing. Housing Commissioner Siobhan White spoke to the church's Faith in Action Committee to give an idea about the affordable housing needs in Arlington Heights, and the needs are great. She impressed upon them that some affordable housing is under threat. She also said that the Village has guidelines for including affordable housing but that it is not a requirement. The church looks forward to the project as a neighbor. He hopes that the tenants will visit his church. Pastor Philips said that the church cannot accommodate overnight parking arrangements in their lot particularly because the lots need to be available on Sunday mornings and for snow removal.

Mr. Bertucci asked whether the development is consistent with the Downtown Master Plan. Mr. Hellner pointed out that the location was already approved for a condo building and that the zoning is multi-family. Ms. Boyer responded that this question falls under the Plan Commission's purview.

Chairman Hellner said that this is the first time that the Housing Commission has met with the developer. The Housing Commission's role is to address the affordable housing component of the project.

Mr. Hellner explained that the Village's policy calls for 15% of units to be affordable housing, or a fee in lieu of providing affordable units of $75,000 per unit may be paid. Mr. Bertucci pointed out that his project calls for 40% affordable units and stated that there seems to be concern that there may be some transiency as people work through the program and are unable to stay. He said that he would like to get a feel for the developer's understanding of and commitment to the community. Mr. Ezgur stated that the project will invest $20 million in the community. Mr. Bertucci said that the dollars are not what he is looking for. He wants to know how the developer is making sure that the development is right for Arlington Heights; that it is not just a money making situation without care for the effects after the developer is gone.

Ms. Berzac said that there will be on-site managers for a minimum of 15 years. This is assured because the 15 years is a requirement of the financing. She said that they are not a turn-key operation. Commissioner Nelson asked if the developer has other developments in the area with similar levels of affordability. Ms. Berzac responded that they have some other developments, one just starting in Indiana and others are all across Illinois and Chicago. Most of their projects have an even higher levels of affordable units. Parkview has the highest level of market rate units of their projects, which was based on the market study. The developer's oldest projects are about 15 years old and they are beginning to refinance and recapitalize these projects. Information about their projects is available on their website.

Mr. Bertucci said that we need to be sensitive to the affordability issue, but that he thinks that the level may be a little high. He said the developer doesn't understand the community, the needs of the community, and what is happening in downtown Arlington Heights. He said that they need to understand the Master Plan, and understand the south end and the north end of downtown. He wants to hear about their understanding of the big picture of the community especially with the project's proximity to the historical area, library, and faith community. He wants to make sure we don't create something that will be a problem down the road.

Ms. Berzac responded that they became aware of this location which was previously approved for high density residential. So, the Village had already said residential should be in this location. They looked at the market for rental and affordable rental. They went above and beyond the minimum affordable housing requested and still have quality development to meet needs of community. They think that the location near library etc. provides great amenities for the tenants. Mr. Ezgur pointed out that they went to Tinaglia Architect to get local knowledge and a development that would fit in to the community.

Mr. Bertucci questioned why if the recommendation is 15% affordable housing are we looking at 40%. Chairman Hellner responded that there is an intersection between what you would like to do as a community and a society, and what business people without pressure will do. 15% wasn't a cap. They wanted to encourage developers to come so 15% or the fee of $75,000 was presented. He said that he thinks that it is commendable that this project has come forward. Mr. Bertucci asked again about a transient situation and whether this would create an unstable situation long-term. Mr. Hellner commented that transience can be a pejorative term but it can be positive if it means that people are moving on because they are making more income. It was also pointed out that the units are rented under one year leases. Ms. Bersac said that the nature of a rental community is that people move on whether they are an affordable tenant or not.

Mr. Bertucci said that he is looking for something from the developer saying they are going to be a good business neighbor. Commissioner Conway asked if the developer has projects, possibly within a 10 mile radius, that have been around for 5 – 10 years, where we can get sense of their community involvement. Ms. Berzac said that there are no developments within a 10 mile radius, but there are many projects where they are involved in the communities through business councils, housing and community work, working with police departments on lighting issues in neighborhoods, working on joint complaints with fellow neighbors, etc. They are not leaving the community and will be involved in the community. That is what they have done at other communities and what they will continue to do. Mr. Ezgur reiterated that they will stay in the community and that they have worked to develop a first class project that fits into the community.

Chairman Hellner said that sometimes rental developments are more stable than condo developments. Even in this town the condo developments built in the last decade have some of the highest vacancy and foreclosure rates. This kind of building, at this location, may be more stable than the building that was proposed. Mr. Bertucci said that he just wanted to make sure that the developer plans to be a good business and community neighbor. Ms. Berzac said that she respects the question and knows how much he loves and appreciates the community, and that their hope is to create a housing option that brings people who want to love the downtown area the same way, appreciate the historic area, use the library, and build on the strengths that are already here. They will continue to be there and will be available and responsive as things come up. The hope is to build a community that will draw good residents to Arlington Heights, and some tenants may already be Arlington

Heights residents. Ms. Berzac said that she would like to talk with Jim Bertucci about ideas he may have concerning how they can best be good business neighbors in the community.

Pastor Phillips encouraged the developer to work as hard as possible to make sure that the retail space is occupied. The developer is working with the Planning Department on the retail component. Ms. Carlson pointed out that there are business vacancies across the street. Ms. Berzac said that they have been looking at vacancy rates, and they are sensitive to having a high quality tenant if that space exists. Mr. Bertucci commented that he just wanted to make sure that everything is done properly given the location and the differences between the area north of the tracks and south of the tracks so that the area north of the tracks has its own traction and momentum.

Chairman Hellner invited the presenters and audience to stay for the Housing Commission discussion. Ms. Berzac was thanked hung up and some members of the audience left the meeting.

Before he left, Mr. Ezgur was asked if the developer has agreed to maintain the units as affordability in perpetuity. Mr. Ezgur said that the developer stated in its written response to that question that pursuant to regulatory and financing agreement the initial period for affordability will be 30 years. Commissioner Conway asked about whether there are other developments in Arlington Heights that have moved away from affordability requirement. Chairman Hellner said that the affordable units at Timber Court are affordable in perpetuity. There were some rental buildings development like Arbor Lakes, Dunton Town, Brook Run apartments, and other that had an affordability requirement. The requirement has expired on the developments except for Dunton Tower. The developers gradually transitioned the complexes to full market rate. Mr. Ezgur left the meeting.

The discussion turned from presentations to deliberations about the presentations starting with the group home and transitional housing applications.

With respect to the Little City request:

A MOTION WAS MADE BY COMMISSIONER NELSON, SECONDED BY COMMISSIONER CONWAY TO APPROVE LITTLE CITY FOUNDATION'S REQUEST FOR $15,603 IN CDBG FUNDS FOR A NEW ROOF AND HVAC SYSTEM AT THE EUCLID AVENUE GROUP HOME. THE MOTION WAS APPROVED UNANIMOUSLY.

On Glenkirk's request, Ms. Larson said that she would provide photographs of the current kitchen and information on the materials and finishes. It was clarified that the Glenkirk is being asked for the information that they used to come up with the estimated cost that they submitted. Chairman Hellner clarified that the Housing Commission tries to make funds go as far as possible, and the Housing Commission will want to evaluate the material list and finishes to assure that the work suits the agency's needs and is also a wise use of funds. The vote on Glenkirk's request is postponed tonight. Ms. Boyer pointed out that Glenkirk requested $25,000 toward an estimated $30,000 project. There was a discussion that the request would be adjusted to be under $25,000 so that only the Village's grant/loan payback provisions will be applicable. Ms. Boyer also pointed out that CDBG funds cannot be used to purchase appliances, and therefore, the appliances would need to be paid from Glenkirk's share of the cost.

On the CEDA request, the 3 – 5 year extension of the life of the roof by the repair was discussed, and the repair was deemed as necessary.

A MOTION WAS MADE BY COMMISSIONER NELSON AND SECONDED BY COMMISSION CONWAY TO APPROVE CEDA NORTHWEST'S REQUEST FOR $5,000 FOR THE REPAIR OF THE ROOF AT WRIGHT HOUSE. THE MOTION WAS APPROVED UNANIMOUSLY.

The representative from Little City Foundation and Glenkirk left the meeting.

Discussion turned back to the Parkview Apartments proposal. Ms. Boyer distributed the developer's responses to the questions in the Staff report, but the answers were also part of the verbal discussion.

Chairman Hellner stated that the task of the Housing Commission is to say whether the proposal is in compliance with the Village's policies on affordable housing. Commissioner Hageli asked if there are any other LIHTC buildings in Arlington Heights. Ms. Boyer responded that there are not. Chairman Hellner provided some additional information to the members about how the Low Income Housing Tax Credit Program works. Commissioner Hageli said that the proposal meets the Village's policies.

As a starting point for the Housing Commission to develop a recommendation, Ms. Boyer read the staff's recommendation concerning the Parkview project. The Commissioners discussed the compatibility of the proposal with the Village's goals and policies. The Housing Commission concurred with the staff recommendation resulting in the following motion:

A MOTION WAS MADE BY COMMISSIONER HAGELI, SECONDED BY COMMISSIONER CONWAY TO RECOMMEND APPROVAL OF 19 AFFORDABLE UNITS AT PARKVIEW APARTMENTS, 212 N. DUNTON AVENUE, AS DESCRIBED IN THE PETITIONER'S ASSESSMENT OF AFFORDABLE HOUSING AND THE MARKET STUDY WITH THE FOLLOWING CONDITIONS:

1. THE UNITS ARE TO BE MAINTAINED AS AFFORDABLE IN PERPETUITY UNDER THE VILLAGE'S AFFORDABLE RENTAL HOUSING GUIDELINES.
2. SHOULD THE DEVELOPMENT RECEIVE FINANCING UNDER THE LOW INCOME HOUSING TAX CREDIT (LIHTC) PROGRAM, THE AFFORDABILITY REQUIREMENTS OF THAT PROGRAM SHALL APPLY DURING THE AFFORDABILITY COMPLIANCE PERIOD OF THE LIHTC PROGRAM AND AT ALL OTHER TIMES THE REQUIREMENTS OF THE VILLAGE'S AFFORDABLE RENTAL HOUSING GUIDELINES SHALL APPLY.

THE MOTION WAS APPROVED UNANIMOUSLY.

## III. OLD BUSINESS

A. Plan Commission Calendar.

The Parkview Apartments project is scheduled for the Plan Commission meeting on July 9, 2014 at 7:30 p.m. Chairman Hellner said that he will attend.

Ms. Ann Musoff came into the meeting at this point looking for discussion on the Parkview Apartments. Chairman Hellner said that the proposal had already been presented, provided some basic information on the project, and reported on the Housing Commission's recommendation. She said that she is concerned about the impact on schools. Chairman Hellner provided the bedroom breakdown and information on the earlier discussion that the development will be attractive to seniors. Ms. Boyer said that there will be a Plan Commission meeting on the project on July 9$^{th}$. Commissioner Conway also recommended looking for information on the Village's website.

B. Other

Ms. Boyer made another calendar announcement explaining that the Village Board will be considering a request on July 7, 2014 from the Housing Authority of Cook County to provide a Conditional Commitment Letter to provide \$50,000 - \$75,000 in CDBG funds from a future year's CDBG budget for the renovation of Goedke House apartments. She explained that the Village funds would be a percentage of funds contributed by the County, if the County is allowed to contribute CDBG funds to the project. The conditions include complying in the future with the CDBG budget development process including the public participation component.

C. Single Family Rehab Program

Ms. Boyer reported that that there are no active projects, but there been 3 requests for applications in the past couple of days. Two loans were repaid this week.

D. NW Suburban Housing Collaborative

Ms. Boyer said that the Handyman Program is underway and has been advertised through an E-blast and an ad in the Senior Center Newsletter. Commissioner Conway sent the information to St. Peter's Lutheran Church. Ms. Boyer will provide a report on activity in the month of June at the next meeting.

## IV. APPROVAL OF MINUTES – June 3, 2014

A MOTION WAS MADE BY COMMISSIONER HAGELI AND SECONDED BY COMMISSIONER CONWAY TO APPROVE THE MINUTES OF THE JUNE 3, 2014 MEETING. THE MOTION WAS APPROVED UNANIMOUSLY.

## V. REPORTS

None.

## VI. OTHER BUSINESS

## VII. ADJOURNMENT

The meeting was adjourned at 9:20 p.m.

**NEXT MEETING:**

**AUGUST 5, 2014 7:00 P.M.**
**IN THE COMMISSIONS CONFERENCE ROOM**
**SECOND FLOOR OF VILLAGE HALL**

**Item:** Parkview Apartments

**Department**: Planning & Community Development

## ATTACHMENTS:

| Description | Type |
|---|---|
| Report | Report |

# REPORT TO THE HOUSING COMMISSION

| | |
|---|---|
| To: | Housing Commission |
| Prepared By: | Nora Boyer, Housing Planner |
| Date Prepared: | July 23, 2014 |
| Meeting Date: | August 5, 2014 |
| Topic: | Parkview Apartments - 212 N. Dunton Avenue<br>Revision to Affordable Housing Plan |

## BACKGROUND

At the July 1, 2014 Housing Commission meeting, the petitioner of the proposed Parkview Apartments provided an overview of the proposed development and a description of the project's affordable housing component. At that time, the petitioner stated that 19 of the 45 units (42%) would be affordable.

The petitioner has indicated that the plan is to apply for an allocation of Low Income Housing Tax Credits (LIHTC) to provide financing for this project, and the parameters of the affordable housing component of the project are based on the requirements of the LIHTC program. The petitioner's affordable housing component is consistent with the Village's Affordable Rental Housing Guidelines except the petitioner exceeded the minimum number of affordable units called for by the Village's guidelines by providing 19 affordable units rather than the minimum of 7 units (15% of the total) called for in the guidelines. Also, the petitioner indicated that the affordable units would be maintained as affordable for the affordability compliance period of the LIHTC program whereas the Village guidelines call for housing units to be affordable in perpetuity.

The Housing Commission approved the following recommendation with regard to the Parkview Apartments project:

A MOTION WAS MADE BY COMMISSIONER HAGELI, SECONDED BY COMMISSIONER CONWAY TO RECOMMEND APPROVAL OF 19 AFFORDABLE UNITS AT PARKVIEW APARTMENTS, 212 N. DUNTON AVENUE, AS DESCRIBED IN THE PETITIONER'S ASSESSMENT OF AFFORDABLE HOUSING AND THE MARKET STUDY WITH THE FOLLOWING CONDITIONS:

1. THE UNITS ARE TO BE MAINTAINED AS AFFORDABLE IN PERPETUITY UNDER THE VILLAGE'S AFFORDABLE RENTAL HOUSING GUIDELINES.
2. SHOULD THE DEVELOPMENT RECEIVE FINANCING UNDER THE LOW INCOME HOUSING TAX CREDIT (LIHTC) PROGRAM, THE AFFORDABILITY REQUIREMENTS OF THAT PROGRAM SHALL APPLY DURING THE AFFORDABILITY COMPLIANCE PERIOD OF THE LIHTC PROGRAM AND AT ALL OTHER TIMES THE REQUIREMENTS OF THE VILLAGE'S AFFORDABLE RENTAL HOUSING GUIDELINES SHALL APPLY.

PARKVIEW APARTMENTS – REVISED AFFORDABLE HOUSING COMPONENT

In a letter dated July 9, 2014, the petitioner revised the commitment with respect to the number of affordable units to be included in the Parkview Apartments. This revision was provided to the Plan Commission for the Plan Commission public hearing held on July 9, 2014, and the Plan Commission referred this matter back to the Housing Commission for its consideration.

The petitioner states in the July 9, 2014 letter (attached) that "the developer is willing to move forward with the 19 affordable units if the Village wishes, subject of course to project financing requirements and conditions, which are still unknown. However, the developer can commit to the minimum requirement of 15% affordable units (7 units) in perpetuity."

With this statement, the petitioner is committing to comply with the Village's Affordable Rental Housing Guidelines which call for 7 affordable housing units to be maintained in the development in perpetuity. The petitioner has indicated that it will seek to include more affordable units, but that flexibility with respect to the number and affordability requirements for those units will be dependent upon the financing that is secured for the development.

RECOMMENDATION

Staff recommends that the Housing Commission recommend approval of 7 permanently affordable units at Parkview Apartments, 212 N. Dunton Avenue with the following conditions:

1. The 7 affordable units shall be maintained as affordable in perpetuity under the Village's Affordable Rental Housing Guidelines.
2. Affordability requirements of an affordable housing financing program secured for the project (e.g. the Low Income Housing Tax Credit program), which are consistent with the requirements of the Village's Affordable Rental Housing Guidelines, may be temporarily followed with respect to the 7 units during the compliance period of the financing, but at all other times the requirements Village's Affordable Rental Housing Guidelines shall apply in perpetuity.
3. Any additional affordable units in the project, beyond the 7 affordable units required, are recommended for approval and shall comply with the affordability requirements associated with the project financing.
4. The owner, or the owner's designee, shall be responsible for reporting to the Village on a quarterly basis on compliance with the affordable housing requirements utilizing a form prescribed by the Village of Arlington Heights.

Acosta Ezgur, LLC
217 N. Jefferson St.
Suite 601
Chicago, IL 60661

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Fax: (312) 253-4440
Michael@acotaezgur.com

July 9, 2014

**Via Email and Hand Delivery**

Mr. Bill Enright
Deputy Director
Planning and Community Development
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

**Re: Parkview, 212 N. Dunton Avenue; PC #14-013; Summary of questions and answers following Petitioner's responses to First Round Department Review Comments.**

Dear Mr. Enright:

In response to your request, we are recapping and summarizing the emailed questions received and Petitioner's answers since our June 25, 2014 response letter that we sent to you in this matter:

1. Q: May we have a copy of the Parkview project's 2014 Round II Preliminary Project Submission to IHDA for the tax credit program?

   A: This is not available as the developer has not yet applied to IHDA.

2. Q: Will the tenants of the affordable units be able to use a rent subsidy (ex. voucher) to rent an affordable unit? Are there any rent subsidy program that tenants could apply toward the rents on the affordable units?

   A: Parkview plans to apply for tax credits, which function as a construction subsidy rather than a rental subsidy. Yes, Parkview will process applicants with rental subsidies in compliance with any applicable laws.

3. **Q: Please provide additional clarification regarding how many on-site managers will be present, where they will be located, the hours they will be present and what services would be provided?**

   A: Petitioner anticipates a part-time property manager and a part-time leasing clerk through the first year until operations are stable. Their hours will fluctuate based on project needs, most likely mornings during the week. Of course, there will also be maintenance and janitorial staff.

4. **Q: Please provide names, locations, and descriptions of the petitioner's mixed-income projects that are similar to Parkview Apartments?**

   A: See attached (list forwarded on July 8, 2014).

5. **Q: In order to confirm the correct zoning classification, could you please verify that the development is a mixed income apartment development as opposed to Institutional Residential?**

   A: This is a mixed income, mixed use apartment development.

6. **Q: The Parking and Traffic Evaluation by KLOA discusses that residential guests/visitors would use the on-street parking surrounding the development. Can KLOA also address what guest parking demand is generated by this development?**

   A: KLOA responded that there are no formal guidelines on guest parking, but the general rule is 10% of total parking demand, so roughly 5 guest spaces for Parkview.

7. **Q: In Petitioner's letter to Mr. Enright, dated May 23, 2014, there was reference made regarding pursuing partnerships with surrounding property owners for overnight guest parking access. Have any agreements been reached?.**

   A: We are actively working on this. I don't have anything definitive to report yet, but will keep everyone updated in the week ahead.

8. **Q: What are the other funding sources for this development beyond the Low Income Housing Tax Credits?**

   A: It is anticipated that Parkview will be financed through a private mortgage, equity proceeds from the IRS LIHTC Program, a possible DCEO grant from the State (for green construction), and a Cook County HOME loan, pending necessary discussions regarding the County Consortium and local leveraging. (Clarification: No funding is yet committed for the project).

9. Q: What are the eligibility criteria for tenants of the affordable units? How does this development further the housing needs that have been identified by the Village for families, senior citizens, and persons with disabilities?

   A: Eligibility is based on income levels for household size, credit reports, stability of wages and ability to pay rent and all applicants are also run through a background check. Parkview intends to provide 1, 2 and 3-bedroom apartments at a variety of rent levels, creating high quality housing options for all income levels, ages and family types. The project is not intended to be age restricted, but will certainly be open to elderly applicants. The project will strictly adhere to all ADA and fair housing requirements, creating viable options for disabled residents.

As separate matter, and following-up to our conversations yesterday afternoon with regard to Parkview's affordable commitment, the developer is willing to move forward with the 19 affordable units if the Village wishes, subject, of course to project financing requirements and conditions, which are still unknown. However, the developer can commit to the minimum requirement of 15% affordable units (7 units) in perpetuity.

Upon review of all of the above, please let us know if there are further questions or comments. Thank you again for your assistance in this matter.

Sincerely,

Michael Ezgur
Attorney for Petitioner
Enclosures

CC: Rolando Acosta, Esq.
Latika Bhide, Development Planner

| Property Name | Address | |
|---|---|---|
| 1051 W. Pratt | 1051 W. Pratt Blvd. | Chicago, IL |
| 116 Keeney | 116 Keeney | Chicago, IL |
| 1911 W. Touhy | 1911-1919 W. Touhy | Chicago, IL |
| 2435 W. Bryn Mawr | 2435 W. Bryn Mawr | Chicago, IL |
| 2925 W 59th LLC | 2925 W 59th | Chicago, IL |
| 3510-28 W. Dempster | 3510-28 W. Dempster | Skokie, IL |
| 401 Webster | 401 Webster | Chicago, IL |
| 420 W. Aldine | 420 W. Aldine | Chicago, IL |
| 4319-21 Dayton | 4319-21 Dayton | Chicago, IL |
| 5139 N. Lincoln | 5139 N. Lincoln | Chicago, Il |
| 520 Wrightwood Place | 520 Wrightwood Place | Chicago, IL |
| 563-571 Lincoln | 563-571 Lincoln | Winnetka, IL |
| 600 S Wabash LP | 618 S Wabash | Chicago, IL |
| 65th Street Apartments | 6400-6402 S. Maryland | Chicago, IL |
| 6700 N. Lincoln | 6700 N. Lincoln | Lincolnwood, IL |
| 7120 N. Sheridan Road | 7120 N. Sheridan Road | Chicago, IL |
| 7822 South Shore Drive | 7822 South Shore Drive | Chicago, IL |
| Bell-West Condos | 7538-7552 N. Bell Ave. | Chicago, IL |
| Blue Sky Meadows | 860 E Mason Street | Havana, IL |
| Boulevard Metro Townhomes | 3560 S. Federal | Chicago, IL |
| Boulevard North Condominum | 3506 S. State St. | Chicago,IL |
| Boulevard South Condominium | 3522 S. State St. | Chicago, IL |
| Brighton of Lincoln Park | 2322- 2330 N Lincoln Park West | Chicago, IL |
| Buttonwood Trail | Multi Locations | Aledo, IL |
| Castleton Renaissance | 2614-2628 N. Spaulding Ave | Chicago, IL |
| Church Estates | 4937 Church | Skokie, IL |
| CJD Chappel LLC | 6751-57 S Chappel | Chicago, IL |
| Clyde Street Commons | 6936 S. Clyde | Chicago, IL |
| Concord Park Condo | 9351 Brockton Lane | Des Plaines, IL |
| Cottage View Terrace | 4829 S. Cottage Grove | Chicago, IL |
| Eagles View Apartments | 14103 S Tracy | Riverdale, IL |
| Elm/Chestnut, Winnetka | 813 Chestnut Ct. | Chestnut Ct., Winnekta |

| | | |
|---|---|---|
| Lynn Plaza | 550 W. Dundee Road | Wheeling, IL |
| Market Place | 550 W. Exchange St. | Crown Point, IN |
| Maywood Apartments | 1015-1017 4th Avenue | Maywood, IL |
| Monmouth Farm | 2050 75th Street | Monmouth, IL |
| Myers Place | 1585 W. Dempster | Mt. Prospect, IL |
| Nehemiah Affordable Housing | 2208 S. Kansas | Springfield, IL |
| New Evergreen Sedgwick | 1300 N. Sedgwick | Chicago, IL |
| Norridge Point | 6950 Forest Preserve Drive | Norridge, IL |
| North Dammen Square | 6019-6037 North Damen | Chicago, IL |
| Park Boulevard Phase 1 | Multi Locations | Chicago, IL |
| Park Boulevard Phase 2A | Multi Locations | Chicago, IL |
| Park Castle | 2416-58 W. Greenleaf | Chicago, IL |
| Park Gables | 2438-84 W. Estes | Chicago, IL |
| Pueblo Commons | 4623 North Chester | Chicago, IL |
| Ravenswood station | 4745 N. Ravenswood Ave. | Chicago, IL |
| Rebecca Walker Complex | 126-221 S. Central | Chicago, IL |
| Ridge Place Apartments | 7115-29 N. Ridge | Chicago, IL |
| Ridge Point Condo | 7423-37 N. Ridge Blvd. | Chicago, IL |
| Sanglin Apartments | 8455-57 South Sangamon Street | Chicago and Riverdale, IL |
| South Champlain | 6201 S. Champlain | Chicago, IL |
| South Shore Commons | Gary, IN | Gary, IN |
| Spaulding & Trumbull | 1310 S. Spaulding | Chicago, IL |
| St. Wenceslaus Sq. Townhomes | 3432-58 N. Monticello | Chicago, IL |
| Stanford Bldg, LLC | 1164 N. Dearborn | Chicago, IL |
| Surf Association Partners | 520-28 W. Surf | Chicago, IL |
| Terra Cotta Village | 1728-40 Terra Cotta Place | Chicago, IL |
| The Pershing | 3845 S. State | Chicago, IL |
| Westridge Crossing | 6400 N. Ridge | Chicago, IL |
| Win-Hood Gardens | 1960 W. Hood | Chicago, IL |
| Windsor House | 5950 N. Kenmore Ave | Chicago, IL |
| Wolcott Village | 4901-4957 N. Wolcott | Chicago, IL |
| Woodland Apartments | 3423 S. Cottage Grove | Chicago, IL |
| Woodland Condo | 606 E. Woodland Park | Chicago, IL |
| | | Chicago, IL |

| Total Units | % Affordable | Condo/Rental | Owner/Manager |
|---:|---:|---:|---:|
| 16 | 0% | Rental | Manage |
| 7 | 0% | Rental | Manage |
| 24 | 0% | Rental | Manage |
| 49 | 0% | Rental | Manage |
| 9 | 67% | Rental | Manage |
| 10 | 0% | Rental | Manage |
| 36 | 0% | Condominium | Manage |
| 71 | 0% | Condominium | Manage |
| 6 | 0% | Rental | Manage |
| 48 | 0% | Rental | Manage |
| 19 | 0% | Condominium | Manage |
| 3 | 0% | Rental | Manage |
| 169 | 100% | Rental | Manage |
| 63 | 100% | Rental | Manage |
| 1 | 0% | Rental | Manage |
| 63 | 0% | Condominium | Manage |
| 24 | 0% | Rental | Both |
| 30 | 0% | Condominium | Manage |
| 40 | 100% | Rental | Both |
| 24 | 54% | Rental | Manage |
| 66 | 24% | Rental | Manage |
| 21 | 24% | Rental | Manage |
| 75 | 0% | Condominium | Manage |
| 40 | 100% | Rental | Manage |
| 37 | 0% | Condominium | Manage |
| 24 | 0% | Rental | Manage |
| 20 | 0% | Rental | Both |
| 27 | 25% | Rental | Both |
| 56 | 0% | Condominium | Manage |
| 97 | 99% | Rental | Both |
| 126 | 30% | Rental | Both |
| 22 | 0% | Rental | Manage |

| | | | |
|---|---|---|---|
| 20 | 0% | Rental | Manage |
| 18 | 0% | Rental | Manage |
| 26 | 100% | Rental | Manage |
| 40 | 100% | Rental | Both |
| 39 | 100% | Rental | Both |
| 50 | 100% | Rental | Manage |
| 84 | 90% | Rental | Both |
| 54 | 0% | Condominium | Manage |
| 38 | 0% | Condominium | Manage |
| 54 | 0% | Rental | Manage |
| 128 | 77% | Rental | Manage |
| 68 | 0% | Condominium | Manage |
| 72 | 0% | Co-Operative | Manage |
| 208 | 0% | Condominium | Manage |
| 43 | 0% | Condominium | Manage |
| 64 | 40% | Rental | Both |
| 33 | 0% | Condominium | Manage |
| 33 | 0% | Condominium | Manage |
| 35 | 0% | Rental | Both |
| 11 | 0% | Rental | Manage |
| 60 | 100% | Rental | Both |
| 84 | 30% | Rental | Both |
| 54 | 0% | Townhomes | Manage |
| 70 | 0% | Rental | Manage |
| 51 | 0% | Rental | Manage |
| 72 | 0% | Condominium | Manage |
| 81 | 100% | Rental | Manage |
| 31 | 0% | Condominium | Manage |
| 164 | 0% | Co-Operative | Manage |
| 36 | 0% | Condominium | Manage |
| 147 | 0% | Condominium | Manage |
| 162 | 0% | Rental | Manage |
| 240 | 0% | Condominium | Manage |
| | | | Both |

Acosta Ezgur, LLC
217 N. Jefferson St. Suite 601
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312-327-3350

July 30 , 2014

**Via Email**

Village of Arlington Heights
Housing Commission
Mr. Mark Hellner, Chairman

**RE: Affordable Housing Confirmation at Parkview**

Dear Chairman Hellner,

In response to your meeting on July 1, 2014, and the subsequent meeting minutes showing support for Parkview, we respectfully submit this clarification memo regarding the project's commitment to provide housing at affordable rents.

Parkview will provide 45 units of rental housing in the downtown Arlington Heights central business district. In compliance with the local Housing Commission guidelines, the project will provide a minimum of 15% of all units at rents deemed "affordable," per the Guidelines. These 7 units will be maintained at affordable rents for tenants (subject to annual inflation and local Guideline updates) in perpetuity, and recorded through the Village mechanism for compliance.

Our client remains committed to its aspiration to provide more affordable units, per our discussions with your Commission last month. We know the demand is critical for affordable housing and there is a serious dearth of supply in the market area. We did not intend to create confusion, but when the Ordinance was drafted that our aspirations would be recorded in perpetuity, we realized we needed to clarify the minimums mandated and ensure we are committed to nothing more than the Guidelines require.

It's critical to highlight that market fluctuations and scarce resources make this project subject to change in the coming financial due diligence phase. There are numerous financing mechanisms that would help make this affordable commitment feasible. The development team in this transaction is diverse and they work with housing products of all types. Nothing can be secured without the PUD approved through local ordinance, so we've presented our commitment on affordable housing to the Village and once the entitlement phase of due diligence is completed through the Village, the financing stage of due diligence will proceed.

The development team understands the VAH commitment to the creation of affordable housing and respect the "fee in lieu" imposed on developers who cannot create viable solutions to house a diverse local population. The team believes affordable housing is critical for the community, and is committed to ensuring Parkview complies with the guidelines for a minimum of 15% of the units to be rented at affordable rates in perpetuity.

It is our hope that this clarifies Parkview's commitment to the creation of affordable housing within the Parkview project. Please don't hesitate to contact us with questions.

Sincerely,

Michael Ezgur
Attorney for Parkview

CC: Jessica Berzac
Rolando Acosta, Esq.

**Item:** Glenkirk CDBG Request

**Department**: Planning & Community Development

## ATTACHMENTS:

| Description | Type |
| --- | --- |
| Glenkirk Project Memo | Memorandum |

# REPORT TO THE HOUSING COMMISSION

| | |
|---|---|
| To: | Housing Commission |
| Prepared By: | Nora Boyer, Housing Planner |
| Date Prepared: | July 29, 2014 |
| Meeting Date: | August 5, 2014 |
| Topic: | Glenkirk – Proposed Group Home Rehab Project |

## BACKGROUND

Glenkirk submitted an application for 2014-2015 Community Development Block Grant (CDBG) Funds for the purpose of renovating the kitchen in one of its group homes in Arlington Heights. The agency has stated that the renovations are needed due to the deteriorated condition of the existing kitchen and also to make accessibility modifications that would make the kitchen more useable by the disabled residents of the home.

At the July 1, 2014 Housing Commission meeting, Glenkirk was asked to provide a more detailed description of the work to be done, cost estimates, and photographs of the existing kitchen. Attached is the additional information provided by Glenkirk.

## RECOMMENDATION

It is recommended that the Housing Commission approve CDBG funding through the 2014-2015 Group Home and Transitional Housing Rehabilitation Program under the following conditions:

1. The funding amount shall not exceed $24,900.
2. Competitive bids shall be obtained for the renovation work as required federal regulations, and staff must concur with the choice of bidder(s) and amount prior to Glenkirk entering into construction contract(s).
3. As per the policy approved by the Village Board, 1/3 the funded amount shall be provided in the form of a grant and 2/3 of the funded amount shall be provided as a 0% interest loan, secured by an agreement and recorded against the property, with payment due in full upon the sale of the property by the agency.
4. Glenkirk must comply with all other CDBG, procurement, and other laws and regulations that apply to this project.

**<u>Glenkirk Scope of Project Projections:</u>**
**Haddow CILA Group Home:**
**The project scope of work detail is based on our experience with similar kitchen renovations from other residential sites that were replacements or renovations. Costs associated for enhancements have been included to reflect customizations of the overall environment to allow for adaptions for disability accessibility. Revisions have been made from the original application projected cost, to exclude all small and large appliances to fall in line with the funded criteria. ($4,700)**
**Demolition:**

- **Remove wall between the kitchen and living area**
- **Removal of kitchen cabinets, countertops**
- **Removal of existing flooring**
- **Removal of protective wall covering**

**Sub Total: $2,000**
**Installation/Finishing:**

- **Install new kitchen cabinets**
- **Install new countertop with back splash and wall tiling**
- **Install new porcelain flooring**
- **Install sink and faucet**
- **Install baseboards**
- **Finish/repair/paint all walls (materials included)**
- **Install new lighting fixtures**

**Sub Total: $6,500**
**Materials:**

- **Customized Cabinets—$9,000**
- **Customized work spaces—$2,800**
- **Countertops-- $2,500**
- **Flooring--$1,000**
- **Electrical and Lighting—$1,500**

**Sub Total: $16,800** **Total estimated cost projection: $25,300**

**Item:** Single Family Rehabilitation Loan Program

**Department**: Planning & Community Development

## ATTACHMENTS:

| Description | Type |
|---|---|
| Single Family Rehab Report | Report |

07/30/14

SINGLE-FAMILY REHABILITATION LOAN PROGRAM - 2014-2015 Report

| FILE # SUFFIX | APPLICATION SUBMITTED | OUT TO BID | SUPP LOAN | SCOPE OF WORK SUMMARY | STAFF COST ESIMATE | PROJ COST | CHANGE ORDERS | TOTAL PROJECT COST | PAID TO DATE | STATUS |
|---|---|---|---|---|---|---|---|---|---|---|
| 14-01 SI912 | 7-14-2014 | | No | Roof, siding, concrete | | | | | | New application. Determining eligibility. |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |

SFR LOAN PROGRAM - FINANCIAL SUMMARY

| | |
|---|---|
| 2014/2015 CDBG ALLOCATION: | $ 124,550.00 |
| APPROVED PROJECTS: | - 0.00 |
| TITLE SEARCHES/APPRAISALS/LEAD PAINT COSTS/PERMITS: | - 0.00 |
| LESS PROGRAM INCOME NOT YET RECEIVED: | - 0.00 |
| REMAINING: | **$ 124,550.00** |

Loans Repaid Fiscal Year To Date: 5/1/14 – 4/30/15

| Case # | Date Paid | Yrs to Repayment | Amount | Reason sold (if known) |
|---|---|---|---|---|
| 92-16 | 6/30/14 | 22 | 10,133 | unknown |
| 84-21 | 6/30/14 | 30 | 15,846 | unknown |
| 01-09 | 7/10/14 | 13 | 28,100 | unknown |
| 78-08 | 7/21/14 | 36 | 14,870.90 | unknown |
| | | | **68,949.90** | **TOTAL** |