



Village of Arlington Heights
Housing Commission
Buechner Room 1st Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd
Arlington Heights, IL 60005
August 3, 2022
7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Minutes 5-18-22

IV. REPORTS

V. OLD BUSINESS

- A. Single Family Rehab Program Report
- B. 2022-2023 Annual Action Plan CDBG Allocations
- C. Affordable Housing Trust Fund Request for Expression of Interest Update
- D. Rental Registry Recommendation Update

VI. NEW BUSINESS

- A. Preliminary Review of UrbanStreet Group Affordable Housing Approach for Proposal Development of International Plaza/TIF 4
- B. Housing Commission 2023 Budget Request

VII. OTHER BUSINESS

- A. Public Comments

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 Rosangela Maldonado, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, rmaldonado@vah.com or (847)368-5791.



**Housing Commission
8/3/2022**

Item: Minutes 5-18-22

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes

Type

Minutes

DRAFT

MINUTES OF A MEETING OF THE ARLINGTON HEIGHTS HOUSING COMMISSION VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS May 18, 2022

IN ATTENDANCE:

Commissioners

Present: John Eggum Ken Kiefer
William Delea David Miller

Commissioners

Absent: Andre Arrington Janice Krinsky

Staff Present: Nora Boyer, Housing Planner/Staff Liaison

I. CALL TO ORDER

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

II. Roll Call

Present: J. Eggum, D. Miller, W. Delea, & K. Kiefer

Absent: A. Arrington and J. Krinsky

III. APPROVAL OF MINUTES

A motion was made by Commissioner Kiefer, seconded by Commissioner Miller to approve the minutes of the April 20, 2022 meeting with a few typographical corrections. The motion was approved.

Ayes: K. Kiefer, W. Delea, J. Eggum, and D. Miller

Nays: None

Abstain: None

IV. REPORTS

None

V. OLD BUSINESS

A. Single-Family Rehab Program

Ms. Boyer reported that two projects shown on the report (20-06 & 21-03) have been completed. The basement waterproofing job (21-02) seems to be stalled at the choice of the homeowner. There are no new applications.

B. 2022-2023 Annual Action and Housing Commission Requests

Ms. Boyer stated that there will be a public hearing on the Annual Action Plan at the Committee of the Whole meeting on June 13, 2022. At that meeting, the CDBG grant requests will be reviewed. The Housing Commission's requests are \$100,000 for the Single-Family Rehab Program and \$100,000 for the Group Home Renovation Program.

The Village received three requests from agencies for improvements to group homes. There is also a \$100,000 request to support a proposed permanent supportive housing apartment building planned for a location on South Arlington Heights Road, north of Golf Road. This project has much of its financing but has not submitted a Plan Commission application to the Village yet for zoning approvals. Permanent supportive housing is housing for persons with disabilities who are in need of services in order to otherwise live independently.

After the June 13th public hearing, the draft 2022 Annual Action Plan, including a draft CDBG budget will be made available for a 30-day public comment period. There will be a second public hearing on July 18, 2022, and it is expected that the Village Board will take action on approving the 2022 Annual Action Plan as amended due to comments at the hearing later on the same agenda.

C. Affordable Housing Trust Fund – Request for Expressions of Interest Update

Ms. Boyer distributed a draft of the Request for Expression of Interest (REOI). The Housing Commissioners made several suggestions of changes to the REOI that will be made. The Housing Commissioners were asked submit any other suggested changes to Ms. Boyer within the 10 days following this meeting.

Ms. Boyer said that she is working on lists of non-profit and for-profit developers whom the REOI will be sent. Ms. Boyer asked that Housing Commissioners let her know if there are aware of any persons or entities that would like to be included on the mailing list.

Chairman Eggum said that when the REOI is sent out, an announcement should be made on the Village's regular social media outlets.

Commissioner Miller asked about the process once the responses are received. Ms. Boyer said that this is a new process, but the Trust Fund Ordinance states that the Housing Commission will advise the Village Board on uses of the Trust Fund. Therefore, her understanding is that the responses will be vetted by the Housing Commission before going to the Village Board. Commissioner Eggum suggested that the Housing Commission look at the responses to the REOI and suggest next steps from there. Ms. Boyer said that sometimes updates are sent to the Village Board via memos. Other times, topics are discussed at a Committee of the Whole meeting or Village Board meeting. Commissioner Miller said that since this is the first time going through this process, he believes that a more formal process of providing recommendations to the Village Board and receiving their feedback, such a discussion at a Committee of the Whole meeting, is preferable.

D. Rental Registry Recommendation Update

This matter is still pending and staff will provide feedback from the Village Board when it is received. The Housing Commission expressed that they hope to hear back from the Village Board concerning this recommendation when the Village Board has the opportunity.

VI. NEW BUSINESS

A. Publicity Materials for Single-Family Rehab Program and Assist Program

Materials for publicizing the home buyer Assist Program and the Single-Family Rehab Program were included in the packet. Commissioner Delea recommended a change in the announcement for the Single-Family Rehab Program for clarity (i.e. addition of a comma).

Commissioner Miller suggested beginning announcements with “Did you know” questions. Resident would also be asked to tell their stories. Commissioner Miller mentioned “Humans of New York” that has personal interviews with people experiencing different issues such as affordable housing. Chairman Eggum said that the Village could put out a “we want to hear from you” asking for personal stories about their experiences with affordable housing; and responses could be used as part of the Housing Commission’s publicity effort. The stories and testimonials could be anonymous depending on the person’s preference and comfort level.

Chairman Eggum suggested that participants in the Single-Family Rehab Program be given a form to provide feedback on their experiences with the Village housing programs and ask them if there are any comments that they have to provide that would be used publicly but would be anonymous.

It was decided to proceed with publicizing the Single-Family Rehab Program, the Assist Program, and the REOI next. The Housing Commission will talk about other topics to be publicized later.

VII. OTHER BUSINESS

Mr. Moens asked about the Hickory Kensington area. Ms. Boyer said that she has not received an affordable housing plan. Commissioner Kiefer said that the project went to the Conceptual Plan Committee and he understood that the project will come to the Housing Commission. Commissioner Kiefer also mentioned another proposal that went to Conceptual Plan Committee. Mr. Moens urged that affordable units be required rather than accepting a fee.

VIII. ADJOURNMENT

A motion was made by Commissioner Miller, seconded by Commissioner Delea to adjourn the meeting. The motion was approved unanimously. The meeting ended at 7:36 pm.

Next meeting:

Wednesday, August 3, 2022 at 7 pm



Housing Commission
8/3/2022

Item: Single Family Rehab Program Report

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
SF Rehab Program Report	Report

07/25/22

SINGLE-FAMILY REHAB PROGRAM STATUS REPORT – October 1, 2021 to September 30, 2022

FILE # SUFFIX	APPLICATION SUBMITTED	OUT TO BID	SCOPE OF WORK SUMMARY	STAFF COST ESTIMATE	PROJ COST	CHANGE ORDERS	TOTAL PROJECT COST	PAID TO DATE	STATUS
20-06 MC536	12/15/20	7/15/21	Requesting: Furnace, Windows, Electrical	25,000	\$21,764	\$8,880 Exterior platform piers and water damage in bathroom and kitchen	\$30,644	\$30,644	File closed
21-02 DO1217	7/7/2021	By owner	Basement waterproofing and other	\$20,000					Housing Commission approved up to \$16,000 for basement waterproofing. On hold by owner.
21-03 ZA1504	11/23/2021	By Owner	Window and door replacement	\$14,800	\$14,759	\$0	\$14,759		File closed.
22-01 PI2403	5/20/2022		Replace wood decking on balcony; bathroom remodel due to water leaking in wall	\$15,000					Determining eligibility. Appraisal scheduled for July 29, 2022.
22-02 IV505	7/17/2022		Replace condo windows and sliding patio door	\$15,000					Determining eligibility. Waiver requested for less than 2 years of ownership requirement.

SFR LOAN PROGRAM - FINANCIAL SUMMARY

2021/2022 CDBG ALLOCATION: \$ 60,465.00

20-06	-	10,860 Completed/Paid (\$19,784 paid in prior program/fiscal year)
21-02 Estimate	-	16,000 for waterproofing only
21-03	-	14,759 Completed/Paid
22-01 Estimate	-	15,000
22-02 Estimate	-	15,000
TITLE SEARCHES/APPRAISALS/LEAD PAINT COSTS/PERMITS:	-	TBD
LESS PROGRAM INCOME NOT YET RECEIVED:	-	<u>TBD</u>
Total:	\$	- (11,154)

07/25/22

Loans Repaid CDBG Fiscal Year To Date: 10/1/21 – 9/30/22

Case #	Date Paid	Yrs to Repayment	Amount	Reason sold (if known)
06-01	10/25/2021	15 years	\$12,354	Unknown
11-04	10/22/1021	10 years	\$32,236	Unknown
88-89	12/13/2021	32 years	\$14,041	Unknown
97-09 04-01 08-01	4/19/2022	14 years	\$13,425.50	Unknown
18-01	4/10/2022	4 years	\$2,095	Unknown
05-06	6/15/2022	17 years	\$23,639	Unknown
	Total		\$97,791	



Housing Commission
8/3/2022

Item: Preliminary Review of UrbanStreet Group Affordable Housing Approach for
Proposal Development of International Plaza/TIF 4

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Preliminary Review of UrbanStreet Group	Exhibits
Staff Report Exhibit 1	Report
Staff Report Exhibit 2	Report
Staff Report Exhibit 3	Report
Staff Report Exhibit 4	Report
Project Snapshot and Developer Qualifications	Exhibits
Public Comments	Exhibits



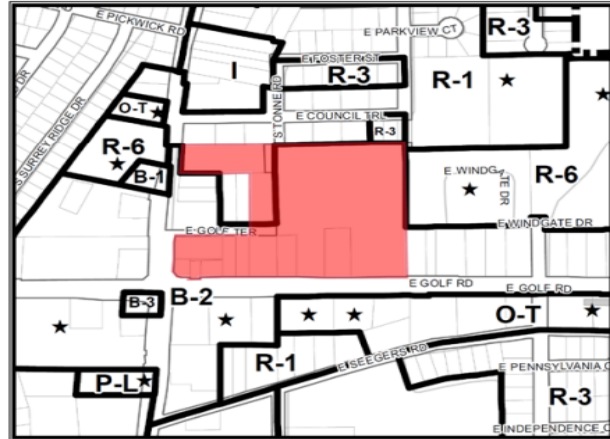
Village of Arlington Heights Staff Report to the Housing Commission

Project Title: UrbanStreet Group, International Plaza Development
Address: 4-214 E Golf Rd., 15 & 139 E Golf Terrace, 1665 S Arlington Heights Road

To: Housing Commission
Prepared By: Nora Boyer, Housing Planner
Meeting Date: August 3, 2022
Action: Preliminary Review

Developer Representative:

Jon Dennis
UrbanStreet Group, LLC
2250 Progress Parkway
Schaumburg, IL 60173



Project Background:

UrbanStreet Group, is proposing a plan for the redevelopment of Tax Increment Financing (TIF) 4 area that includes the International Plaza Shopping Center and certain other adjacent lots. The proposal calls for the demolition of the existing shopping center for redevelopment as a 302unit multi-family apartment complex at the rear of the site and approximately three new commercial outlots fronting along Golf Road.

The multi-family apartments would be located across seven buildings, each four stories in height and together totaling just under 400,000 square feet of residential floor area. Six of the seven buildings would consist of market rate units (total of 265 units). The seventh building, at the northwest corner of the site, would be reserved for affordable units (37 units). The developer proposes to partner with an affordable housing developer for construction of the seventh building.

Preliminary Review

UrbanStreet Group is seeking preliminary review of its affordable housing approach from the Housing Commission. The purpose of a preliminary review is to give the developer an opportunity to receive feedback from the Village to assist the developer in refining their plan and deciding whether or not it appears feasible for them to proceed forward with the proposal. It is not required that a developer address all of the Code requirements for a development plan at this stage, including for the affordable housing component. The Housing Commission's purview for review is limited to only the affordable housing aspect of the proposal.

This affordable housing proposal addresses several of the Village’s inclusionary housing requirements while others would be reviewed if the developer proceeds with submitting a Plan Commission application, including a full Affordable Housing Plan, for the development. UrbanStreet Group is seeking feedback on the aspects of the affordable housing approach that are being presented at this time.

The developer’s preliminary affordable housing approach is attached. Below, the affordable housing approach is summarized and compared to the Village’s inclusionary housing requirements.

Preliminary Affordable Housing Approach and Inclusionary Housing Requirements:

According to the Village’s Inclusionary Housing Ordinance (Village Code Chapter 7, Section XVII) the affordable housing requirement for publicly-assisted developments is 10% of the total units. As proposed, the development would be required to have 27 affordable units (i.e., 10% of the 265 market rate units), and the developer states that they intend to meet or exceed this 10% requirement.

The developer proposes to partner with a professional affordable housing developer to create the building containing the affordable units. In their preliminary proposal, the developer discusses the use of Low-Income Housing Tax Credits (LIHTC) that are widely used to provide financing for affordable housing and explains that they would partner with a professional affordable housing developer that has experience with using LIHTC financing. The developer states that they have identified affordable housing developers that are interested in being part of this project; and they are currently in negotiations with Northpointe Development which is a national affordable housing developer that has used the LIHTCs as well as other resources to develop affordable housing.

UrbanStreet Group states that the affordable housing building would be built on a lot that they anticipate would be subdivided from the rest of the development and owned by the affordable housing developer. This lot would be included in the overall site Master Plan, and the affordable building would have the same exterior design as the market-rate buildings. UrbanStreet Group states that they plan to deliver the affordable building site “build ready” with “utilities extended to its property line, graded and cleared for development” and that the Master Plan “will also provide for central stormwater detention for the entire master plan that will accommodate the affordable site.” The Master Plan will include cross access easements and possible shared surface parking.

**UrbanStreet Group Preliminary Affordable Housing Proposal
Comparison of Requirements to Preliminary Affordable Housing Approach**

Village Inclusionary Housing Requirement	Developer Preliminary Proposal
10% affordable is required for publicly-assisted developments	Exceeds requirement. 10% of the market rate units would be 27 affordable units. The developer is proposing a building of 37units, or 10 affordable units beyond the minimum required.
Affordable units are to be available to households at or below 60% or area	Complies.

median income at rents affordable as calculated by IHDA (at 60% of area median income) based on bedroom size	
Affordable units shall be dispersed among the market rate units	Does not comply. Affordable units would all be in one building with the building integrated into the development Master Plan.
Affordable units are required to be affordable in perpetuity	The proposal discusses possible financing through Low-Income Housing Tax Credits that have a 15-year compliance period. Staff notes that LIHTCs approved by the Illinois Housing Development Authority require an “extended use period” of an additional 15 years of affordability requirements. Village will require affordable units remain affordable in perpetuity per the ordinance.
Exterior appearance shall be compatible with the market rate units	Complies.
Interior features, amenities and structural elements to be contractor grade or higher and energy efficiency improvements to be the same as for market rate units	To be addressed.
Unit square footages to be no less than 75% of the gross floor areas for market rate units with comparable number of bedrooms	To be addressed.
Bedroom mix to be in equal proportion to the bedroom mix of the market rate units unless otherwise approved by the Village	To be addressed based on the proposed tenant mix and any targeted populations such as seniors, singles, couples, or families. However, with increased unit count it is anticipated that this requirement will be met.
Affordable units to be constructed concurrently with the market rate units unless delay is authorized by the Village for reasons such as financing requirements, economies of scale and/or infrastructure needs	Developer has explained that the timing to secure financing for the affordable building (e.g. Low Income Housing Tax Credits) may delay that building while the developer would begin construction on the market-rate buildings. The Village will require controls to ensure the affordable units are constructed within a reasonable schedule.

According to the preliminary proposal, the development would exceed the number of affordable units required by 10 affordable units. Staff's opinion is that this justifies an exception to permit all of the affordable units to be located in one building within the development and all contained within the redevelopment site. Further, Staff is open to discussions concerning the timeline for the construction of the affordable building, but there would need to be controls to ensure that the affordable building is developed.

RECOMMENDATION

Staff has reviewed the proposed affordable housing components presented by the developer and are **supportive** of the project which would increase the number of much needed affordable housing in the Village of Arlington Heights subject to the following. Staff's initial review and the Housing Commission's preliminary review are limited to the affordable housing aspect of the project and do not include other topics that are contained in the developer's preliminary proposal:

1. Staff recommends proceeding with development of the concept of a separate affordable building within the redevelopment area project for 37 affordable residential units (10 more than required) subject to the perpetuity of required units and other details to be worked out between the Village and the developer. The developer shall submit a full Affordable Housing Plan, containing the items listed in the Inclusionary Housing Guidelines, as part of the developer's Plan Commission application and appear before the Housing Commission. At which time specific conditions will be drafted for consideration.

Attachment:

1. UrbanStreet Group's Affordable Housing Approach for the Redevelopment of International Plaza in Arlington Heights dated July 26, 2022
2. Development Site Plan
3. Village of Arlington Heights Inclusionary Housing Ordinance
4. Village of Arlington Heights Inclusionary Housing Guidelines

July 26, 2022

By Email

Bill Enright
Assistant Director Planning and Community Development
Village of Arlington Heights

Sam Hubbard
Development Planner
Department of Planning and Community Development
Village of Arlington Heights

**Re: UrbanStreet Group's Affordable Housing Approach for the
Redevelopment of International Plaza in Arlington Heights**

Bill and Sam:

UrbanStreet Group is excited to undertake the complete redevelopment of the International Plaza Shopping Center in Arlington Heights. We envision this project as a public private partnership that will bring a vibrant new mixed-use project to this site, replacing the largely vacant shopping center. A project of this scale and complexity will require TIF funds and other forms of incentives in order to be economically feasible and we look forward to working with the Village on all aspects of the project to move it forward as soon as possible. We recognize that this site has had several starts and stops over the years and we believe that we have a development team and a proposed plan that will make it happen.

The Village's Inclusionary Housing Ordinance calls for 10%, or 27 affordable rental units in the project. UrbanStreet Group has explored various scenarios to meet or exceed the Village requirement of 10% affordable units. We plan to exceed the requirement by 10 units and provide 37 units.

Based on initial discussions with the Village Staff, we strongly believe that the best way to provide the affordable units is to engage with a professional affordable housing development company that has an excellent track record in community development of workforce and senior housing. This affordable housing developer would build Building #7, which would include 37 affordable rental apartments, exceeding the Village requirement. UrbanStreet as master developer will in turn build 265 market rate units in 6 buildings. We believe partnering with an affordable housing developer makes sense for several reasons:

- A professional affordable housing developer will bring specific experience and expertise in operating its apartment communities to serve seniors, working families, and other tenants with limited income. They are most often mission driven and they own and operate thousands of units with a singular focus on serving their communities with inclusionary housing.
- The workforce housing developer also bring a proven track record of securing Low Income Housing Tax Credits (LIHTC), a widely used and highly successful program, to provide the majority of the capital specifically for these projects at the State and local level. These tax credits are highly competitive and awarded only to the best projects each year developed by the most experienced and professional LIHTC Developers.
- Often, these LIHTC developers receive tax credit awards year after year because affordable housing is their core business and they develop and manage these properties to very high standards. These developers build and also own and operate their communities for at least 15 years, which is the compliance period for the tax credits. Often, at the end of 15 years, they substantially renovate the properties and continue to operate them as workforce housing.

So, we believe that the best way over the long term to develop and operate the affordable component of this large redevelopment project is to partner with a national LIHTC Developer. We have identified companies in this space who are very interested in becoming a part of this project. For example, we are currently negotiating with Northpointe Development, which has a proven track record of delivering high quality workforce housing communities. Attached, is Northpointe's corporate resume. As you may note, a project of 30-50 units is very typical for a LIHTC project and thus fits in well with the 10% requirement for International Plaza. Northpoint is very interested in pursuing this project with us.

1. Ownership structure/development partnership

- UrbanStreet envisions partnering with a national LIHTC developer who will build their own freestanding project as part of the Master Plan. This building will be the same in exterior design, style, and materials as the rest of the multifamily. It may have its own name and branding, but we see it as part of the cohesive whole and really being no different than the other multifamily buildings architecturally. However, it may have a different unit mix based on its tenants, which could be seniors, singles, couples, or families.
- The Master Plan would provide for a subdivided parcel for this project and we anticipate that the LIHTC Developer will own the parcel with cross easements and possible sharing of surface parking across the Master Plan.
- Since we have already identified a LIHTC developer, we envision that their multifamily building will be developed close in time to the market rate component. However, tax credits are awarded once a year in May, so depending on the cycle and

award of the credits, the affordable housing developer may start their project once the 6 market rate buildings are under way.

2. Timeline

- We envision obtaining municipal entitlements for all the multifamily and market rate at one time with some restrictions that would require an affordable project on a specific parcel as part of the master zoning. If one affordable housing group fails to execute their project, we will find another group to do so. The LIHTC program is national in scope, widely used, and proven. Affordable sites are hard to come by and even harder to get entitled. If a site is specifically zoned for affordable units and is a welcome part of the Master Plan, which this would be, we believe several affordable developers will come forward to execute it if one falls through. As mentioned earlier, we envision that the affordable component will run close in time with the market rate and commercial components of the plan. The only difference is that the affordable component will be financed with tax credits which have an annual award cycle

3. Improvements

- UrbanStreet plans to deliver the affordable component site “build-ready” with utilities extended to its property line, graded and cleared for development. UrbanStreet as “master developer will also provide for central stormwater detention for the entire master plan that will accommodate the affordable site. We anticipate that the affordable housing developer will be responsible for its own volume control but will discharge into the central detention pond which is located outside their site.

4. Affordable Project Site Plan, Unit Mix, and Architectural Design

- Our first priority is to partner with an affordable housing developer. We are currently negotiating with Northpoint Development, which plans to develop an affordable housing building of approximately 37 units. As they progress, they will doing their own unit mix planning and will comply with the Village of Arlington Heights requirements for affordable rents.
- UrbanStreet plans to obtain general density, height, and unit count approvals for the affordable building as part of the larger master plan. The affordable housing developer will seek their own site plan approvals. Our goal is for them to have entitlements ideally at about the same time we do for the market rate and commercial components. Due to the cycle time for the tax credits, their approvals will likely come after the market rate site plan approvals by a few months. The affordable housing developer would also see their own building permits.

July 26, 2022

Page 4

- UrbanStreet Group wants the entire development to have a cohesive design, aesthetics, and building materials so that it will be one single development. The affordable housing developer agrees with this approach so we don't see any substantial physical difference between the market rate buildings and the affordable housing building.

All components of this Master Plan including the affordable component, market rate apartments, and commercial components are critical for the project's success as is the public private partnership. So, for UrbanStreet, the affordable component is very important to UrbanStreet as the master developer, which is why we think partnering with an expert in the development, financing, and management of these affordable housing communities is the best approach.

We are happy to meet and discuss further with you.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Dennis".

Jon Dennis
Senior Vice President
UrbanStreet Group, LLC
jdennis@urbanstreetgroup.com
(312) 498-4139

**AN ORDINANCE AMENDING CHAPTER 7
OF THE ARLINGTON HEIGHTS MUNICIPAL CODE**

WHEREAS, at a public meeting on September 9, 2019, the President and Board of Trustees, meeting as a Committee-of-the-Whole, discussed a series of recommendations regarding refining Arlington Heights Affordable Guidelines; and

WHEREAS, at the conclusion of the Committee-of-the-Whole meeting, the Village Board directed the preparation of an Inclusionary Housing Ordinance which was subsequently researched and a draft provided for further discussion and revision by the Housing Commission and Committee-of-the-Whole; and

WHEREAS, at the Village Board meeting on July 20, 2020, the Village Board voted in favor of the recommendation of the Committee-of-the-Whole to approve an Inclusionary Housing Ordinance,

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS:

SECTION ONE: That Chapter 7, Other Village Government Provisions, of the Arlington Heights Municipal Code, is hereby amended by adding Article XVII, Inclusionary Housing Ordinance, which shall read as follows:

Article XVII Inclusionary Housing Ordinance

Section 7-1701 Purpose. The purpose of this Article is to promote the public health, safety, and welfare by encouraging high quality housing throughout the Village sufficient to meet the needs of all Arlington Heights residents. The Village may adopt administrative guidelines to assist in the effective implementation of this Article.

While this Article provides alternatives to the production of on-site affordable units, the preference of this Article is to provide permanent affordable dwelling units that are constructed on the site of all Covered Development Projects. Affordable dwelling units created pursuant to this Article shall remain affordable in perpetuity. All cash payments received pursuant to this Article shall be deposited into the Village's Affordable Housing Trust Fund. Effective January 1, 2021, the fee-in-lieu amounts and linkage fees shall be adjusted in January of each year by the annual percentage change in the Consumer Price Index (CPI-U) for the Chicago-Elgin-Naperville area.

Section 7-1702 Definitions. For purposes of this Article, the following definitions shall apply:

- a. Affordable Dwelling Unit or Attainable Housing. Decent, safe, sanitary, and appropriate housing that households below median income can own or rent without having to devote more than 30 percent of their gross income to monthly housing expenses.

2020-025

- b. Affordable Housing Trust Fund. A trust fund providing sustainable financial resources to address the attainable housing needs of eligible households in Arlington Heights; and preserving and producing affordable dedicated attainable housing.
- c. Affordability Period. The time during which the affordability restrictions imposed by this Article shall apply to affordable dwelling units.
- d. Applicant. Any developer, individual, non-profit, housing owner/operator who applied to the Village for processing for approval of a covered development pursuant to this Article.
- e. Area Median Income. The median income level for the Chicago-Joliet-Naperville Metro Area, as established and defined in the annual schedule published by the Secretary of Housing and Urban Development, and adjusted for household size.
- f. Base Density. The number of dwelling units permitted to be constructed on a parcel in conformation with the requirements of the zoning district in which it is located, prior to applying any applicable density bonus.
- g. Consumer Price Index. Consumer price index for all urban consumers as published annually by the U.S. Department of Labor, Bureau of Labor Statistics.
- h. Covered Development Project. Any development project in the Village that is required to provide affordable dwelling units, fees in lieu of affordable housing, or linkage fees under provisions of this Article. Projects at one location undertaken in phases, stages, or otherwise developed in distinct parts shall be considered a single Covered Development Project.
- i. Developer. Any person, firm, corporation, partnership, limited liability company, association, joint venture, or any entity or combination of entities that develops dwelling units, including any successors or assigns, but does not include any governmental entity.
- j. Housing Expenses for Rental Housing. Rent and utilities.
- l. Market Rate Dwelling Units. Residential dwelling units that are not required to be affordable dwelling units under this Article.
- l. Primarily Affordable Dwelling Development. A residential multi-family development that may have the physical characteristics of a covered development, but will have affordability restrictions that exceed the requirements of this Article. This may include a development in which all of the units are restricted to households earning at or below the median income.
- m. Publicly Assisted Development. A residential multi-family development that received some form of public financial assistance, which may include TIF funding or funding from the Village's Affordable Housing Trust Fund.

Section 7-1703 Affordable Housing Plan. All developers of Covered Development Projects as defined in Section 1704b shall provide an Affordable Housing Plan at the same time as their first submittal to the Village for any reason related to the Covered Development Project.

Section 7-1704 Covered Development Projects. The provisions of this Article shall apply to the following developments:

- a. all developments that result in new single family (one and two family detached) dwelling units, and
- b. new multi-family dwelling units.

Section 7-1705 Annual Reporting. For all Covered Development Projects as defined in Section 1704b, the developer or its successors, assignee, or designee shall submit an annual compliance report to the Village no later than March 1 of each year for the prior year. This report shall describe the status of each affordable unit in detail including, but not limited to, changes in tenancy, turnovers, and income certifications for all new tenants. The reports shall also include annual recertification of all tenants renting affordable units.

Section 7-1706 Single Family Dwelling Units (One and Two Family Detached Dwellings)
The requirement for new single family dwelling units built in place of an existing single-family dwelling unit that was torn down is payment of a linkage fee of \$3,500 per dwelling unit. This fee is due as part of the building permit fees. No actual affordable units are required.

Section 7-1707 Multi-Family Rental Developments. The following are the requirements for affordable units and/or cash in lieu of units for multi-family rental developments.

- a. For multi-family rental developments containing nine or fewer dwelling units, no actual affordable units are required to be provided. A linkage fee of \$3,500 per market rate unit is due as part of the building permit fees. The developer may voluntarily provide actual on-site affordable units, in which case no fee is required.
- b. For multi-family rental developments containing ten or more dwelling units, the following are the requirements for affordable units:
 1. Downtown (B-5 District) – Market Rate Privately Funded Developments. The affordability requirement is 7.5% of the total number of units. This requirement may be met in one of two ways:
 - a) The developer may voluntarily provide 7.5% of the total number of units as actual on-site affordable units, in which case no fee is required.
 - b) A minimum of 5% of the total units must be actual affordable on-site units. The remaining percentage to meet the total unit requirement, up to 2.5%, can be met by payment of a fee-in-lieu in the amount of \$25,000 per required affordable unit; or

If the developer can provide information to show that affordable units are not reasonably feasible, in lieu of providing any units, the Village may accept a fee of \$75,000 per unit for 10% of the total number of units.

2. All Zoning Districts other than B-5 - Market Rate Privately Funded Developments. The affordability requirement is 5% of the total number of units in the development must be on-site affordable dwelling units. If the developer can provide information to show that affordable units are not reasonably feasible, in lieu of providing affordable units, the Village may accept a fee of \$75,000 per unit for 10% of the total number of units.
 3. All Zoning Districts - Publicly Assisted Developments. The affordability requirement is that 10% of the total number of units in the development must be affordable on-site units. There is no fee-in-lieu option for publicly assisted developments.
- c. Maximum Price For-Rent Affordable Units. The maximum gross rent, including a utility allowance for utilities not provided with the rent, shall be the gross rent affordable to households with annual incomes at 60% of area median income as devoting no more than 30 percent of their gross income to monthly housing expenses as calculated annually by the Illinois Housing Development Authority based on number of bedrooms in the unit.

Section 7-1708 Multi-Family For-Sale Developments. There is no requirement for actual affordable units for multi-family for sale developments. There is a fee-in-lieu requirements as follows:

- a. For multi-family for sale developments containing nine or fewer dwelling units, there is a linkage fee of \$3,500 per market rate unit due as part of the building permit fees.
- b. For multi-family for sale developments containing ten or more dwelling units, there is a fee-in-lieu of affordable units in the amount of 12.5% of the unit value (projected, list, or sale price) or other calculation method approved by the Village per market rate unit for 10% of the total number of units in the development. The fee-in-lieu shall be capped at \$75,000 per required unit (subject to annual CPI adjustment) and shall be paid at the time of occupancy permit for the first unit.
- c. If affordable units are voluntarily provided, the units must be affordable to households at 80% of area median income for the applicable unit size as calculated annually by the Illinois Housing Development Authority.

Section 7-1709 Development Cost Offsets. The following development cost offsets may apply as set forth below for Covered Development Projects:

- a. Density Bonuses. At the discretion of the Village Board, a density bonus may be provided equal to no more than one market rate dwelling unit for each required affordable dwelling

unit constructed on the site of the Covered Development Project. No density bonus shall be provided for any affordable units for which a fee-in-lieu is paid instead of construction of an affordable unit.

- b. **Fee Waivers.** An applicant that fully complies with providing actual affordable units in accordance with the requirements of this Article shall, upon written request, receive from the Village a waiver of all of the otherwise applicable application fees and building permit fees imposed by the Village, but only with regard to the affordable units in the Covered Development Project. The fees charged for the total development shall be adjusted proportionally to reflect this waiver of fees for the affordable dwelling units, but in no instance will more than 50% of the permit fees be waived. Under no circumstances will any out-of-pocket fees or impact fees be waived.
- c. **Parking Requirements in the Downtown Only.** Subject to availability, at the discretion of the Village, parking requirements for affordable on-site units may be partially satisfied using parking permits in downtown Village parking garages at a rate not-to-exceed one parking permit per affordable on-site affordable unit at a monthly parking fee to be determined by the Village.

Section 7-1710 Integration of Affordable Housing Units. The following are the requirements for affordable dwelling units in Covered Development Projects:

- a. Affordable units shall be dispersed among the market rate units.
- b. The exterior appearance of the affordable units shall be visually compatible with the market rate dwelling units.
- c. Affordable units may differ from market rate units with regard to interior finishes provided that:
 - 1. Interior features, amenities, and structural elements of affordable units shall be contractor grade or higher. For purposes of this section, “amenities” shall include, without limitation, storage and parking.
 - 2. The affordable units shall have the same improvements related to energy efficiency, including mechanical equipment and plumbing, insulation, windows, and heating and cooling systems, as the market rate units.
 - 3. The interior gross area for the affordable shall be no less than the lesser of 75% of the gross floor area (exclusive of utility rooms and garages) of market rate units with comparable number of bedrooms or the minimum size requirements required by the Zoning Code.
 - 4. The bedroom mix of affordable units shall be in equal proportion to the bedroom mix of the market rate units within the covered development project unless otherwise approved by the Village.

5. Affordable units shall be constructed concurrent with the development of market rate units. Construction phasing of affordable units shall not be delayed unless authorized by the Village and only after it has been demonstrated by the developer to the satisfaction of the Village that a delay is necessary in order to account for the different financing and funding requirements, economies of scale and/or infrastructure needs applicable to development of the market rate units and affordable units.

Section 7-1711 Relief from Requirements. The Village Board may grant relief from the strict application of the standards set forth in this Article upon finding that due to specific and unique circumstances which are set forth in writing, undue hardship would be caused by the strict application of the standards and requirements set forth in this Article.

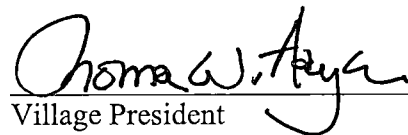
SECTION TWO: The various provisions of this Ordinance are to be considered severable, and if any part or portion of this Ordinance shall be held invalid by any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this Ordinance.

SECTION THREE: This Ordinance repeals all ordinances or parts of ordinances in conflict with the provisions hereof and, except as set forth in this Section, shall be in full force and affect from and after its passage, approval and publication in the manner provided by law.

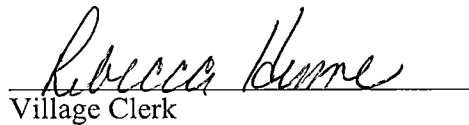
AYES: PADOVANI, TINAGLIA, SCALETTA, LABEDZ, ROSENBERG, CANTY,
BALDINO, SCHWINGBECK, HAYES

NAYS: NONE

PASSED AND APPROVED this 3rd day of August, 2020.


Village President

ATTEST:


Village Clerk

CodeAmendments:7 Article XVII Inclusionary Housing Ordinance

Inclusionary Housing Guidelines July 2022



Inclusionary Housing Guidelines

Purpose: Administrative guidelines to implement the proposed Inclusionary Housing Ordinance.

- I. Affordable Housing Plan
- II. Annually adjusted linkage fees, fee in lieu amounts, and calculations
- III. Table and explanation of maximum income eligibility by household sizes, updated annually
- IV. Table and explanation of maximum rents by unit sizes, updated annually
- V. Income determination and asset limits
- VI. Preferences
 - a. Categories of households to receive preference in the rental of affordable units
- VII. Income re-certification
 - a. Frequency and timing
 - b. Continuing/Non-continuing eligibility if tenant household size or income changes
- VIII. Other policy administration determination
 - a. Single family tear down definition
- IX. Annual reporting to the Village of Arlington Heights

Attachments

- A. Inclusionary Housing Ordinance (Chapter 7, Article XVII)

I. Affordable Housing Plan

The applicant shall submit an Inclusionary Housing Plan at the same time as their first submittal to the Village for any reason related to the Covered Development Project (Village Code Chapter 7, Section 7-1703). The Inclusionary Housing Plan shall specifically contain, at a minimum, the following information regarding the Covered Development:

1. A general description of the covered development.
2. The total number of market rate dwelling units and affordable dwelling units in the covered development.
3. The number of bedrooms in each market rate dwelling unit and each affordable dwelling unit.
4. The square footage of each market rate dwelling unit and each affordable dwelling unit.
5. The general location of each affordable dwelling unit within the covered development if specific units are designated as the affordable units.
6. The pricing schedule for each affordable dwelling unit and each market rate dwelling unit.
7. The phasing and construction schedule for each market rate dwelling unit and each affordable dwelling unit.
8. If units designated as affordable units are proposed to have exterior and interior appearances, materials, or finishes different from the market rate units, provide documentation and plans showing the differences in exterior and interior appearances, materials and finishes between the affordable and market rate units.
9. A copy of the development's Tenant Selection Plan.
10. An explanation or justification for proposals to make a cash payments of fees in lieu of affordable units, as per Village Code Chapter 7, Section 7-1706, 7-1707 or 7-1708.

II. Annually adjusted linkage fee and fee in lieu amounts

The Inclusionary Housing Ordinance contains the affordable unit requirements for developments. In specified instances, linkage fees are required and there are fee in lieu options. Effective January 1, 2021, the linkage fee and fee in lieu amounts (below) shall be adjusted each year by the annual percentage change in the Consumer Price Index (CPI-U) for the Chicago-Elgin-Naperville area.

Schedule of Linkage Fees and Fee in Lieu Amounts		
Single Family Dwelling Units	2020 Linkage Fees and Fee in Lieu Amounts	2022
New Single Family Dwelling Unit (One and Two Family Detached Dwellings) Linkage Fee including Teardown/Rebuilds. Due as part of building permit fees.	\$3,500/per market rate unit	\$3,765
Multi-Family Rental Developments		
Developments of <u>9 or fewer</u> units (Village-wide) pay a linkage fee. Due as part of building permit fees.	\$3,500/per market rate unit	\$3,765
Downtown (B-5) developments of 10 or more total units Up to 2.5% of required units may be provided in the form of a fee in lieu. Fees are payable prior to issuance of a building permit.	\$25,000 per affordable unit	\$26,890
All Zoning Districts other than B-5 developments of <u>10</u> or more units, if affordable units are not provided, pay a fee in lieu for 10% of the total units for the affordable units not provided. Fees are payable prior to issuance of a building permit.	\$75,000 per affordable unit	\$80,670
Publicly Assisted Developments of 10 or more units, there is no fee in lieu option.	Not applicable	Not applicable
Multi-Family For-Sale Developments		
Developments of <u>9 or fewer</u> units pay a linkage fee.*	\$3,500/per market rate unit	\$3,765
Developments of <u>10 or more</u> pay a fee in lieu of providing affordable units for 10% of the total units.**	Up to \$75,000 per affordable unit (cap)	\$80,670

*Due as part of building permit fees.

**Due at time of occupancy permit for first unit.

Calculations

a. Required Affordable Housing Units

To calculate the number of affordable housing units required in a covered development, the total number of proposed housing units in the development shall be multiplied by the percentage of affordable housing units required by the Inclusionary Housing Ordinance. When the requirement results in a fractional unit, the following rules apply:

1. Fractions of one-half ($\frac{1}{2}$) and more are counted as a whole.
2. Fractions less than one-half ($\frac{1}{2}$) are disregarded.

b. Fractional for fees in lieu

To calculate the amount of the fee in lieu of affordable units, the number of required affordable units shall be multiplied by the applicable fee in lieu amount as defined in the Inclusionary Housing Ordinance. When the requirement results in a fractional amount of the fee amount assessed for a whole unit, the fractional amount shall not be rounded up or down.

III. Table and explanation of maximum income eligibility by household sizes, updated annually

The maximum income eligibility limit for affordable rental units shall be the maximum income limits for households at 60% of Area Median Income in the Chicago-Joliet-Naperville MSA, adjusted for household size, as determined released annually by the U.S. Department of Housing and Urban Development (HUD).

Maximum Income Levels 60% AMI for the Chicago-Joliet-Naperville MSA Effective June 15, 2022								
Household Size	1	2	3	4	5	6	7	8
Maximum income (Based on 60% AMI)	\$43,800	\$50,040	\$56,280	\$62,520	\$67,560	\$72,540	\$77,580	\$82,560

IV. Table and explanation of maximum rents by unit sizes, updated annually

The maximum gross rent, including a utility allowance for utilities not provided with the rent, shall be the gross rent affordable to households with annual incomes at 60% of area median income as devoting no more than 30 percent of their gross income to monthly housing expenses as calculated annually by the Illinois Housing Development Authority based on number of bedrooms in the unit. The maximum monthly rents shall be reduced by a utility allowance when all utilities are not included in the monthly rent. The monthly utility allowance in most instances will not exceed \$100/month but is determined on a case by case basis depending on the number and types of utilities not included in the rent.

Maximum Monthly Rents						
Household Size	0 Bedroom or Studio	1	2	3	4	5
Maximum Monthly Rent	\$1,095	\$1,173	\$1,407	\$1,626	\$1,813	\$2,002

The maximum monthly rents above were calculated using the Illinois Housing Development Authority (IHDA)'s formula for 2022.

V. Income Determination

a. Income: Rental unit applicant annual income shall be gross annual income. Income derived from assets is included in this calculation. Income shall be based on third party verification of income for the past 3 months and projected forward 12 months. Income eligibility determinations shall be valid for 90 days. If the income documentation on file is over 90 days old, the applicant will be required to submit new pay check stubs or other income verification materials to demonstrate that household income still meets requirements and will continue to at the time of the lease.

The third party documentation used to verify income may include paycheck stubs, bank statements, social security statements, etc. for each member of the household. Misrepresenting household income or household information will be grounds for program ineligibility. A household found to have misrepresented household income and is occupying an affordable unit may be required to pay market rent. Such a unit will be disqualified as an affordable unit and another qualified affordable unit must be provided.

b. Assets: Non-retirement household assets of the applicant(s) must be equal to or less than 100% of area median income for the household size. Retirement assets are not subject to this limit.

VI. Preferences in Rental Housing

An eligible, qualified applicant for rental affordable housing who is determined to have a preference will receive housing in an affordable unit before any other eligible, qualified person who does not have a preference. Preference for affordable dwelling units will be given by the developer to qualified households who meet one or more of the following unranked qualifications:

- Veterans
- Persons with disabilities
- Arlington Heights residents who have resided in Arlington Heights for at least the past two years
- People who are employees of Arlington Heights business or organizations

Supporting documentation shall be required to verify eligibility for a preference.

VII. Income re-certification

Increases in household income may affect eligibility. Decreases in household income will not affect eligibility, but development owners may choose not to renew a lease for any reason allowed by law.

a. Frequency and timing

Annual income re-verification for Arlington Heights inclusionary housing units will take place 90 days before the tenant's lease is set to expire. Tenants will be provided with a short form asking for basic information about household members and notified of the documentation required. Tenants will be expected to respond to the request for information and documentation within 15 days of receiving the request thereby giving the property manager sufficient time to conduct lease renewal.

Household and income information will be used to determine household size and to calculate the combined gross household income.

b. Continuing/Non-continuing eligibility if tenant household size or income changes

1. When household income remains at or below 60% of area median income, adjusted for household size, then the household maintains income eligibility for the affordable unit.
2. When household income increases above 60% of area median income, but stays below 80% of area median income for the household size, then the household maintains its income qualification for the affordable unit.
3. When the household income increases to above 80% of area median income, then the tenant will be notified by the management office that the lease may be renewed for up to 12 months at the affordable rent after which the tenant may remain in the unit but may be required to pay market rent. If the tenant remain and pays market rent, the unit no longer qualifies as an affordable units.

If household income decreases during the one time 12-month renewal, the tenant will notify the management office no later than 60 days before the end of the lease term, that it wishes to have its income re-evaluated for the purpose of possible lease renewal. If the examination of the household size and income are found to have decreased enough that the household's income is 80% of area median income or below for the household size, the lease may be renewed beyond the 12-month renewal that was issued the previous year.

Being income re-verified is not a guarantee that a lease will be renewed. That decision is made by the property management company.

VIII. Other policy administration determination

Single Family Tear Down: The Department of Planning & Community Development shall make the final determination if tear down or addition constitutes a new single-family tear down and the linkage fee is owed. As a general rule, if the size, design or other characteristics renders the existing home unrecognizable it shall be determined to be a tear down. For example, if just a wall, chimney, room or foundation of the existing home remains it is a tear down.

IX. Annual reporting to the Village of Arlington Heights

For all Covered Development Projects as defined in Chapter 7, Section 1704b, the developer or its successors, assignee, or designee shall submit an annual compliance report to the Village no later than March 1 of each year for the prior year. This report shall describe the status of each affordable unit in detail including, but not limited to, changes in tenancy, turnovers, and income certifications or recertifications for all tenants.

The Department of Planning and Community Development is the administrator and interpreter of the Inclusionary Housing Guidelines and shall be the determiner of compliance with these Guidelines. The Village reserves the right to update and modify the Inclusionary Housing Guidelines at any time. If the provisions of these Guidelines and the Inclusionary Housing Ordinance conflict the Ordinance shall be controlling.

URBANSTREET GROUP

CONFIDENTIAL

URBANSTREET GROUP

We love to build things.

As a full-service real estate firm, UrbanStreet engages in real estate investment, development, property management and general contracting activities. We are nimble and relationship based, with particular expertise in the design and construction of multifamily residential communities, commercial and retail properties and land development. Based in Chicago, we have been involved in projects throughout Chicagoland and across the Midwest. Founded in 1996, UrbanStreet is led by executives with several decades of real estate experience in all aspects of real estate development, including general contracting, financing, law and property management.



Meet the Team



Robert Burk

Managing Partner

Directs all aspects of the entitlement, planning, design, construction and marketing processes.



Robert Kuker

Managing Partner

Sources real estate opportunities and manages all aspects of the development process through disposition.



Jon Dennis

Senior Vice President

Manages real estate development, acquisitions, financing and asset management.



Jim Wells

Senior Vice President

Oversees the construction operations, project coordination and design and development.



Lisa Cioffi

Director of Operations

Leads marketing and tenant and investor relations as well as manages property operations and leasing.



Peggy Graf

Chief Financial Officer

Manages all of the accounting, financial reporting and tax work.

Current Projects

Recent/Under Construction/Leasing



The Residences at Sawmill Station

Morton Grove, Illinois

250-unit Multifamily

Developer and Construction Manager

Project Status: Leasing

Project Cost: \$72M

www.ResidencesAtSawmillStation.com





Element at Veridian

Schaumburg, Illinois

260-unit Multifamily

Developer and Construction Manager

Project Status: Leasing

Project Cost: \$71M

www.ElementatVeridian.com





The 450

Lombard, Illinois

256-unit Multifamily

Developer and Construction Manager

Project Status: Leasing

Project Cost: \$75M

www.LiveThe450.com

The 450



Eastpark Apartments

Madison, Wisconsin

306-unit Multifamily

Developer and Construction Manager

Project Status: Under Construction

Project Cost: \$67M

EASTPARK
A P A R T M E N T S



The Residences at Amberley Woods

Lake Forest, Illinois

46-unit Multifamily

Developer and General Contractor

Project Status: Under Construction

Project Cost: \$31M

THE
RESIDENCES
AT AMBERLEY WOODS



Veridian

Schaumburg, Illinois

225-Acre Mixed-Use, Retail, Residential, Office
Developer and General Contractor

Project Status: Under Construction

Project Cost: \$1B including co-developers

www.VeridianExperience.com



VERIDIAN



The Residences at The Clove

Buffalo Grove, Illinois

306-unit Multifamily

Developer and Construction Manager

Project Status: Municipal Approval

Project Cost: \$100M





North 680

Schaumburg, Illinois

180-unit Multifamily

Developer and Co-General Contractor

Project Status: Sold



NORTH
680



Tower at OPOP

St. Louis, Missouri

128-unit Multifamily

Developer and Construction Manager

Project Status: Sold

THE TOWER
OPOP

Future Projects

In Planning



The District at Veridian

Schaumburg, Illinois

400-unit MF/Hospitality/Office

190K Retail/Entertainment

Developer and Construction Manager

Project Status: In Planning/Municipal Approval

Project Cost: \$400M

The "downtown" of Veridian, The District will be a 30-acre residential/retail/entertainment hub at Veridian.

THE DISTRICT

— AT VERIDIAN —



The Apartments

Arlington Heights, Illinois

302-unit Multifamily/6 Retail Outlots

Developer and Construction Manager

Project Status: In Planning

Project Cost: \$97M

New construction of seven, 4-story buildings over 12 acres with onsite retail.

The
Apartments
ARLINGTON HEIGHTS



The Residences - Congress Street

Tucson, Arizona

350-unit Multifamily

Developer and Construction Manager

Project Status: In Planning

Project Cost: \$97M

New construction of 350 units on a 4-acre site immediately adjacent to downtown with market leading amenities.

THE RESIDENCES

CONGRESS STREET



Rio Nuevo

Tucson, Arizona

600+-unit Multifamily (phased)

Developer and Construction Manager

Project Status: In Planning

Project Cost: \$120M

Vibrant multifamily community adjacent to downtown Tucson on 28-acres.

RIO NUEVO



The Bluffton Apartments

Bluffton, South Carolina

250-unit Multifamily

Developer and Construction Manager

Project Status: In Planning

Project Cost: \$58M

In-town multifamily development in a high demand expanding market.

The Bluffton
Luxury Apartment Living



The Rowhomes

Algonquin, Illinois

304-unit Rental Rowhomes

Developer and Construction Manager

Project Status: In Planning/Municipal Discussions

Project Cost: \$125M

Two and three-story rowhomes with market leading amenities and located near parks and retail.

THE ROWHOMES



Longmeadow

Algonquin, Illinois

Rental and For-Sale SF

Developer and Construction Manager

Project Status: In Planning

Project Cost: TBD

80-acre site master community development with single-family rentals and a for-sale component.





Streamwood

Streamwood, Illinois

174-unit Rental Townhomes

Developer and Construction Manager

Project Status: In Planning

Project Cost: TBD

Townhomes located on a 28-acre site adjacent to a single-family development.

THE
TOWNHOMES
of Streamwood

URBANSTREET
GROUP

www.UrbanStreetGroup.com

312.726.9966

Northpointe Development

Low-Income Housing Tax Credit (LIHTC) experience

Top-Notch Reputation

Northpointe Development is well regarded in the industry after years of successful project completions. With our track record, the municipalities we work with could rest assured they will be heard, and proud of our developments for years to come.

Our team is uniquely experienced working in the areas of new construction family and senior multi-family housing, historic rehabilitation, and commercial development throughout the mid-west.

Northpointe envisions vibrant communities that strengthen neighborhoods, enhance livelihoods, respond to the environment, and connect people and places. The company's mission is to provide sustainable housing for communities in a collaborative, honest, and transparent manner. Northpointe has a great reputation with the communities where we've developed housing. Northpointe is one of Wisconsin's Housing Finance

Authorities largest and longest-standing customers, consistently receiving the highest developer team score possible for a for-profit developer. 100% of the Housing Credit awards received by Northpointe have moved forward into quality housing developments. Northpointe and its principals have the capacity to successfully complete the project as well as secure market to above market equity pricing.

Northpointe has maintained a reputation for creative problem solving. We have received numerous awards for our ability to re-think spaces and places – including:

2013	Top Projects Award Milwaukee
2015	National Historic Preservation Award
2014	Runner-Up for J. Timothy Anderson National Award for Excellence
2017	Wisconsin Trust for Historic Preservation Award
2019	Remarkable Milwaukee Award
2019	Carolyn Kellogg Historic Preservation Award

Most of our portfolio utilizes the various Housing Tax Credit programs as well as other available resources including Home, TIF, Brownfield Grants, Federal and State Historic Credits. A significant number of our developments have required us to connect with government entities, including the Department of Natural Resources, HUD, IHDA, WHEDA, WEDC, the Federal Energy Regulatory Commission. Our team also has previous experience working on Choice Neighborhood and NMTC projects.

Northpointe Development has made equity and inclusion work a top priority in recent years. Our work is highlighted by our partnerships with **DreamLane Real Estate Group**, minority-managed non-profit organizations such as **Housing Opportunity Development Corporation**, and our continual push for the inclusion of MBE/WBE/DBE construction sub-contractors.

LIHTC EXPERIENCE

29

LIHTC AWARDS

1,200

UNITS

\$230,000,000

IN DEVELOPMENT

The table below summarizes some of our Housing Tax Credit work:

Northpointe Experience	# of Units	Total project costs	Year Completed
The Rivers Senior Living	60	\$8,231,087	2011
Bayside Senior Living	24	\$3,324,739	2011
Kenwood Senior Living	24	\$3,519,290	2012
Fair Acre Townhomes	55	\$8,730,209	2012
The Fountains of West Allis	35	\$3,324,333	2012
Blackstone Cottages	24	\$3,646,938	2013
Oconomowoc School	55	\$10,798,685	2013
Nicolet Townhomes	60	\$9,463,364	2014
Anthem	80	\$8,833,073	2015
Mercantile Lofts	36	\$8,676,974	2016
The Rivers II Senior Living	40	\$6,205,802	2016
Shoe Factory Lofts	55	\$11,767,591	2016
Woolen Mills Lofts	60	\$13,077,712	2017
Bayshore Townhomes	32	\$5,722,857	2017
Century Building	44	\$13,003,776	2018
Whispering Echoes	28	\$5,054,224	2018
Cranberry Woods	40	\$6,943,913	2018
Regency Place	40	\$7,030,069	2019
Arbor Terrace	40	\$7,166,527	2020
Crescent Lofts	69	\$16,676,852	2021
City Center	40	\$7,781,249	2021

Callan Schultz

Callan Schultz is a founder and partner of both Keystone and Northpointe

Development, he has been active in the development of multi-family housing since 1999. Cal formed Keystone Development, LLC in 1999 and later started Northpointe Development with Andy Dumke in 2011. Throughout his career, he has built over 3,500 units of multi-family housing throughout the states of Wisconsin, Michigan, Ohio, and Iowa.

Andrew Dumke

Andrew Dumke is a founder and partner of both Alliance and Northpointe

Development, he has been active in many aspects of the real estate industry since 1993. Andy spent most of his career developing commercial real estate with Alliance Development – Andy expanded his portfolio to multi-family with the establishment of Northpointe Development. Andy has found great synergies between the sectors – specifically when it comes to master development planning and collaborating with municipalities.

Alliance Development has developed over \$200mm in real estate. Samples of nationally accredited tenants are Starbucks, Panera, Fed EX/Kinkos, TJ Maxx, US Cellular, Verizon, Chipotle, Baker Tilly, and Old National Bank. With a portfolio of over 1,000,000 square feet, Andy is involved with multi-family apartments, commercial office buildings, warehouse buildings, and retail centers.

Sean O'Brien

Sean O'Brien is a partner of Northpointe Development, he has been involved with housing and community development for over 15 years. Prior to Northpointe, Sean worked at the Wisconsin Housing and Economic Development Authority (WHEDA) for 14 years. The last 6 years of which he was the Director of Commercial Lending. As Director, Sean led the development of Wisconsin's Affordable Housing Policy and allocation of the Low-Income Housing Tax Credit Program. In 2018, the Commercial Lending team implemented the State Housing Tax Credit Program which allowed WHEDA to allocate a new credit that creates or preserves at least a thousand affordable homes annually. For four years, Sean served on the Community Investment Advisory Council for the Federal Home Loan Bank of Chicago.

Jake Victor

Jake Victor is Vice President of Development for Northpointe Development, he began his career at WHEDA. Jake was tasked with allocating the state's Housing Tax Credit programs, originating multifamily loans, and overseeing Wisconsin's National Housing Trust Fund Program. Jake successfully originated over \$140mm in lending activity (14 developments) for affordable housing and was deeply involved with more than 30 LIHTC transactions.

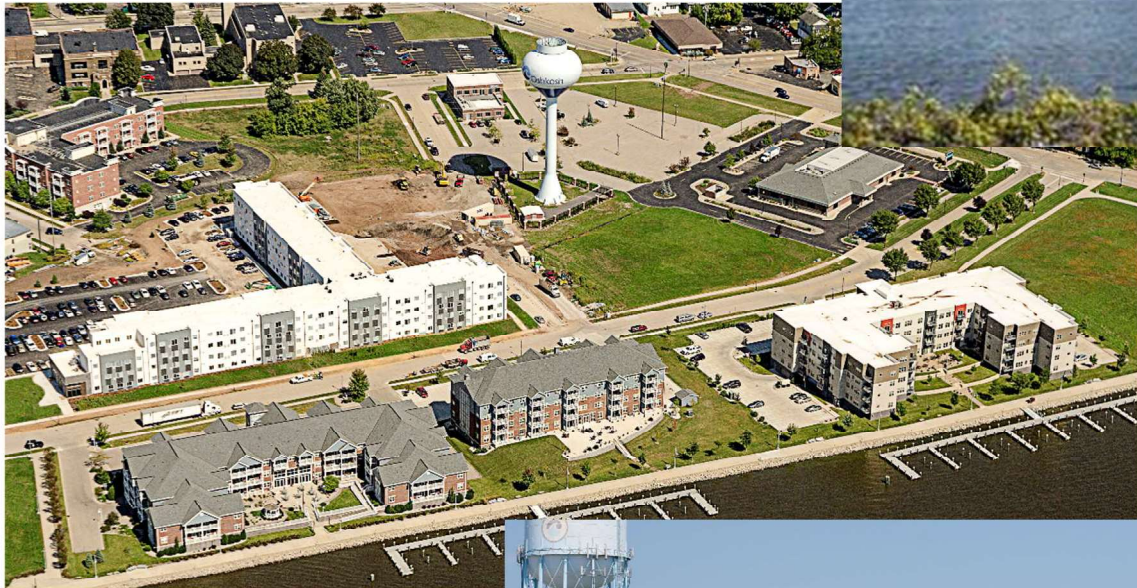
Master Developer Experience

Marion Road Oshkosh, WI

The Rivers- 60 Unit Senior Affordable

The Rivers II- 40 Unit Senior Affordable

Anthem Lofts- 80 Unit Market Rate



In 2008, the City of Oshkosh chose to work with Northpointe Development to redevelop a severely contaminated industrial manufacturing site along the Fox River. Once a home to Mercury Marine Manufacturing Plant is now has a vibrant River Walk and three housing developments. Northpointe developed all three buildings containing a total of 180 units, two of which are senior affordable properties and one market rate property. These developments have been catalytic for additional redevelopment on surrounding parcels.



Nicolett Townhomes
60 Units- Family Housing
 1380 Scheuring Road, DePere, WI

Nicolett Townhomes is a 60-unit family LIHTC property that was completed in 2014. Located within walking distance to retail, banking, and restaurants. The townhome development offers one, two, and three-bedrooms with individual entrances, attached garages, central air conditioning, washer/dryer, free wifi, and stainless steel appliances. The property has an on-site office, community room and fitness center.



Blackstone Harbor Apartments
24 Units- Family Housing
10525 Judith Blazer Drive, Sister Bay, WI

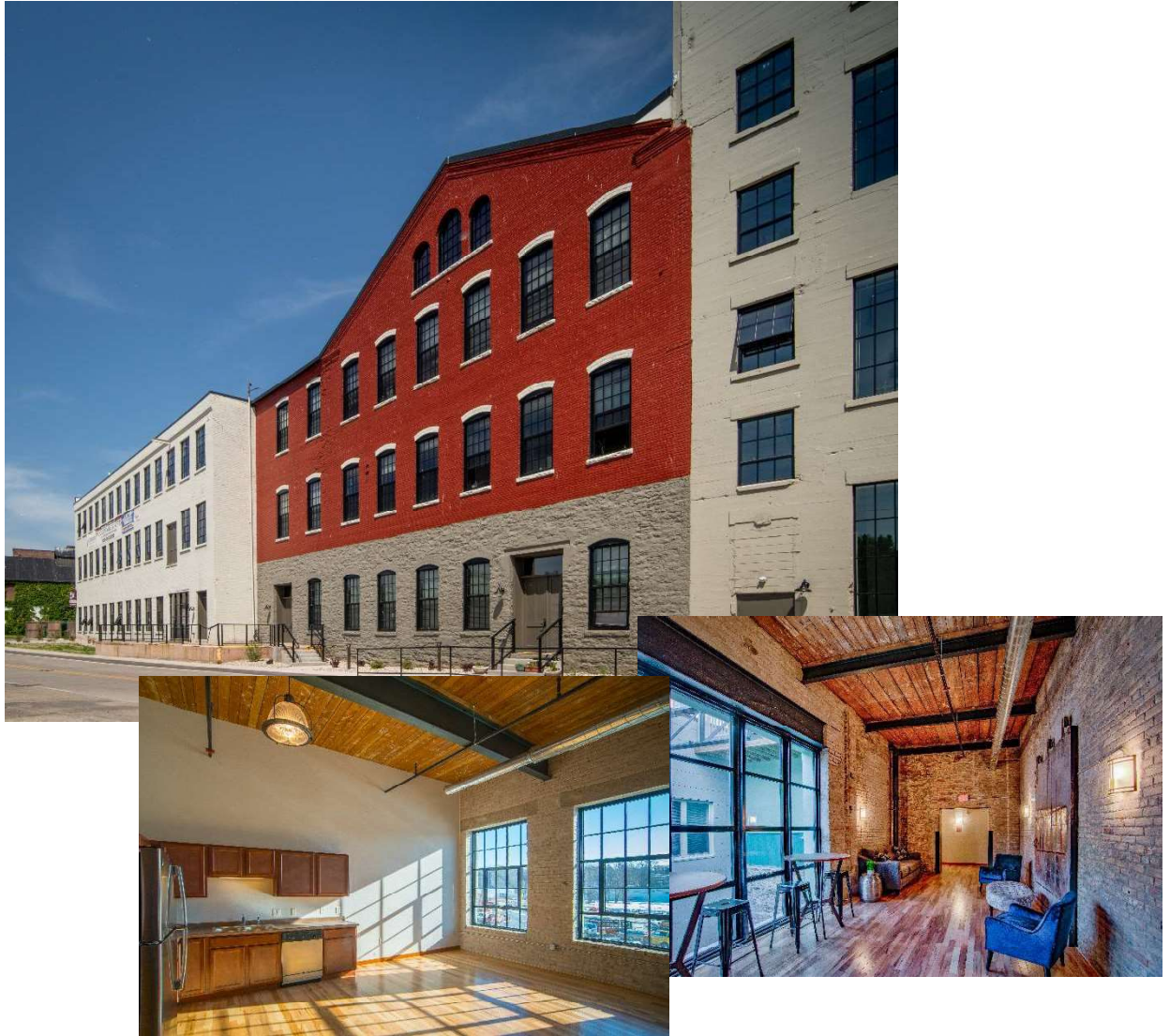
Blackstone Harbor is a 24-unit family LIHTC property that was completed in 2013. Located in the heart of Door County the unique single-story development offers one, two and three bedrooms with individual entrances, attached garages, central air conditioning, washer/dryer, free wifi, and stainless steel appliances. The property has on-site office, community room and fitness center.



MERCANTILE LOFTS

36 Units Market Rate/Office/Commercial
 611 West National Avenue, Milwaukee, WI

Mercantile Lofts is a 36-unit apartment property with office and commercial on the first floor completed in 2016. The building was originally construction in 1901 as a department store and was redeveloped under the historic guidelines of the National Parks Service. The tall ceilings and polished concrete floors were preserved and incorporated in the apartments. The famous Mural of Peace was also preserved and restored. WHEDA's Milwaukee office is currently located in the building.



Woolen Mills Lofts

60 Units- Family Housing

218 E. South Island St., Appleton, WI

Woolen Mills Lofts is a 60-unit family LIHTC property completed in 2017. The factory building which was originally construction in phases between 1893-1962 was redeveloped under the historic guidelines of the National Parks Service into one, two, and three-bedroom units. The exposed brick walls, hardwood ceiling, steel girders, and large exterior windows were preserved and restored.

Public Comment Received Before 10:30 am 8/3/2022

From: ---

Sent: Monday, August 1, 2022 10:27 AM

To: Planning <Planningmail@vah.com>

Subject: Housing Commission Public Comment

You don't often get email from ---. [Learn why this is important](#)

[NOTICE: This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Dear Housing Commission (by way of Administration Contact),

As a resident of Arlington Heights and urban planner versed in best housing practices, I ask that the Housing Commission require the International Plaza redevelopment proposal from Urban StreetGroup to have affordable housing units in each and every one of the proposed buildings, not relegated to a single building.

Per the American Planning Association, which guides planners on how to promote inclusionary growth, "Truly inclusive housing is mixed-income, with market and subsidized units — whether rented or owned — in close proximity to avoid stigmatizing residents or owners of the affordable units."

The plan from Urban StreetGroup perpetuates the stigma of affordable housing residents being different from market rate residents by cramming all the affordable units into a single building. Avoiding the stigma of being an affordable housing resident is important for an integrated society where people of different socioeconomic groups engage, befriend, and support each other. Mixing the affordable units into the entire project will eliminate the risk of this stigma, and ensure that affordable units are ready from the time each building is completed.

Overall, I support the development. If cost is preventing Urban StreetGroup from mixing affordable and market-rate housing, I encourage the Village to decrease the parking minimums for the project as unnecessary parking spaces significantly run up the cost of construction, well beyond the cost of building the housing units to begin with. Additionally, affordable housing applicants are more likely to not own a car, decreasing the need for parking. The site is a prime location for parking reductions, being located off the Pace 208 route and adjacent to the Pace Arlington Heights-Rolling Meadows Call N Ride, providing great transit service to the surrounding area. It is adjacent to multiple grocery stores, pharmacies, and banks, meaning residents can literally walk across the street to get their daily needs.

Thank you for your time.

Sincerely,

Brian M. Larson
Arlington Heights, IL

-----Original Message-----

From: ---

Sent: Monday, August 1, 2022 10:35 AM

To: Planning <Planningmail@vah.com>

Subject: Attn Housing Commission Re: International Plaza Planned Development

[You don't often get email from ---. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

[NOTICE: This message originated outside of Village of Arlington Heights email system -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

I have been an Arlington Hts. resident for 37 years, and I am proud of our Village's recent efforts to require affordable housing for new developments in our village. I personally know someone who lives in an affordable housing unit in our downtown area, and being able to live there has allowed her to be a productive member of our community. I understand that the Housing Commission will soon be meeting to discuss the next apartment development proposal that will include affordable housing (International Plaza).

I understand that the Inclusionary Housing Ordinance adopted in August of 2020 (Section 7-1710) requires that affordable housing units be interspersed with market rate units, and that they are to be developed concurrently with the regular development, not at a later date. I have read that the proposed apartment complex at International Plaza does not currently comply with these requirements. I have read (Daily Herald article) that six buildings will be built first, with units at market rates, and a seventh building that will house all of the affordable housing units will be built at a later date by a different developer.

If what I have read is true, I ask that the Housing Commission require this developer to follow the requirements of our village's Inclusionary Housing Ordinance, as I have summarized in the previous paragraph. If I am in error about any of these facts, I would appreciate a reply to this email with that information.

Thank you very much for your consideration of this matter.

Francine Norling



Contact Us

Village of Arlington Heights

Submitted On:

August 1, 2022 11:56am

America/New_York

Email	
Full Name	Gayle Hassan
Full Address	Arlington Heights IL
Phone Number	
Email	
Questions or Comments	I strongly ask the Arlington Heights Housing Commission to require affordable housing units in all apartment buildings to be built as part of the International Plaza redevelopment. Let's make our "friendly village" friendly for people of lower income, too.
Get connected with the Village and sign up for the Village of Arlington Heights eNewsletter	Sign Me Up!

-----Original Message-----

From: Heidi Graham <>

Sent: Tuesday, August 2, 2022 8:44 AM

To: Planning <Planningmail@vah.com>

Subject: Affordable Housing

[You don't often get email from --- . Learn why this is important at
<https://aka.ms/LearnAboutSenderIdentification>]

[NOTICE: This message originated outside of Village of Arlington Heights email system -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

As the planning commission considers new development at the "International Plaza" sight, please require the developers to adhere to regulations regarding affordable housing and not by pass this through "payment in lieu." As our community continues to work towards being a "city of good neighbors" we must have housing for all. Should The Bears develop the Arlington Track property where will employees live? These are questions that you must continue to ask as developers look to profit in Arlington Heights.

Sincerely,

Heidi Graham
Arlington Heights, IL

Sent from my iPhone

From: Lorri Grainawi <>
Sent: Tuesday, August 2, 2022 2:23 PM
To: Boyer, Nora
Subject: International Plaza

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Dear Nora,

I am writing in regards to the upcoming Housing Commission meeting, August 3rd, and the proposal by UrbanStreet Group. I am opposed to waiving the requirements of the inclusionary housing ordinance. Affordable units must be dispersed among the market rate units. Waiving this requirement sets the wrong precedent for future housing proposals. As you and the housing commission are well aware, much thought was given before these requirements were passed. Please share my concern with the housing commission.

Thank you,

Lorri Grainawi



Contact Us

Village of Arlington Heights

Submitted On:

August 1, 2022 5:06pm

America/New_York

Email

Full Name

Marilyn
Breiding

Full Address

Phone Number

Email

Questions or Comments

To the Arlington Heights Housing Commission:
Please support the requirement of affordable housing units in all apartment buildings to be built
as part of the International Plaza redevelopment.
Marilyn Breiding, Arlington Hts. resident, .

**Get connected with the Village
and sign up for the Village of
Arlington Heights eNewsletter**

Sign Me Up!

Boyer, Nora

From: ---
Sent: Wednesday, August 3, 2022 7:07 AM
To: Boyer, Nora
Subject: USG request for relief: please deny relief

You don't often get email from ---. [Learn why this is important](#)

[NOTICE: This message originated outside of Village of Arlington Heights email system -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dear Ms. Boyer,

I live walking distance from the International Plaza where USG proposes to construct housing. We need workers in this area desperately and affordable housing would help with that. I implore the Commissioners to recommend to the VAH Board of Trustees to NOT grant the relief from the Inclusionary Housing Ordinance that USG seeks. The IHO was well-constructed, with the intent that affordable units be constructed at the same time as market-rate units and dispersed throughout. There is no compelling reason to consider relief.

Please share my email with the Housing Commissioners.

Best,

Madeline McCarren
(Arlington Heights Address)



Contact Us

Village of Arlington Heights

Submitted On:

August 1, 2022 11:32am

America/New_York

Email	
Full Name	Nancy Hudson
Full Address	Arlington Heights IL
Phone Number	
Email	
Questions or Comments	I am requesting the Arlington Heights Housing Commission to require affordable housing units in all apartment buildings to be built as part of the International Plaza redevelopment. Please do not wait for the 7th building to be built. There is no guarantee the 7th building will even be built. The Village of Arlington Heights Inclusionary Housing Ordinance requires that affordable housing units be interspersed with market rate units. This is not the case with the planned development at International Plaza. Affordable housing in the Village of Arlington Heights is greatly needed! The example is Parkview Apartments, an affordable housing building in downtown Arlington Heights, has a 180-person wait list.
Get connected with the Village and sign up for the Village of Arlington Heights eNewsletter	Sign Me Up!

From: Administration <Administration@vah.com>
Sent: Tuesday, August 2, 2022 11:26 AM
To: Planning <Planningmail@vah.com>
Subject: FW: Just Submitted | Contact Us from ---

From: SeamlessDocs <noreply@seamlessdocs.com>
Sent: Tuesday, August 2, 2022 11:06 AM
To: Administration <Administration@vah.com>;
Subject: Just Submitted | Contact Us from ---



New Submission

A new submission was received for the form below. Log into your Submission Manager to review and process it.

Form name	Contact Us
-----------	------------

Submission Details:

Email

Full Name

First Name

Rachel

Last Name

Jarosik

Full Address

Street Address

1---

City

Arlington Heights

State

IL

Zip

Phone Number

Email

Questions or Comments

I am writing to let the Arlington Heights Housing Commission know that I am in strong support of affordable housing units in all apartment buildings being including in the proposed International Plaza redevelopment. I feel it is extremely important to provide places for lower income persons to live in Arlington Heights. Not only is the

morally right thing for a wealthier community to do, to provide shelter for lower income persons, but it can benefit our community by having a diverse group of people living and working in our midst.



Village of Arlington Heights | 33 S. Arlington Heights Road , Arlington Heights , IL 60005

Boyer, Nora

From: Planning
Sent: Monday, August 1, 2022 11:55 AM
To: Boyer, Nora; Hubbard, Sam
Cc: Enright, Bill
Subject: FW: Request for Inclusionary Housing Ordinance

From: Rosemary Walter <>
Sent: Sunday, July 31, 2022 9:52 PM
To: Administration <Administration@vah.com> Mayor and Village Board
Members **Subject:** Request for Inclusionary Housing Ordinance

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Dear Village Mayor, Manager, and Trustees,

I am writing to ask you to NOT consider the "**Request for Inclusionary Housing Ordinance (IHO) relief**" by *UrbanStreet Group (USG)*, (prospective primary developer of International Plaza, TIF #4)" in the Village of Arl Hts. at this week's meeting.

As I understand their ask, the first 6 buildings of their development would only include market rate rental units, NO AFFORDABLE housing units. Then years later, once these 6 buildings are completed and rented out USG would THEN and only THEN create the 37 affordable housing units, all of them in the 7th building.

Given the time and money it takes to accomplish their first phase of building, we could be talking many, many years into the future before the affordable housing units are created and available for those most in need. I do not believe that this approach follows either the legal requirements or the spirit of the Inclusionary Housing Ordinance of Arlington Heights.

I ask you to consider the welcoming nature and high moral values this community purports to have and lives out before sacrificing the goals of inclusionary housing opportunities at the altar of quick, money-making opportunities for the developers. I think this is not only a bad idea for this project, but also sets up a dangerous precedent for the the Village with future projects and developers. It's a slippery slope.

USG is getting tax breaks in the TIF area - I think Arlington Heights needs to get something out of the deal as well. Besides more housing units Arl Hts also needs to get the right kind of units that reflect the vision and integrity of our our community.

Thank you for your time and consideration on this issue.

Rosemary Walter,
Arlington Heights resident for 34 years.

From: Terri Passolt <>
Sent: Tuesday, August 2, 2022 11:20 AM
To: Planning <Planningmail@vah.com>; Terri Passolt <
Subject: International Plaza Redevelopment

You don't often get email from ---. [Learn why this is important](#)

[NOTICE: This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

To whom it may concern,

Please ask the Arlington Heights Housing Commission to require affordable housing units in all apartment buildings to be built as part of the International Plaza redevelopment. The Village of Arlington Heights Inclusionary Ordinance requires that affordable housing units be interspersed with market rate units.

Affordable housing is a social justice issue. In Arlington Heights, there is a shortage of affordable housing for many who work here.

I have lived and worshiped in Arlington Heights for thirty five years. I also have volunteered at the library in the English as a Second Language (ESL) department for seventeen years. My children attended grade school, middle school and high school here. I hope that other young families that don't have the financial resources will be able to receive the education my children did.

Thank you for your consideration.

Terri Passolt

Boyer, Nora

From: Mark Hellner <--->
Sent: Tuesday, August 2, 2022 6:19 PM
To: Boyer, Nora

Follow Up Flag: Follow up
Flag Status: Flagged

You don't often get email from _____. [Learn why this is important](#)

[NOTICE: This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Hi Nora: I hope you and your family are all well.

I would appreciate your providing the members of the Housing Commission with my negative assessment of the proposed affordable housing component for the current International Plaza property.

Specifically, I have two significant concerns. First, the plan to segregate the affordable units from market rate units surely is stigmatizing. I believe the affordable units should be integrated with and indistinguishable from the market rate units. To do otherwise is, I believe, indefensible.

Second, the proposal to delay construction of the affordable units fails adequately to address the existing need for such units. Moreover, it creates the very real possibility that the units simply won't be built. If that were to occur, the Village would be faced with a specific performance type law suit against an entity which likely would have dissolved. I recognize that a Letter of Credit or Performance Bond might protect the financial risk, but either form of protection would likely come up short and, of course, result in a several year delay in the creation of affordable housing.

I can be reached at --- should you or any of the Commission members wish to discuss my thoughts.

Best wishes,

Mark Hellner

[Sent from the all new AOL app for iOS](#)



**Housing Commission
8/3/2022**

Item: Housing Commission 2023 Budget Request

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Housing Commission 2023 Budget Request	Exhibits



Village of Arlington Heights

33 S. Arlington Heights Road
Arlington Heights, IL 60005-1499
(847-368-5000)
Website: www.vah.com

July 11, 2022

Mr. John Eggum, Chair
Housing Commission
1621 N. Yale Ave.
Arlington Heights, IL 60004

Dear Mr. Eggum:

The Village has begun preparation for the **2023 Budget (January 1, 2023 – December 31, 2023)**, and we request your Board or Commission's participation.

Budgeting is an important public policy process. The demand for services competes for limited resources available. The prioritization and allocation of funds is the overall responsibility of the Village Board assisted by the recommendations of the Village Manager and the input received from the Village's Boards and Commissions, as well as the citizens of Arlington Heights.

Your General Fund budget ceiling for 2023 is \$1,300. This means that you should make every effort to submit a budget at or below this amount.

The following are enclosed for your use in preparing your budget submissions:

- Form for summarizing your budget request with 2020 and 2021 actuals, and 2022 adopted budget for reference;
- Budget Calendar outlining the process for preparing, reviewing and adopting the 2023 budget.

Your budget submission is due no later than **Tuesday, August 9, 2022**. As always, staff liaisons stand ready to assist you. If you have any questions or should circumstances be such that your Board or Commission needs additional time, please call Budget Coordinator Kevin Baumgartner at 847-368-5514 or email him at kbaumgartner@vah.com. Your participation in this important process is appreciated.

Sincerely,

Randall R. Recklaus
Village Manager

c: Nora Boyer, Administrative Contact
c: Kevin Baumgartner, Budget Coordinator

VILLAGE OF ARLINGTON HEIGHTS BOARDS & COMMISSIONS 2023 BUDGET REQUESTS

Name of Board or Commission: HOUSING COMMISSION

Chair: John Eggum

	2020 Actual	2021 Actual	2022 Adopted Budget	2022 Estimated Actual	2023 Proposed Budget	Accounts
CONTRACTUAL SERVICES:						
Postage	\$ -	\$ 65	\$ 100			101-1011-502.22-05
Photocopying	-	-	100			101-1011-502.22-15
COMMODITIES:						
Publications (subscription to on-line foreclosure data service)	-	-	-			101-1011-502.30-01
Other Supplies (marketing of programs)	-	-	1,100			101-1011-502.33-05
OTHER CHARGES:						
Rental Housing Assistance Program Grant	-	-	-			101-1011-502.40-05
TOTAL EXPENDITURES	\$ -	\$ 65	\$ 1,300	\$ -	\$ -	