AGENDA
President and Board of Trustees
Village of Arlington Heights
Virtual Meeting

In response to the COVID-19 pandemic, the Board meeting is closed to in-person, public attendance. The public will have an opportunity to fully participate in the virtual Board meeting via their computers or phones.

Please follow these instructions to participate in the virtual meeting. Residents can also view the meeting live online or on our cable access channels (6 for WOW, 17 for Comcast or for AT&T UVerse, find our access channel through the menu on your remote).

Questions or comments of 200 words or less may be also be emailed in advance of the Village Board meeting to rhume@vah.com by 3 p.m. Monday, July 20. These emails will be read at the Board Meeting.

July 20, 2020
7:00 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

IV. APPROVAL OF MINUTES

A. Committee of the Whole 06/15/2020

B. 07/06/2020 Village Board

V. APPROVAL OF ACCOUNTS PAYABLE

A. 07/15/2020 Warrant Register

VI. RECOGNITIONS AND PRESENTATIONS

VII. PUBLIC HEARINGS

A. 2020- 2024 Consolidated Plan including the 2020 Annual Action Plan and CDBG Budget

VIII. CITIZENS TO BE HEARD

IX. OLD BUSINESS

A. Inclusionary Housing Ordinance / Affordable Housing

B. Report of Committee of the Whole Meeting from July 13, 2020
Adult Use Cannabis Discussion
Trustee Baldino moved, seconded by Trustee Canty, to direct Staff to develop Option 4, which is to work with the existing medical marijuana dispensary to allow recreational sales exclusively at its location for some period of time. Motion passed.

X. CONSENT AGENDA

This Agenda consists of proposals and recommendations that, in the opinion of the Village Manager, will be acceptable to all members of the Board of Trustees. The purpose of this Agenda is to save time by taking only one roll call vote instead of separate votes on each item. Consideration of this Consent Agenda will be governed by the following rules and procedures prior to roll call vote:

1. Any Trustee who wishes to vote "no" or "pass" on any Consent Agenda items should so indicate.
2. Upon the request of any one Trustee, any item will be removed from the Consent Agenda and considered separately after adoption of the Consent Agenda.
3. Citizens in the audience may ask to remove any item on this Consent Agenda.
4. One roll call vote will be taken and will cover all remaining Consent Agenda items.

CONSENT APPROVAL OF BIDS

A. Pavement Management Services 2020

B. Police Pursuit Utility Vehicles Purchase 2020

CONSENT LEGAL

A. An Ordinance Amending the Zoning Ordinance of the Village of Arlington Heights, Granting a Land Use Variation and Variations from Chapter 28 of the Arlington Heights Municipal Code
(Paragon Mechanical, 2400 S Arlington Heights Rd)

B. A Resolution Approving an Employee Lease Agreement with GovTempsUSA, LLC
(Temporary Employment - Interim Building & Life Safety Director)

C. An Ordinance Designating Two-Way Stop Streets
(Scarsdale Neighborhood)

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

XIII. LEGAL

XIV. REPORT OF THE VILLAGE MANAGER

A. 2020- 2024 Consolidated Plan including the 2020 Annual Action Plan and CDBG Budget

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

A. Request for Closed Session per ILCS 120/2(c)(21): Discussion of minutes lawfully closed, whether for purposes of approval of the minutes or the semi-annual review of the minutes

- and -

5 ILCS 120/2(c) (11) litigation, when an action against, affecting or on behalf of the Village has been filed and is pending before a court or administrative tribunal, or when the Board finds that an action is probable or imminent

XVII. 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.

Village Board
7/20/2020

Item: Committee of the Whole 06/15/2020

Department: Village Clerk

ATTACHMENTS:

Description	**Type**
Committee of the Whole 06/15/2020	Minutes

MINUTES OF THE COMMITTEE-OF-THE-WHOLE MEETING OF THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS
Virtual Meeting
June 15, 2020 at 6:30 PM

President Hayes called the meeting to order at 6:30 PM.

BOARD MEMBERS PRESENT:	President Hayes; Trustees Baldino, Canty, LaBedz, Padovani, Rosenberg, Scaletta, Schwingbeck and Tinaglia
BOARD MEMBERS ABSENT:	None
STAFF MEMBERS PRESENT:	Village Manager Randy Recklaus; Legal Counsel Robin Ward; Finance Director Tom Kuehne; Assistant Finance Director Mary Ellen Juarez and Accounting Manager Alexis Smulson
OTHERS PRESENT:	Timothy Carter, Dr. Kristen Brown and Anthony Cervini

Mayor Hayes called the meeting to order and explained that due to COVID 19 restrictions and guidelines, the meeting is being held virtually.

Due to technical difficulties, the order of the interviews was switched.

A. **Interview of Timothy Carter for Appointment to the Senior Citizen Commission term ending 4/30/23**

Mayor Hayes introduced Timothy Carter and asked why he is interested in serving on the Senior Citizen Commission and his qualifications. Mr. Carter is currently in charged at the Evanston Senior Center. Mr. Carter stated that he had just moved to Arlington Heights and has a passion for working with older adults. The Trustees thanked Mr. Carter for his willingness to serve. Trustee Schwingbeck asked what Mr. Carter could bring to the Commission. Mr. Carter said he thinks he can help to make sure the needs are being met for residents and keeping Arlington Heights an age friendly community. Trustee Scaletta asked if Mr. Carter saw anything missing from our senior center. Mr. Carter said that in his brief overview of the center he thought it was a very comprehensive program. Trustee Rosenberg suggested that Mr. Carter meet with James McCalister and Karie at the Senior Center.

Trustee Baldino moved to concur in the Mayor's appointment of Timothy Carter to the Senior Citizen's Commission – Term ending 4/30/2023. Trustee Schwingbeck seconded the motion.

The following voice vote was recorded:

9 Ayes **0 Nays**

The motion passed.

B. **Interview of Dr. Kristen Brown for Appointment to the Board of Health – term ending 4/30/2021**

Mayor Hayes introduced Dr. Kristen Brown and explained that she was originally on the March 16 agenda for an interview but that meeting had been cancelled due to COVID19. Mayor Hayes inquired as to why Dr. Brown wanted to serve. Dr. Brown stated she wants to serve as a local pediatrician she cares a lot about the community as she is raising a family of four within the community and her practice is in Arlington Heights. Dr. Brown hopes she can bring her medical knowledge to the committee as well as a network. Trustee Canty asked what Dr. Brown felt was the biggest health concern for the Village. Dr. Brown said COVID would be the biggest concern but safety in general and poverty and resources for health. Trustee Rosenberg thanked Dr. Brown for wanting to serve. Trustee Tinaglia stated his children went through Dr. Brown's practice and he feels good in making a motion.

Trustee Tinaglia moved to concur in the Mayor's appointment of Dr. Kristen Brown to the Board of Health – Term ending 4/30/2021. Trustee Canty seconded the motion.

The following voice vote was recorded:

9 Ayes **0 Nays**

The motion passed.

C. **Review of the 12-month period ending 12/31/19 Comprehensive Annual Financial Report (CAFR)**

Tom Kuehne introduced staff and Anthony Cervini, Partner in Charge with Sikich LLP, the Village's new auditing firm. Mr. Cervini presented the results of the 2019 CAFR. Mr. Cervini commended the Village for the preparation of a CAFR, which goes over and beyond what is needed for minimum reporting and is done in the spirit of full disclosure and transparency.

Mr. Cervini congratulated the Village on receiving the Certificate of Achievement for Excellence in Financial Reporting for last year's audit report (December 31, 2018) which was submitted to the GFOA. This award is the highest award a financial report is able to receive.

The Independent Auditor Report was highlighted. It was pointed out that management is responsible for the fair presentation of the financial statement, and that the auditors are responsible for providing an opinion on the statements based on the audit. This year, the Village did expend greater than $750,000 of federal awards, which triggers a single audit requirement of having greater than $500,000 in a combination of federal and state dollars which requires the GASB opinion.

For the Opinion Section, Sikich gave the Village a clean, unmodified opinion, the highest opinion that they can give, which means the numbers in the audit are fairly presented. Under the Opinion Report, the Village adopted two new statements: GASB Statement No. 83 *Certain Asset Retirement Obligations* and GASB Statement No. 84 *Fiduciary Activities*. The reporting entity was modified to remove the Arlington Heights Memorial Library, as the

Library is not considered to meet the definition of a discretely presented component unit of the Village in accordance with GASB Statement No. 61.

Mr. Cervini explained the Management's Discussion and Analysis section. The MD&A is a summary narrative of everything that has happened within the audit report at a high level. Mr. Cervini explained The Village's total net position increased by $14.5 million during the calendar year ending 12/31/19. The governmental net position increased by 12.6 million and the business-type activities net position increased by $1.9 million.

The Village's combined Governmental Funds ending fund balance decreased by $2.2 million. At the end of the current fiscal year, the unrestricted fund balance for the General Fund was $30,593,029 or 40.5% of General Fund expenditures.

Under the Police and Firefighters Pension, Mr. Cervini noted that due to the COVID19 pandemic, the plans have experienced significant declines in quoted prices on active markets. No adjustments have been made to these financial statements as a result of this uncertainty.

An overview of the pension funds was given: Police pension almost 85% funded, Fire Fighters pension 77% funded, and IMRF 92% funded.

Trustee Rosenberg thanked staff and Sikich for the work done on the audit. Trustee Rosenberg asked Mr. Cervini his opinion on how the pandemic may affect the Village. Mr. Cervini said they expect reserve levels to come down and the market may continue to remain volatile. Mr. Cervini did say that he felt the Village was well situated going into the remainder of the year.

Trustee Scaletta moved to accept the CAFR as presented. Trustee LaBedz seconded the motion.

The following voice vote was recorded:

9 Ayes **0 Nays**

The motion passed.

C. OTHER BUSINESS – There was no further business.

D. ADJOURNMENT - Trustee Scaletta moved, and Trustee Padovani seconded the motion to adjourn. The meeting adjourned at 8:05 p.m.

Village Board
7/20/2020

Item: 07/06/2020 Village Board

Department: Village Clerk

ATTACHMENTS:

Description	**Type**
07/06/2020 Village Board	Minutes

MINUTES
President and Board of Trustees
Village of Arlington Heights
Virtual Meeting
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
July 6, 2020
7:00 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

President Hayes and the following Trustees responded to roll: Rosenberg, LaBedz, Schwingbeck, Padovani, Baldino, Canty and Tinaglia.

Trustee Scaletta was absent.

Also present were: Randy Recklaus, Robin Ward, Becky Hume, Nick Pecora and Charles Perkins.

IV. APPROVAL OF MINUTES

A. Committee of the Whole 06/08/2020 Approved

Trustee Robin LaBedz moved to approve. Trustee Greg Padovani Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Rosenberg, Schwingbeck, Tinaglia

Absent: Scaletta

B. Village Board 06/15/2020 Approved

Trustee Bert Rosenberg moved to approve. Trustee Richard Baldino Seconded the Motion.

The Motion: Passed
Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Rosenberg, Schwingbeck, Tinaglia

Absent: Scaletta

C. Committee of the Whole 06/29/2020 Approved

Trustee Bert Rosenberg moved to approve. Trustee Mary Beth Canty Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Rosenberg, Schwingbeck, Tinaglia

Absent: Scaletta

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 06/30/2020 Approved

Trustee Bert Rosenberg moved to approve in the amount of $2,901,512.48. Trustee Jim Tinaglia Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Rosenberg, Schwingbeck, Tinaglia

Absent: Scaletta

VI. RECOGNITIONS AND PRESENTATIONS

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

Paul Scott of Bridging the Black/White Divide said in 133 years the Village has not hired a Black police officer. The 20/21 Board goal of increasing diversity needs more specificity. The Village needs to be more welcoming. Deliberate steps need to be taken. How the sins of the past are handled today is important.

Elizabeth McKay thanked the Police Department for it's comprehensive presentation. She said that people of color work in the Village. At Northwest Community Hospital, 35% of the employees are people of color. At the Lutheran Home, 50% of employees are people of color. These people keep our lives running and deserve a diverse police force. She asked if the Village signed the 8 Can't Wait pledge and if the Police Department is meeting those standards.

President Hayes believes that Arlington Heights is a welcoming place. Nothing prevents a person of color to live or work in the Village. Of course we can do better, that's why it is a priority. He said there is nothing to apologize for. In the past two years, the Village has been chosen as the best place to live in a Daily Herald poll and the 25th most livable community for a town of its size in the nation.

Chief Pecora said the Village meets all the 8 standards. The only situation in which force can be used is when the life of an officer is in danger. The General Orders have been enhanced and now include a duty-to-intervene.

Mr. Recklaus said the Village is interviewing consulting firms to develop a diversity and inclusion audit next week. He is also working with the Chamber of Commerce on a Diversity 2020 program. The Village's Human Resources Director is participating in a diversity symposium next week and the Village is organizing a Community Conversation on diversity with the Park District, School Districts and Library.

Trustee Canty said we have a history that we need to recon with. There is room to grow and move forward. She appreciated all these efforts.

George Motto said he appreciated the efforts toward inclusion. He said he is worried about people not wearing masks when dining out at Arlington Alfresco. He said police officers should be wearing masks.

Mr. Recklaus said mask enforcement is difficult. All the Village can do is make sure there is enough room for social distancing. The Village Policy for employees requires them to wear masks if they will be within 6 feet of others.

IX. OLD BUSINESS

A. Report of the Committee-of-the-Whole Meeting of June 15, 2020 — Approved

Review of the 12-month period ending 12/31/19 Comprehensive Annual Financial Report (CAFR)

Trustee Scaletta moved to accept the CAFR as presented. Trustee LaBedz seconded the motion. The motion passed unanimously

Trustee Robin LaBedz moved to approve of the 12-month period ending 12/31/19 Comprehensive Annual Financial Report. Trustee Tom Schwingbeck Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Rosenberg, Schwingbeck, Tinaglia

Absent: Scaletta

B. Report of Committee-of-the-Whole meeting of June 29, 2020 — Approved

Review of Proposed 2021-2025 Capital Improvement Program

Trustee Canty moved, seconded by Trustee Padovani, that the Committee-of-the-Whole recommend to the Village Board that the Board approve the proposed 2021-2025 Capital Improvement Program and that the first year of the program totaling $34,128,700 be incorporated into the Village's proposed 2021 budget.

Trustee Mary Beth Canty moved to approve the 2021-2025 Capital Improvement Program and the first year amount of $34,128,700 be incorporated into the Village's proposed 2021 budget. Trustee Greg Padovani Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Rosenberg, Schwingbeck, Tinaglia

Absent: Scaletta

C. Report of Committee-of-the-Whole Meeting of June 29, 2020 — Approved

Operating Fund Overview/Recommended Budget Ceiling 2021

Trustee Rosenberg moved, seconded by Trustee Tinaglia, that the Committee-of-the-Whole recommend to the Village Board that the Board approve the 2021 budget ceilings of $79,861,000 for the general fund; and $24,350,600 for the water & sewer fund.

Mr. Recklaus said these are parameters set for next year. It's going to be a tough year, and the goal is to keep property taxes as low as possible. This is the second year in a row of a zero percent increase.

Trustee Bert Rosenberg moved to approve the 2021 budget ceilings of $79,861,000 for the General Fund and $24,350,600 for the Water and Sewer fund. Trustee Jim Tinaglia Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Rosenberg, Schwingbeck, Tinaglia

Absent: Scaletta

X. CONSENT AGENDA

CONSENT OLD BUSINESS

CONSENT LEGAL

A.	A Resolution Authorizing the Execution of an Intergovernmental Cooperation Agreement Between the Village and the Town of Normal and Authorizing Normal to Exercise the Powers of the Village of Arlington Heights, Illinois in Connection with an MCC Program and a Loan Finance Program	Approved

Trustee Mary Beth Canty moved to approve R2020-014/A2020-047. Trustee Greg Padovani Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Rosenberg, Schwingbeck, Tinaglia

Absent: Scaletta

B.	An Ordinance Establishing the Speed Limit on Certain Streets in the Village of Arlington Heights (East Olive St between N Douglas Ave and N Windsor Dr; East Brittany Dr between N Arlington Heights Road and N Highland Ave; and West Brittany Drive between N Dunton Ave and N Highland Ave)	Approved

Trustee Mary Beth Canty moved to approve 2020-019. Trustee Greg Padovani Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Rosenberg, Schwingbeck, Tinaglia

Absent: Scaletta

C.	An Ordinance Designating Two-Way Stop Streets (Heritage Park)	Approved

Trustee Mary Beth Canty moved to approve 2020-020. Trustee Greg Padovani Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Rosenberg, Schwingbeck, Tinaglia

Absent: Scaletta

CONSENT REPORT OF THE VILLAGE MANAGER

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

A. Paragon Mechanical - 2400 S. Arlington Heights Rd. - PC#20-004 Approved
Land Use Variation, Rezoning

Kevin Polka, owner of the property and Paragan Mechanical, said he would like to operate his business out of this site that he purchased from Elk Grove Township. The Township had been operating in this space until March of 2020. Paragon worked out of a building at 11 N. Arlington Heights Road and received a Land Use Variation for that location which is zoned B-2. Paragon Mechanical is a licensed and registered contractor with the Village. Mr. Polka showed long range renderings for the site, but in the meantime wishes to operate in the building as it is today. He would add some landscaping, but would like to hold off on a full landscape plan until phase two so that plantings didn't need to be put in only to be replaced after a few years. His business has been operating out of home for a couple of years, and he only parked trucks at the site. Mr. Polka asked for relief on condition #6 of the Plan Commission recommendation, saying he did not want additional sign restrictions that were outside of the Code. He said signs near the on ramps were critical to his success.

Mr. Perkins said Paragon began illegally parking on the site on or prior to April 2018 after purchasing the property. A violation ticket was issued in August of 2019 by the Building Department. The vehicles were moved for a short time thereafter. In February 2020, Paragon submitted their request for the Land Use Variation.

The Village Board recently approved the South Arlington Heights Road Redevelopment Plan and TIF District thereby setting goals and providing financing for the area. Mr. Perkins said Paragon is a great business in the community. The Arlington Heights Road site has not been properly maintained and is not a good view into the corridor. Mr. Perkins said staff would like the property maintained, cleaned up, redeveloped and a phased landscaping plan implemented. A full landscape plan would not be necessary for phase 1 implementation. Staff's recommendation was to deny the variation for a contractor shop on this site. The Plan Commission voted to approve it with conditions by a 6-3 margin. Signs would not be permitted on the frontage road and a monument sign would be required on Arlington Heights Road.

President Hayes asked if there were assurances that Phase two would occur. He said he liked the requirement suggested by staff to limit the variation for two years if the second phase plans were not submitted. Staff does not object to the rezoning. President Hayes said it does not make sense to approve the rezoning if the project is not approved.

Trustee Tinaglia asked for the background information on why the site was zoned R-1. Mr. Perkins explained that when properties are annexed, they are automatically classified as R-1. The two lots on this site were annexed in 1963 and 1983. Mr. Polka said he purchased the property at a public bid 18 months ago. Trustee Tinaglia said he didn't have a problem with the use, but struggled with the lack of an official petition for phase 2. He said it is unfair to look at the renderings as nothing will happen for many months.

Trustee Rosenberg said the Board has never approved a petition not knowing what will happen. He approved of the staff condition. He said it did not make sense to put in landscaping if it had to be ripped out again. He asked if there would be storage or fabrication. Mr. Polka said no.

Mr. Polka said he is presenting his vision, it's a unique situation. He doesn't have the funds to develop the site now. He plans to use the site as it is, maintain it and improve it in the future as his business grows.

Trustee Schwingbeck asked why the Code violations occurred and why nothing changed after the citations were issued. Mr. Polka said there were a series of misunderstandings. He had a lease agreement with the Township, when the Village issued the violations, he was not there. Bad assumptions were made. After he understood, he moved the vehicles to the back. The Township was responsible for maintenance during their lease. They moved out in March. He said it will be maintained now. Trustee Schwingbeck said he wanted to make sure Mr. Polka would do what was asked. Mr. Polka said his business operated at 11 N. Arlington Hts. Road without any complaints and they backed up to a residential neighborhood.

Trustee Baldino asked what other kinds of businesses could be on the site. Mr. Perkins said drug stores, hotels and fast food restaurants would fit on the site. In the Village, Walter E. Smithe has a similar site. Trustee Baldino said he wants to support a local business, but doesn't want to approve a plan that isn't a plan. He liked the idea of a deadline.

Trustee LaBedz discussed the parking issues that could be possible with other uses. She asked why the trucks were parked there if the business was not. Mr. Polka said two trucks were parked there and employees kept the other vehicles at their homes. This was part of the agreement with the Township. Trustee LaBedz wanted the trucks to be parked out of sight of the roadways and they were not, even though it was possible. That is the intent of the Code. Trustee LaBedz asked for the front of the building to be made presentable with more landscape screening. She liked the staff presented time line and conditions.

Trustee Canty said she also liked holding the developer to the 2 year timeline. She said it is a challenge to get things developed in the southern corridor.

Trustee Padovani concurred. He asked what the impacts were if the timeline was not met. Mr. Perkins said the petitioner could request an extension. The challenge is that the property was purchased without the correct zoning. If it was not a local business, staff would not have considered the request. He wished they had asked about the issue prior to purchasing the property. If the Land Use Variation becomes voided, the business would have to vacate the building that they own.

President Hayes said he did not like the legal ramifications and was not comfortable with supporting the petition.

Trustee Tinaglia agreed, saying it was a slippery slope. He struggled with telling someone they can't operate their business. He said he wants something wonderful for the south corridor and believes this project might sell the Village short.

Mr. Polka said he needs the signage to make the deal work. He said there are no absolutes in development and in the recession, this is a great offer for the Village. Trustee Tinaglia said for him, signage is not the issue. He cares more about keeping the corridor on the right path.

Mr. Polka said there are no materials on site and no fabrication. He's okay with only keeping two trucks there. The Village won't get anything better in the current economic climate. He purchased the property via a public bid and no one has approached him to purchase it. The world is changing and the Board's vision is not reality. His company would have less of an impact than the use that has been there for 35 years. Mr. Polka said he wants permission to have the signs allowed by Code. The Plan Commission's recommendation holds him to a higher standard.

Trustee LaBedz asked staff to work with the petitioner to develop a moderate landscape plan as she would like more beautification.

President Hayes said the approval assumes phase 2 will occur, it puts the Village in a bad position and the use is not his long range vision for the area.

Trustee Baldino said he heard Mr. Polka on the sign request but a rendering is not a plan. He said his supports the Plan Commission's recommendation.

Trustee Tom Schwingbeck moved to concur with the Plan Commission's recommendation with the following additional conditions: 1. That staff work with Paragon to develop a moderate beautification plan for Phase 1. 2. Within 2 years of Ordinance approval, the petitioner shall submit a complete Plan Commission application and redevelopment plan for the property. If no application is submitted and subsequently not approved, the Land Use Variation shall be null and void. Trustee Richard Baldino Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Canty, LaBedz, Padovani, Schwingbeck
Nays: Hayes, Rosenberg, Tinaglia

Absent: Scaletta

XIII. LEGAL

A. An Ordinance Amending Chapters 16 and 18 of the Arlington Heights Municipal Code (Section 16-406 - Nuisance Prohibited; Section 18-307 - Negligent or Distracted Driving; Section 18-405 - Administrative Hearing) — Approved

Mr. Recklaus said this cleans up the Code. Language was added at Trustee Canty's suggestion to give examples of what constitutes distracted driving. The Staff recommended changes included adding language for compliance with ADA and removing references to unattended horses.

Trustee Mary Beth Canty moved to approve 2020-021. Trustee Robin LaBedz Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Rosenberg, Schwingbeck, Tinaglia

Absent: Scaletta

XIV. REPORT OF THE VILLAGE MANAGER

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

XVII. ADJOURNMENT

Trustee Richard Baldino moved to adjourn at 9:12 p.m.. Trustee Mary Beth Canty Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Rosenberg, Schwingbeck, Tinaglia

Absent: Scaletta

Village Board
7/20/2020

Item: 07/15/2020 Warrant Register

Department: Village Clerk

ATTACHMENTS:

Description	**Type**
07/15/2020 Warrant Register	Warrant Register

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER FOR

CHECK DATE: 7-15-2020

Fund	Fund Description	Total Transaction Amount
101	General Fund	$293,956.73
211	Motor Fuel Tax Fund	$268,300.23
215	CDBG Fund	$86,744.50
227	Foreign Fire Ins Tax Fund	$217.92
231	Criminal Investigation Fd	$18,561.41
235	Municipal Parkg Opr Fund	$9,693.52
401	Capital Projects Fund	$130,837.48
426	Storm Water Control Fund	$42,762.08
431	Public Building Fund	$348.46
505	Water and Sewer Fund	$153,446.24
515	Arts,Entert & Events Fund	$9,080.82
611	General Liability Ins Fnd	$2,963.97
615	Workers Compensation Ins	$3,261.22
621	Fleet Operations Fund	$167,819.51
625	Technology Fund	$21,367.54
715	Guaranty Deposits Fund	$1,200.00
TOTAL ALL FUNDS		$1,210,561.63

WARRANT REGISTER - GM0002

Department: 0

Division: 0

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224436	101-0000-421.99-00	ELMER F JOHNSON TUCKPOINTING	OL REFUNDS	$65.00	$65.00
224441	235-0000-435.65-03	RICH FADER	REFUND PARKING PERMIT	$120.00	$120.00
224474	715-0000-220.93-00	LORETTA ALEPOUDEAS	BOND REFUND	$200.00	$200.00
224485	715-0000-220.93-00	MELROSE PYROTECHNICS 201653	BOND REFUND	$1,000.00	$1,000.00
224489	505-0000-120.80-00	MORRIS, SHARON	WATER BILL REFUND	$16.30	$16.30
224498	235-0000-435.65-02	DEB PARRY	REFUND PARKING PERMIT	$120.00	$120.00
224501	101-0000-422.05-00	PHILLIPS, TIMOTHY 201388	BOND REFUND	$4.00	$4.00
224508	101-0000-421.10-00	PURE DETOX	OL REFUNDS	$130.00	$130.00
224518	235-0000-435.65-03	KIM SHANLEY	REFUND PARKING PERMIT	$40.00	$40.00
224519	101-0000-421.99-00	SHEDCRAFT	OL REFUNDS	$26.00	$26.00
224548	235-0000-435.65-03	BHAGYESH VEDPATHAK	REFUND PARKING PERMIT	$120.00	$120.00
224564	101-0000-422.05-00	VIVINT SOLAR INC	REFUND PERMIT FEES	$85.00	$85.00
	101-0000-422.10-00	VIVINT SOLAR INC	REFUND PERMIT FEES	$125.00	$125.00
901593	101-0000-210.92-00	EMPLOYEE BENEFITS CORP	FSA MEDICAL	$5,351.84	$5,351.84
901594	101-0000-210.92-00	EMPLOYEE BENEFITS CORP	FSA MEDICAL	$3,146.98	$3,146.98
	101-0000-210.94-00	EMPLOYEE BENEFITS CORP	FSA DEPENDENT CARE	$972.36	$972.36
				Division 0 Total	$11,522.48
				Department 0 Total	$11,522.48

WARRANT REGISTER - GM0002

Department: 2 Integrated Services

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224453	101-0201-502.22-02	HARRIS TRUST & SAVINGS BANK	ILLINOIS CITY COUNTY M	$264.50	$264.50
	101-0201-502.30-05	HARRIS TRUST & SAVINGS BANK	TARGET.COM	$13.78	$34.97
			TARGET.COM	$21.19	
224510	101-0201-502.22-02	ROTARY CLUB OF ARLINGTON HTS	3RD QUARTER MEMBERSHIP DUES	$110.00	$110.00
224525	101-0201-502.21-65	SPRINT	ACCT 456761884	$100.00	$100.00
224558	101-0201-502.21-65	VERIZON WIRELESS	ACCT 88534852600001	$128.17	$128.17
				Division 1 Total	$637.64
				Department 2 Total	$637.64

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Department: 3 Human Resources

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224453	101-0301-503.22-01	HARRIS TRUST & SAVINGS BANK	AMERICAN PUBLIC WORKS	$325.00	$825.00
			IN CAREER CONTESSA, LLC	$100.00	
			WORKPLACE DIVERSITY LLC	$200.00	
			WORKPLACE DIVERSITY LLC	$200.00	
	101-0301-503.22-02	HARRIS TRUST & SAVINGS BANK	ELGL NETWORK	$40.00	$40.00
	101-0301-503.30-01	HARRIS TRUST & SAVINGS BANK	CRAINS CHIC SUBSCRIPTION	$30.78	$30.78
224459	615-0301-552.42-81	INTERGOVERNMENTAL RISK MGMT AGENCY	W/C JUNE DEDUCTIBLE	$996.57	$3,261.22
			W/C 2019 CLOSED CLAIMS	$559.92	
			W/C 2020 CLOSED CLAIMS	$1,704.73	
				Division 1 Total	$4,157.00
				Department 3 Total	$4,157.00

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Department: 4 Legal Department

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224428	101-0401-503.21-65	COOK COUNTY RECORDER OF DEEDS	RECORDING AGREEMENTS	$186.00	$186.00
224429	101-0401-503.21-65	COOK COUNTY TREASURER	2019 PROPERTY TAXES	$2,092.74	$2,092.74
224438	101-0401-503.20-15	ERNEST R BLOMQUIST PC	RETAINER	$4,170.00	$4,170.00
224453	101-0401-503.22-02	HARRIS TRUST & SAVINGS BANK	AMERICAN BAR ASSOCIATION	$270.00	$270.00
224538	101-0401-503.33-05	THOMSON REUTERS-WEST	LAW BOOKS	$100.00	$425.30
			INFORMATION SERVICES	$325.30	
224555	101-0401-503.21-65	VERIZON WIRELESS	ACCT 68500580500002	$92.16	$92.16
				Division 1 Total	$7,236.20
				Department 4 Total	$7,236.20

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Department: 5 Finance

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224386	101-0501-503.30-05	A & E RUBBER STAMP CORP	RUBBER STAMPS	$34.00	$34.00
224417	101-0501-503.21-65	CHASE	SAFETY DEPOSIT BOX 3841	$190.00	$190.00
224432	101-0501-503.30-01	DAILY HERALD	ADVERTISING	$2,570.40	$2,570.40
224443	101-0501-503.22-05	FEDERAL EXPRESS	SHIPPING/DELIVERY SERVICE	$24.58	$24.58
224453	101-0501-503.22-02	HARRIS TRUST & SAVINGS BANK	AICPA ORDER	$285.00	$285.00
	101-0501-503.30-05	HARRIS TRUST & SAVINGS BANK	JEWEL-OSCO	$26.06	$26.06
224459	611-0501-552.42-61	INTERGOVERNMENTAL RISK MGMT AGENCY	AUTO JUNE DEDUCTIBLE	$140.00	$2,963.97
			GENL LIAB JUNE DEDUCTIBLE	$860.00	
			AUTO 2020 CLOSED CLAIMS	$1,963.97	
224494	101-0501-503.33-05	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	$43.67	$43.67
224505	101-0501-503.22-05	POSTMASTER ARLINGTON HEIGHTS	BPM - PI #2594 PERMIT	$240.00	$240.00
224532	101-0501-503.22-10	SUMMIT PRINT SOLUTIONS	SERVICE PRINTING	$338.00	$338.00
224570	101-0501-503.22-15	XEROX CORPORATION	COPIER MAINTENANCE	$37.96	$63.96
			COPIER MAINTENANCE	$26.00	
				Division 1 Total	$6,779.64
				Department 5 Total	$6,779.64

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Department: 6 Information Technology

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224442	625-0601-553.30-05	FASTSIGNS	DOOR NAME PLATE	$12.00	$12.00
224443	625-0601-553.22-05	FEDERAL EXPRESS	SHIPPING/DELIVERY SERVICE	$36.11	$36.11
224453	625-0601-553.22-03	HARRIS TRUST & SAVINGS BANK	EB NETMOTION MOBILITY	$1,377.00	$1,377.00
	625-0601-553.30-05	HARRIS TRUST & SAVINGS BANK	AMAZON.COM MS1F97620	$33.99	$77.92
			AMZN MKTP US MS4O28GI2	$9.99	
			AMZN MKTP US MS82B3I92	$33.94	
	625-0601-553.33-05	HARRIS TRUST & SAVINGS BANK	ZOOM.US	$80.00	$361.33
			PADDLE.NET OBSERVIUM	$260.00	
			ZOOM.US	$21.33	
224490	625-0601-553.20-05	MUNICIPAL GIS PARTNERS INC	COMPUTERS,DP & WORD PROC.	$13,932.80	$13,932.80
224494	625-0601-553.30-05	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	$99.80	$125.76
			OFFICE SUPPLIES, GENERAL	$25.96	
224503	625-0601-572.50-10	PLANTE MORAN LLC	COMPUTERS,DP & WORD PROC.	$2,365.00	$2,365.00
224523	625-0601-572.50-10	SOUTHERN COMPUTER WAREHOUSE	REPLACEMENT MONITORS	$992.30	$1,059.97
			COMPUTERS,DP & WORD PROC.	$67.67	
224556	625-0601-553.21-65	VERIZON WIRELESS	ACCT 68500580500001	$1,371.43	$1,371.43
224557	625-0601-553.21-65	VERIZON WIRELESS	ACCT 98726153700001	$648.22	$648.22
				Division 1 Total	$21,367.54
				Department 6 Total	$21,367.54

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Department: 10 Boards & Commissions

Division: 8

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224530	101-1008-502.20-75	STEPHEN LASER & ASSOCIATES	INDIVIDUAL ASSESSMENTS	$1,100.00	$1,100.00
				Division 8 Total	$1,100.00
				Department 10 Total	$1,100.00

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Department: 20 Special Events

Division: 5

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224453	515-2005-525.50-55	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US MJ0EN9OT1	$143.92	$1,497.83
			AMZN MKTP US MS1LE0QG0	$323.94	
			AMZN MKTP US MS4RE6Y81	$35.90	
			AMZN MKTP US MS8FU3UX1	$62.94	
			AMZN MKTP US MS9V86QE0	$189.92	
			APPLE.COM/US	($35.44)	
			APPLE.COM/US	$602.44	
			HELLO DIRECT	$174.21	
				Division 5 Total	$1,497.83
				Department 20 Total	$1,497.83

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Department: 30 Police Department

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224387	101-3001-511.21-65	ACCURATE DOCUMENT DESTRUCTION	SERVICE MISCELLANEOUS	$171.22	$171.22
224405	101-3001-511.33-25	AXON ENTERPRISE INC	SUPPLIES	$560.00	$560.00
224407	101-3001-511.21-65	BRIGHTSIDE CLINIC	CARE PROGRAM	$11,801.23	$11,801.23
224410	101-3001-511.30-35	BUCZYNSKI CHARLES	CLOTHING REIMBURSEMENT	$82.28	$82.28
224427	101-3001-511.21-65	COMPASSION FUNERAL SERVICES INC	SERVICE MISCELLANEOUS	$252.50	$252.50
224439	101-3001-511.21-65	EXPERIAN	CREDIT REPORTS	$50.00	$50.00
224453	101-3001-511.22-03	HARRIS TRUST & SAVINGS BANK	PAYPAL ILLINOISFED	$500.00	$500.00
	101-3001-511.33-25	HARRIS TRUST & SAVINGS BANK	AMAZON.COM MS0QP8YS1	$30.06	$30.06
	401-3001-572.50-15	HARRIS TRUST & SAVINGS BANK	AMZN MKPT US MS6NG6E82	$38.04	$82.02
			AMZN MKTP US MJ4400ZT1	$43.98	
224456	101-3001-511.33-25	HOME DEPOT CREDIT SERVICES	POLICE EQUIPMENT & SUPPLY	$38.34	$38.34
224464	101-3001-511.30-35	JG UNIFORMS	CLOTHING & APPAREL	$139.60	$473.10
			CLOTHING & APPAREL	$145.00	
			CLOTHING & APPAREL	$188.50	
	101-3001-511.33-25	JG UNIFORMS	CLOTHING & APPAREL	$805.00	$2,415.00
			CLOTHING & APPAREL	$805.00	
			CLOTHING & APPAREL	$805.00	
224465	235-3001-532.30-35	KESLER RAY	CLOTHING & APPAREL	$34.45	$34.45
224466	101-3001-511.22-15	KONICA MINOLTA BUSINESS USA	OFFICE MACHINES & ACCESS	$63.00	$109.73
			OFFICE MACHINES & ACCESS	$46.73	
224471	101-3001-511.21-65	LIVE VIEW GPS INC	DATA SUBSCRIPTION	$502.80	$502.80
224472	101-3001-511.21-65	LIVE 4 LALI INC	SERVICE PROFESSIONAL	$3,820.38	$3,820.38
224492	101-3001-511.20-37	NORTHWEST CENTRAL DISPATCH SYS	MEMBER ASSESSMENT	$30,968.89	$30,968.89

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224494	101-3001-511.30-05	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	$71.26	$121.46
			OFFICE SUPPLIES, GENERAL	$50.20	
224510	101-3001-511.22-02	ROTARY CLUB OF ARLINGTON HTS	DUES	$110.00	$110.00
224520	101-3001-511.30-05	SHERWIN ACE HARDWARE	POLICE EQUIPMENT & SUPPLY	$15.96	$15.96
224532	101-3001-511.22-10	SUMMIT PRINT SOLUTIONS	SERVICE PRINTING	$50.00	$50.00
224538	101-3001-511.21-65	THOMSON REUTERS-WEST	SERVICE PROFESSIONAL	$509.23	$509.23
224542	401-3001-572.50-10	ULINE INC	OUTDOOR FURNITURE	$461.55	$461.55
224543	401-3001-572.50-15	ULTRA STROBE COMMUNICATIONS INC	SQUAD EQUIPMENT	$4,986.50	$19,946.00
			SQUAD EQUIPMENT	$4,986.50	
			SQUAD EQUIPMENT	$4,986.50	
			SQUAD EQUIPMENT	$4,986.50	
224554	101-3001-511.21-65	VERIZON WIRELESS	ACCT 68682493000001	$2,244.57	$2,244.57
224562	101-3001-511.21-65	VERIZON WIRELESS - VSAT	PROCESSING FEE	$125.00	$125.00
				Division 1 Total	$75,475.77

Division: 3

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224389	231-3003-511.40-11	AERO CLAVE LLC	POLICE EQUIPMENT & SUPPLY	$13,827.00	$14,017.00
			SHIPPING/DELIVERY SERVICE	$190.00	
224453	231-3003-511.40-01	HARRIS TRUST & SAVINGS BANK	ELITE K9 INC	$186.00	$186.00
224499	231-3003-511.40-01	PARTNERS & PAWS VETERINARY SERVICES	VETERINARY SERVICES	$110.36	$719.06
			VETERINARY SERVICES	$72.68	
			VETERINARY SERVICES	$536.02	
224516	231-3003-511.40-01	SCIENTIFIC ANIMAL FEEDS AND NEEDS	CANINE UNIT PROGRAM	$90.67	$350.13
			CANINE UNIT PROGRAM	$11.42	
			CANINE UNIT PROGRAM	$69.59	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224516	231-3003-511.40-01	SCIENTIFIC ANIMAL FEEDS AND NEEDS	CANINE UNIT PROGRAM	$126.57	$350.13
			CANINE UNIT PROGRAM	$51.88	
224534	231-3003-511.40-11	TECHNOLOGY MANAGEMENT REV FUND	POLICE EQUIPMENT & SUPPLY	$132.81	$132.81
224563	231-3003-511.40-01	VETERINARY SPECIALTY CENTER	VETERINARY SERVICES	$3,156.41	$3,156.41
				Division 3 Total	$18,561.41
				Department 30 Total	$94,037.18

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Department: 35 Fire

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
2217	101-3501-512.22-02	IL DEPT OF PUBLIC HEALTH	AMBULANCE LICENSE FEES	$150.00	$150.00
224391	101-3501-512.31-85	AIR ONE EQUIPMENT	TOOLS – FIRE & RESCUE	$32.70	$32.70
224396	101-3501-512.22-02	AMERICAN SOCIETY OF SAFETY PROF	ANNUAL DUES	$200.00	$200.00
224415	401-3501-572.50-10	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	$5,000.00	$5,000.00
224448	101-3501-512.31-65	GRAINGER W W INC	HARDWARE SUPPLIES	$40.52	$40.52
224461	101-3501-512.22-02	INTL ASSOC ARSON INVESTIGATORS	ANNUAL DUES	$100.00	$100.00
224464	101-3501-512.30-35	JG UNIFORMS	CLOTHING & APPAREL	$230.00	$230.00
224470	101-3501-512.22-03	SCOTT LIMBERS	TUITION REIMBURSEMENT	$1,406.00	$1,406.00
224475	101-3501-512.31-55	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	$2.55	$2.55
224481	101-3501-512.22-03	MC HENRY TOWNSHI FIRE PROTECTION	TRAVEL & TRAINING	$1,000.00	$1,000.00
224492	101-3501-512.20-37	NORTHWEST CENTRAL DISPATCH SYS	MEMBER ASSESSMENT	$10,322.97	$10,322.97
224494	101-3501-512.30-05	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	$165.59	$284.66
			OFFICE SUPPLIES, GENERAL	$119.07	
224502	101-3501-512.22-03	ANTHONY PICCOLO	TUITION REIMBURSEMENT	$1,285.50	$1,285.50
224514	101-3501-512.22-03	CHRISTOPHER RYMUT	TRAVEL & TRAINING	$125.00	$125.00
224521	101-3501-512.22-03	ADAM SIELIG	TUITION REIMBURSEMENT	$951.00	$951.00
224547	101-3501-512.22-05	UPS STORE #1051	SHIPPING/DELIVERY SERVICE	$18.03	$18.03
224552	101-3501-512.21-65	VERIZON WIRELESS	ACCT 44205897800001	$942.31	$942.31
				Division 1 Total	$22,091.24
				Department 35 Total	$22,091.24

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Department: 37 Foreign Fire Insurance

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224521	227-3701-512.22-03	ADAM SIELIG	TEXTBOOKS	$217.92	$217.92
				Division 1 Total	$217.92
				Department 37 Total	$217.92

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Department: 40 Planning

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224400	101-4001-521.40-41	ARLINGTON RENTAL INC	ECONOMIC ALLIANCE	$320.55	$320.55
224406	401-4001-571.50-30	BANNERVILLE USA	SERVICE MISCELLANEOUS	$8,996.00	$8,996.00
224433	101-4001-521.40-40	DUE NORTH CONSULTING INC	ECONOMIC DEVELOPMENT	$3,000.00	$3,000.00
224437	101-4001-521.21-65	ENTERPRISE COMMUNITY PARTNERS INC	SERVICE CONSULTING	$878.60	$878.60
224468	101-4001-521.21-65	LEGRAND REPORTING & VIDEO SERVICES	TRANSCRIPTS	$260.85	$701.95
			TRANSCRIPTS	$203.95	
			TRANSCRIPTS	$237.15	
224559	101-4001-521.21-65	VERIZON WIRELESS	ACCT 38042002700001	$591.58	$591.58
				Division 1 Total	$14,488.68
				Department 40 Total	$14,488.68

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Department: 41 Community Devl Block Grnt

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224411	215-4101-522.41-76	BUILDERS PAVING LLC	SERVICE CONSTRUCTION	$86,744.50	$86,744.50
				Division 1 Total	$86,744.50
				Department 41 Total	$86,744.50

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Department: 45 Building

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224415	401-4501-572.50-10	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	$5,000.00	$5,000.00
224451	101-4501-523.20-35	GRIVAS KRAUSE ASSOCIATES LTD	ENGINEERING REVIEW	$437.50	$562.50
			ENGINEERING REVIEW	$125.00	
224453	101-4501-523.30-05	HARRIS TRUST & SAVINGS BANK	CDW GOVT #ZFD8315	$210.89	$210.89
	101-4501-523.30-35	HARRIS TRUST & SAVINGS BANK	AMAZON.COM MS7TH2YB0	$38.70	$105.67
			AMZN MKTP US MS2989QN0	$12.99	
			AMZN MKTP US MS3691YS0	$26.99	
			AMZN MKTP US MS86D7RJ0	$26.99	
224462	101-4501-523.30-01	INTL CODE COUNCIL INC	CODE BOOKS	$1,423.24	$1,423.24
224532	101-4501-523.22-10	SUMMIT PRINT SOLUTIONS	OFFICE SUPPLIES, GENERAL	$477.00	$477.00
224537	101-4501-523.21-65	THOMPSON ELEVATOR INSPECTION	SERVICE BLDG MAINT	$38.00	$38.00
224539	101-4501-523.20-05	TPI	SERVICE PROFESSIONAL	$2,775.00	$2,775.00
224551	101-4501-523.21-65	VERIZON WIRELESS	ACCT 54209747800001	$441.20	$441.20
224553	101-4501-523.21-65	VERIZON WIRELESS	ACCT 54209747800002	$144.04	$144.04
				Division 1 Total	$11,177.54
				Department 45 Total	$11,177.54

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Department: 70 Health

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224397	101-7001-541.22-40	AMERICAN TAXI DISPATCH	TAXI SERVICE	$21.00	$21.00
224408	101-7001-541.20-25	BRIGHTSIDE CLINIC	COUNSELING	$190.00	$190.00
224419	101-7001-541.21-65	CHICAGO TITLE COMPANY LLC	PROPERTY SEARCH	$60.00	$60.00
224443	101-7001-541.22-05	FEDERAL EXPRESS	OFFICE MACHINES & ACCESS	$131.20	$131.20
224445	101-7001-541.21-10	FLECKS LANDSCAPING	PROPERTY MAINTENANCE	$105.00	$1,245.00
			PROPERTY MAINTENANCE	$85.00	
			PROPERTY MAINTENANCE	$85.00	
			PROPERTY MAINTENANCE	$70.00	
			PROPERTY MAINTENANCE	$105.00	
			PROPERTY MAINTENANCE	$85.00	
			PROPERTY MAINTENANCE	$350.00	
			PROPERTY MAINTENANCE	$85.00	
			PROPERTY MAINTENANCE	$85.00	
			PROPERTY MAINTENANCE	$85.00	
			PROPERTY MAINTENANCE	$105.00	
224453	101-7001-541.33-10	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US MS1HI8S51	$176.25	$176.25
224469	101-7001-541.20-25	SHERRY LEMKE	COUNSELING	$35.00	$395.00
			COUNSELING	$360.00	
224482	101-7001-541.33-10	MC KESSON MEDICAL SURGICAL	CLINIC SUPPLIES	$215.01	$215.01
224494	101-7001-541.30-05	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	$31.73	$474.15
			OFFICE SUPPLIES, GENERAL	$442.42	
	101-7001-541.40-61	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	$56.02	$56.02
224529	101-7001-541.20-25	STEPHANIE GUREWITZ LCSW CYT	COUNSELING	$600.00	$1,650.00

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224529	101-7001-541.20-25	STEPHANIE GUREWITZ LCSW CYT	COUNSELING	$300.00	$1,650.00
			COUNSELING	$750.00	
224549	101-7001-541.21-65	VERIZON WIRELESS	ACCT 88556712200001	$465.49	$465.49
				Division 1 Total	$5,079.12

Division: 7

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
2219	101-7007-541.31-65	NOMIA MEADOWS FARM	VOLUNTEER RECOGNITION	$1,260.00	$1,260.00
224401	101-7007-541.30-05	ARLINGTON SIGNS & BANNERS	SIGNAGE	$192.68	$192.68
224446	101-7007-541.21-65	GARY E MIDKIFF & COMPANY	PROGRAM INSTRUCTIONAL FEE	$225.00	$225.00
224452	101-7007-541.21-65	HARPER COLLEGE	PROGRAM INSTRUCTIONAL FEE	$200.00	$200.00
224453	101-7007-541.30-05	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US MS4UN4E22	$20.94	$434.00
			AMZN MKTP US MS9A06V10	$89.97	
			BESTBUYCOM806104449088	($6.25)	
			BESTBUYCOM806104449088	($1.56)	
			BESTBUYCOM806164959884	$89.97	
			BESTBUYCOM806164959884	$159.98	
			STAPLES 00116343	$80.95	
224479	101-7007-541.21-65	MARQUEE MOVIE PRESENTATIONS LLC	PROGRAM INSTRUCTIONAL FEE	$100.00	$100.00
224532	101-7007-541.30-05	SUMMIT PRINT SOLUTIONS	BUSINESS CARDS	$50.00	$50.00
				Division 7 Total	$2,461.68
				Department 70 Total	$7,540.80

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Department: 71 Public Works

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
2218	426-7101-571.50-25	MAROUS & COMPANY	PROPERTY APPRAISAL	$1,800.00	$1,800.00
224388	101-7101-531.31-55	ACTIVE ELECTRICAL SUPPLY CO	ELECTRICAL EQUIP & SUPPLY	$2,771.10	$3,142.26
			ELECTRICAL EQUIP & SUPPLY	$371.16	
224390	101-7101-531.21-02	AFFILIATED CUSTOMER SERVICE INC	FM-200 INSPECTIONS	$1,350.00	$1,350.00
224393	101-7101-531.21-02	ALEXANDER EQUIPMENT CO INC	HARDWARE SUPPLIES	$90.16	$90.16
224394	101-7101-531.31-65	AMAZON COM CAPITAL SERVICES	HARDWARE SUPPLIES	$109.99	$266.47
			HARDWARE SUPPLIES	$17.09	
			HARDWARE SUPPLIES	$54.99	
			HARDWARE SUPPLIES	$84.40	
224395	101-7101-531.30-35	AMAZON.COM	HARDWARE SUPPLIES	$89.98	$89.98
	101-7101-531.31-65	AMAZON.COM	HARDWARE SUPPLIES	$65.00	$770.20
			HARDWARE SUPPLIES	$441.07	
			HARDWARE SUPPLIES	$124.75	
			HARDWARE SUPPLIES	$139.38	
224398	101-7101-531.21-55	APEX LANDSCAPING INC	LANDSCAPING	$11,196.50	$11,196.50
224402	101-7101-531.31-90	ARROW ROAD CONSTRUCTION CO	STREET/SIDEWALK SUPPLIES	$9,908.78	$48,874.98
			STREET/SIDEWALK SUPPLIES	$14,304.50	
			STREET/SIDEWALK SUPPLIES	$11,897.20	
			STREET/SIDEWALK SUPPLIES	$9,830.38	
			STREET/SIDEWALK SUPPLIES	$2,934.12	
224403	101-7101-531.22-70	AT & T	ACCT 84725331203952	$12,895.65	$12,895.65
224411	211-7101-571.50-40	BUILDERS PAVING LLC	SERVICE CONSTRUCTION	$268,300.23	$268,300.23
	401-7101-571.50-30	BUILDERS PAVING LLC	SERVICE CONSTRUCTION	$16,797.46	$88,074.79

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224411	401-7101-571.50-30	BUILDERS PAVING LLC	SERVICE CONSTRUCTION	$71,277.33	$88,074.79
224414	101-7101-531.21-36	C C CARTAGE INC	SERVICE EQUIPMENT	$1,052.64	$33,995.88
			SERVICE EQUIPMENT	$32,943.24	
224415	101-7101-531.22-15	CANON SOLUTIONS AMERICA	COPIER MAINTENANCE	$18.76	$18.76
224420	426-7101-571.50-25	CHRISTOPHER B BURKE LTD	SERVICE CONSULTING	$4,274.58	$4,274.58
224424	101-7101-531.22-70	COMCAST CABLE	ACCT 8771 10 072 0048998	$21.19	$21.19
224431	101-7101-531.21-02	DAHME MECHANICAL INDUSTRIES	SERVICE BLDG MAINT	$270.00	$270.00
224434	401-7101-571.50-30	SEAN DUGGAN	SIDEWALK REIMBURSEMENT	$695.00	$695.00
224444	101-7101-531.31-45	FERGUSON FACILITIES SUPPLY HP#3400	HARDWARE SUPPLIES	$105.12	$105.12
224447	101-7101-531.31-45	GLOBAL EQUIPMENT COMPANY	JANITORIAL SUPPLIES	$615.17	$615.17
224449	101-7101-531.31-75	GRAYBAR ELECTRIC COMPANY	ELECTRICAL EQUIP & SUPPLY	$851.30	$851.30
	401-7101-571.50-20	GRAYBAR ELECTRIC COMPANY	ELECTRICAL EQUIP & SUPPLY	$1,902.12	$1,902.12
224455	426-7101-571.50-25	TODD HESTER	ENHANCED SEWER REBATE	$11,250.00	$11,250.00
224457	426-7101-571.50-25	IL EPA	STORMWATER MS4	$1,000.00	$1,000.00
224467	101-7101-531.31-45	LAPORT INC	HARDWARE SUPPLIES	$99.34	$637.99
			OFFICE SUPPLIES, GENERAL	$538.65	
224473	426-7101-571.50-25	LO VERDE CONSTRUCTION CO INC	RENTAL/LEASE EQUIPMENT	$23,100.00	$23,100.00
224475	101-7101-531.31-40	LOWES COMMERCIAL SERVICES	AGRICULTURAL SUPPLIES	$271.44	$271.44
	101-7101-531.31-45	LOWES COMMERCIAL SERVICES	JANITORIAL SUPPLIES	$34.17	$34.17
	101-7101-531.31-55	LOWES COMMERCIAL SERVICES	ELECTRICAL EQUIP & SUPPLY	$14.28	$43.47
			HARDWARE SUPPLIES	$29.19	
	101-7101-531.31-85	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	$75.88	$170.39
			HARDWARE SUPPLIES	$94.51	
224478	426-7101-571.50-25	MANHARD CONSULTING	SERVICE PROFESSIONAL	$1,337.50	$1,337.50
224484	101-7101-531.31-55	MECOR INC	ELECTRICAL EQUIP & SUPPLY	$212.50	$212.50

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224488	101-7101-531.20-05	MIOVISION TECHNOLOGIES	DATA ANALYSIS	$680.00	$680.00
224493	101-7101-531.31-55	NORTHWEST ELECTRICAL SUPPLY CO	ELECTRICAL EQUIP & SUPPLY	$29.14	$29.14
224494	101-7101-531.30-05	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	$100.80	$148.76
			OFFICE SUPPLIES, GENERAL	$47.96	
224495	101-7101-531.30-35	OVCINA TONY	CLOTHING & APPAREL	$200.00	$200.00
224497	101-7101-531.22-70	PACIFIC TELEMANAGEMENT SERVICES	JUNE/JULY PAYPHONES	$306.00	$306.00
224506	101-7101-531.21-15	POTHOLE PROS INC	SERVICE CONSTRUCTION	$6,572.00	$10,812.00
			SERVICE CONSTRUCTION	$4,240.00	
224507	101-7101-531.22-70	PRECISE MRM LLC	DATA PLAN / MONTHLY FEE	$277.31	$277.31
224515	101-7101-531.22-03	BRIGET SCHWAB	TRAVEL & TRAINING	$631.49	$631.49
224517	101-7101-531.21-65	SEECLICKFIX	SERVICE CONSULTING	$6,612.37	$6,612.37
224520	101-7101-531.31-65	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	$105.49	$126.07
			HARDWARE SUPPLIES	$20.58	
	101-7101-531.31-85	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	$29.97	$29.97
224522	101-7101-531.31-65	SIGNATURE SYSTEMS GROUP	FENCING	$5,932.00	$5,932.00
224527	101-7101-531.31-45	STATE CHEMICAL SOLUTIONS	JANITORIAL SUPPLY	$679.34	$679.34
224536	101-7101-531.21-02	TGF ENTERPRISES INC	IRRIGATION SERVICES	$1,773.29	$2,184.47
			IRRIGATION SERVICES	$214.44	
			IRRIGATION SERVICES	$196.74	
224540	101-7101-531.31-65	TRAFFIC CONTROL & PROTECTION	FENCING	$7,200.00	$7,200.00
224541	401-7101-571.50-30	FRANCIS TRUNK	SIDEWALK REIMBURSEMENT	$680.00	$680.00
224542	101-7101-531.31-85	ULINE INC	VEH MAINTENANCE SUPPLY	($138.46)	($138.46)
224550	101-7101-531.22-70	VERIZON WIRELESS	ACCT 64202486400001	$252.88	$252.88
224561	101-7101-531.22-70	VERIZON WIRELESS	ACCT 58675303500001	$2,459.09	$2,459.09
224565	235-7101-571.50-25	WALKER PARKING CONSULTANTS	SERVICE CONSULTING	$2,310.00	$2,310.00

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224568	101-7101-531.21-36	WEST SIDE TRACTOR SALES CO	RENTAL/LEASE EQUIPMENT	$8,000.00	$8,000.00
801971	101-7101-531.22-70	AT & T	ACCT 84725334382001	$96.56	$978.55
			ACCT 84739271083278	$46.78	
			ACCT 84739420624707	$46.79	
			ACCT 84739443682112	$46.78	
			ACCT 84739893361501	$48.32	
			ACCT 84739893901330	$52.90	
			ACCT 847R1902892011	$640.42	
801972	101-7101-531.21-50	COMMONWEALTH EDISON COMPANY	ACCT 2985063029	$74.68	$1,107.18
			ACCT 3183115007	$7.67	
			ACCT 4103039009	$266.71	
			ACCT 4321662000	$633.01	
			ACCT 4643388009	$58.03	
			ACCT 5492508009	$67.08	
801973	101-7101-531.21-50	NICOR	ACCT 06802945268	$38.20	$5,362.18
			ACCT 15839647334	$173.31	
			ACCT 19426400008	$124.76	
			ACCT 25422686599	$2,296.72	
			ACCT 28178600004	$150.49	
			ACCT 38096400007	$438.24	
			ACCT 38178600003	$189.53	
			ACCT 40178600009	$112.00	
			ACCT 53278600001	$538.63	
			ACCT 58401600000	$287.03	
			ACCT 72489260108	$234.91	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
801973	101-7101-531.21-50	NICOR	ACCT 97034457784	$778.36	$5,362.18
801974	101-7101-531.21-50	CONSTELLATION NEW ENERGY INC	ACCT 92054513	$851.97	$9,317.33
			ACCT 92054512	$8,465.36	
				Division 1 Total	$583,835.47
				Department 71 Total	$583,835.47

WARRANT REGISTER - GM0002

Department: 72 Water and Sewer

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224392	505-7201-561.31-60	ALEXANDER CHEMICAL CORP	CHLORINE	$1,463.00	$1,463.00
224394	505-7201-561.31-65	AMAZON COM CAPITAL SERVICES	HARDWARE SUPPLIES	$17.98	$17.98
224395	505-7201-561.30-05	AMAZON.COM	OFFICE SUPPLIES, GENERAL	$229.89	$229.89
	505-7201-561.31-65	AMAZON.COM	OFFICE SUPPLIES, GENERAL	$64.99	$515.39
			OFFICE SUPPLIES, GENERAL	$148.72	
			OFFICE SUPPLIES, GENERAL	$124.74	
			OFFICE SUPPLIES, GENERAL	$37.56	
			OFFICE SUPPLIES, GENERAL	$139.38	
224413	505-7201-561.20-05	BURNS MCDONNELL	WATER MAIN BREAK STUDY	$750.00	$750.00
224414	505-7201-561.21-36	C C CARTAGE INC	RENTAL/LEASE EQUIPMENT	$5,723.19	$5,723.19
224422	505-7201-561.31-40	CLESEN ARTHUR INC	SERVICE PROFESSIONAL	$498.21	$498.21
224423	505-7201-561.22-70	COMCAST CABLE	ACCT 8771 10 072 0175502	$188.35	$188.35
224425	505-7201-561.22-70	COMCAST CABLE	ACCT 8771 10 072 0048980	$2.11	$2.11
224426	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	ACCT 0705092066	$52.75	$52.75
224449	505-7201-561.31-55	GRAYBAR ELECTRIC COMPANY	ELECTRICAL EQUIP & SUPPLY	$402.08	$402.08
224454	505-7201-561.21-35	HBK WATER METER SERVICE INC	WATER/SEWER SYSTEM SUPPLY	$2,454.76	$2,454.76
224475	505-7201-561.31-55	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	$38.28	$38.28
	505-7201-561.31-85	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	$47.47	$47.47
224493	505-7201-561.31-55	NORTHWEST ELECTRICAL SUPPLY CO	ELECTRICAL EQUIP & SUPPLY	$31.95	$31.95
	505-7201-561.31-65	NORTHWEST ELECTRICAL SUPPLY CO	ELECTRICAL EQUIP & SUPPLY	$145.25	$164.46
			ELECTRICAL EQUIP & SUPPLY	$19.21	
224494	505-7201-561.30-05	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	$60.30	$60.30
	505-7201-561.50-10	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	$167.98	$167.98

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224496	505-7201-561.31-90	OZINGA READY MIX CONCRETE INC	RESTORATION SUPPLY	$874.00	$874.00
224507	505-7201-561.22-70	PRECISE MRM LLC	DATA PLAN / MONTHLY FEE	$277.31	$277.31
224517	505-7201-561.21-65	SEECLICKFIX	SERVICE CONSULTING	$6,612.38	$6,612.38
224520	505-7201-561.31-65	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	$9.56	$9.56
224528	505-7201-561.31-65	STEINER ELECTRIC	ELECTRICAL EQUIP & SUPPLY	$13.69	$250.82
			ELECTRICAL EQUIP & SUPPLY	$237.13	
224531	505-7201-561.20-05	SUBURBAN LABORATORIES INC	WATER SAMPLES	$1,074.00	$1,264.00
			WATER SAMPLES	$190.00	
224560	505-7201-561.22-70	VERIZON WIRELESS	ACCT 78635116200001	$1,385.15	$1,385.15
224561	505-7201-561.22-70	VERIZON WIRELESS	ACCT 58675303500001	$1,639.40	$1,639.40
224566	505-7201-561.31-01	WATER PRODUCTS CO	WATER/SEWER SYSTEM SUPPLY	$910.20	$1,946.20
			WATER/SEWER SYSTEM SUPPLY	$1,036.00	
	505-7201-561.31-07	WATER PRODUCTS CO	WATER/SEWER SYSTEM SUPPLY	$2,085.00	$2,085.00
224571	505-7201-561.31-01	ZIEBELL WATER SERVICE PRODUCTS	WATER/SEWER SYSTEM SUPPLY	$1,591.20	$3,111.10
			WATER/SEWER SYSTEM SUPPLY	$1,383.90	
			WATER/SEWER SYSTEM SUPPLY	$136.00	
	505-7201-561.31-07	ZIEBELL WATER SERVICE PRODUCTS	WATER/SEWER SYSTEM SUPPLY	$151.04	$2,404.06
			WATER/SEWER SYSTEM SUPPLY	$575.02	
			WATER/SEWER SYSTEM SUPPLY	$1,678.00	
801971	505-7201-561.22-70	AT & T	ACCT 84725301748135	$48.34	$48.34
801972	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	ACCT 0087155164	$293.94	$2,439.78
			ACCT 0111076085	$193.99	
			ACCT 0117046072	$85.29	
			ACCT 0368380009	$30.10	
			ACCT 0645171017	$66.67	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
801972	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	ACCT 0684023014	$113.60	$2,439.78
			ACCT 0831076049	$150.20	
			ACCT 1104021044	$107.94	
			ACCT 1257044037	$1,058.79	
			ACCT 1284169036	$247.20	
			ACCT 3973144001	$92.06	
801973	505-7201-561.21-50	NICOR	ACCT 19278600002	$210.53	$419.07
			ACCT 42567835683	$39.21	
			ACCT 58544400003	$49.52	
			ACCT 90920700003	$119.81	
801974	505-7201-561.21-50	CONSTELLATION NEW ENERGY INC	ACCT 92054511	$288.38	$10,198.25
			ACCT 9205453	$2,453.36	
			ACCT 9205454	$2,300.85	
			ACCT 9205456	$5,155.66	
				Division 1 Total	$47,772.57
				Department 72 Total	$47,772.57

WARRANT REGISTER - GM0002

Department: 73 Parking

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224435	235-7301-532.21-11	ECO CLEAN MAINTENANCE INC	SERVICE BLDG MAINT	$441.84	$441.84
224545	235-7301-532.21-40	UNION PACIFIC RAILROAD	LOT P 2ND QTR PAYMENT	$72.50	$72.50
				Division 1 Total	$514.34

Division: 2

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224435	235-7302-532.21-11	ECO CLEAN MAINTENANCE INC	SERVICE BLDG MAINT	$1,399.16	$1,399.16
801971	235-7302-532.21-50	AT & T	ACCT 84725309782425	$163.27	$163.27
				Division 2 Total	$1,562.43

Division: 3

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224435	235-7303-532.21-11	ECO CLEAN MAINTENANCE INC	SERVICE BLDG MAINT	$1,399.16	$1,399.16
801973	235-7303-532.21-50	NICOR	ACCT 12690400002	$39.12	$39.12
801974	235-7303-532.21-50	CONSTELLATION NEW ENERGY INC	ACCT 92054510	$2,845.19	$2,845.19
				Division 3 Total	$4,283.47

Division: 4

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224435	235-7304-532.21-11	ECO CLEAN MAINTENANCE INC	SERVICE BLDG MAINT	$441.84	$441.84
801973	235-7304-532.21-50	NICOR	ACCT 92296400002	$146.99	$146.99
				Division 4 Total	$588.83
				Department 73 Total	$6,949.07

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Department: 75 Municipal Fleet Services

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224393	621-7501-551.31-51	ALEXANDER EQUIPMENT CO INC	VEH MAINTENANCE SUPPLY	$977.85	$977.85
224394	621-7501-551.31-65	AMAZON COM CAPITAL SERVICES	VEH MAINTENANCE SUPPLY	$19.98	$19.98
224395	621-7501-551.30-35	AMAZON.COM	VEH MAINTENANCE SUPPLY	$88.38	$168.36
			VEH MAINTENANCE SUPPLY	$79.98	
	621-7501-551.31-65	AMAZON.COM	VEH MAINTENANCE SUPPLY	$149.00	$419.51
			VEH MAINTENANCE SUPPLY	$170.59	
			VEH MAINTENANCE SUPPLY	$99.92	
224399	621-7501-551.31-51	ARLINGTON HTS FORD INC	VEH MAINTENANCE SUPPLY	$284.00	$790.02
			VEH MAINTENANCE SUPPLY	$361.82	
			VEH MAINTENANCE SUPPLY	($15.55)	
			VEH MAINTENANCE SUPPLY	($27.21)	
			VEH MAINTENANCE SUPPLY	($38.36)	
			VEH MAINTENANCE SUPPLY	$10.61	
			VEH MAINTENANCE SUPPLY	$118.74	
			VEH MAINTENANCE SUPPLY	$95.97	
224404	621-7501-551.31-51	AUTO TECH CENTERS INC	VEH MAINTENANCE SUPPLY	$1,548.14	$1,548.14
224409	621-7501-551.31-51	BRISTOL HOSE & FITTING INC	VEH MAINTENANCE SUPPLY	$111.10	$603.63
			VEH MAINTENANCE SUPPLY	$492.53	
224412	621-7501-551.31-51	BUMPER TO BUMPER	VEH MAINTENANCE SUPPLY	$11.98	$300.55
			VEH MAINTENANCE SUPPLY	$61.98	
			VEH MAINTENANCE SUPPLY	$38.09	
			VEH MAINTENANCE SUPPLY	$5.12	
			VEH MAINTENANCE SUPPLY	$46.17	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224412	621-7501-551.31-51	BUMPER TO BUMPER	VEH MAINTENANCE SUPPLY	$40.98	$300.55
			VEH MAINTENANCE SUPPLY	$35.56	
			VEH MAINTENANCE SUPPLY	$17.08	
			VEH MAINTENANCE SUPPLY	$43.59	
224416	621-7501-551.31-51	CASEY EQUIPMENT CO	VEH MAINTENANCE SUPPLY	$86.80	$391.52
			VEH MAINTENANCE SUPPLY	$304.72	
224418	621-7501-551.31-51	CHICAGO PARTS AND SOUND LLC	VEH MAINTENANCE SUPPLY	$388.90	$97.79
			VEH MAINTENANCE SUPPLY	$27.50	
			VEH MAINTENANCE SUPPLY	($318.61)	
224421	621-7501-551.21-36	CITY WELDING SALES & SERVICE	CYLINDER RENTAL	$122.88	$122.88
224430	621-7501-551.21-07	CUMBERLAND SERVICENTER INC	SAFETY LANE COUPONS	$1,150.00	$1,150.00
224440	621-7501-551.31-51	FACTORY MOTOR PARTS	VEH MAINTENANCE SUPPLY	$32.38	$32.38
224460	621-7501-551.31-51	INTERSTATE POWER SYSTEMS INC	VEH MAINTENANCE SUPPLY	$139.39	$935.18
			VEH MAINTENANCE SUPPLY	$795.79	
224476	621-7501-551.21-08	MAACO COLLISION REPAIR & PAINTING	VEH MAINTENANCE SUPPLY	$1,950.00	$1,950.00
224477	621-7501-551.31-51	MACQUEEN EMERGENCY GROUP	VEH MAINTENANCE SUPPLY	$172.54	$2,498.68
			VEH MAINTENANCE SUPPLY	$796.96	
			VEH MAINTENANCE SUPPLY	$1,053.38	
			VEH MAINTENANCE SUPPLY	$369.39	
			VEH MAINTENANCE SUPPLY	$67.39	
			VEH MAINTENANCE SUPPLY	$39.02	
224480	621-7501-551.31-51	MC CANN INDUSTRIES	VEH MAINTENANCE SUPPLY	$32.95	$32.95
224483	621-7501-551.31-51	MC MASTER CARR SUPPLY CO	VEH MAINTENANCE SUPPLY	$11.22	$11.22
	621-7501-551.31-85	MC MASTER CARR SUPPLY CO	VEH MAINTENANCE SUPPLY	$42.10	$84.20
			VEH MAINTENANCE SUPPLY	$42.10	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224491	621-7501-551.31-51	NAPA HEIGHTS AUTOMOTIVE	VEH MAINTENANCE SUPPLY	$41.94	$1,436.37
			VEH MAINTENANCE SUPPLY	$9.75	
			VEH MAINTENANCE SUPPLY	$27.30	
			VEH MAINTENANCE SUPPLY	$247.11	
			VEH MAINTENANCE SUPPLY	$179.98	
			VEH MAINTENANCE SUPPLY	$270.44	
			VEH MAINTENANCE SUPPLY	$72.00	
			VEH MAINTENANCE SUPPLY	$587.85	
224500	621-7501-551.31-51	PATLIN INC	VEH MAINTENANCE SUPPLY	$72.44	$227.97
			VEH MAINTENANCE SUPPLY	$155.53	
224504	621-7501-551.31-51	POMP'S TIRE SERVICE INC	VEH MAINTENANCE SUPPLY	$303.55	$945.15
			VEH MAINTENANCE SUPPLY	$641.60	
224509	621-7501-551.21-07	RACEWAY CARWASH	CARWASHES	$156.00	$156.00
224512	621-7501-551.31-51	RUSH TRUCK CENTERS OF ILLINOIS INC	VEH MAINTENANCE SUPPLY	$336.71	$336.71
224513	621-7501-551.31-51	INTERSTATE BILLING SERVICE INC	VEH MAINTENANCE SUPPLY	$112.90	$112.90
224520	621-7501-551.31-51	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	$2.72	$8.07
			HARDWARE SUPPLIES	$4.00	
			HARDWARE SUPPLIES	$1.35	
224524	621-7501-551.21-07	SPRING ALIGN	VEH MAINTENANCE SUPPLY	$5,698.56	$5,698.56
224526	621-7501-551.31-51	STANDARD EQUIPMENT CO	VEH MAINTENANCE SUPPLY	$43.96	$43.96
224542	621-7501-551.31-51	ULINE INC	VEH MAINTENANCE SUPPLY	$584.82	$584.82
224544	621-7501-551.30-35	UNIFIRST CORPORATION	UNIFORMS	$61.84	$123.68
			UNIFORMS	$61.84	
224547	621-7501-551.22-05	UPS STORE #1051	SHIPPING/DELIVERY SERVICE	$87.68	$87.68
224567	621-7501-551.31-51	WENTWORTH TIRE SERVICE	VEH MAINTENANCE SUPPLY	$1,812.84	$3,433.88

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224567	621-7501-551.31-51	WENTWORTH TIRE SERVICE	VEH MAINTENANCE SUPPLY	$1,621.04	$3,433.88
224568	621-7501-551.31-51	WEST SIDE TRACTOR SALES CO	VEH MAINTENANCE SUPPLY	($50.00)	($6.76)
			VEH MAINTENANCE SUPPLY	$43.24	
224569	621-7501-551.30-50	WEX BANK	VEH MAINTENANCE SUPPLY	$240.68	$240.68
				Division 1 Total	$25,564.51
				Department 75 Total	$25,564.51

WARRANT REGISTER - GM0002

Department: 90 Capital

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224420	505-9001-571.50-25	CHRISTOPHER B BURKE LTD	SERVICE CONSULTING	$1,609.22	$1,609.22
224458	505-9001-571.50-25	IMEG CORP	SERVICE CONSULTING	$4,991.56	$4,991.56
224463	505-9001-571.50-25	JETCO LTD	SERVICE CONSTRUCTION	$94,529.70	$94,529.70
224487	505-9001-571.50-25	MIDWEST METER INC	WATER/SEWER SYSTEM SUPPLY	$4,362.50	$4,362.50
224535	505-9001-571.50-25	TEST GAUGE INC	WATER/SEWER SYSTEM SUPPLY	$61.50	$61.50
224546	505-9001-571.50-25	UNITED SYSTEMS & SOFTWARE	WATER/SEWER SYSTEM SUPPLY	$102.89	$102.89
				Division 1 Total	$105,657.37

Division: 3

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224511	621-9003-572.50-05	RUSH TRUCK CENTERS OF ILLINOIS INC	VEHICLE MAJOR TRANSPORT	$111,514.00	$111,514.00
224533	621-9003-572.50-05	SUTTON FORD INCORPORATED	VEHICLE MAJOR TRANSPORT	$30,741.00	$30,741.00
				Division 3 Total	$142,255.00

Division: 13

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224450	431-9013-571.50-25	GREATMATS CORP	MATS	$348.46	$348.46
				Division 13 Total	$348.46
				Department 90 Total	$248,260.83

WARRANT REGISTER - GM0002

Department: 99 Non Operating

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224486	515-9901-525.40-83	METROPOLIS COMMERCIAL CONDO ASSN	CAM CHARGE	$6,752.29	$6,752.29
	515-9901-525.40-92	METROPOLIS COMMERCIAL CONDO ASSN	BUILDING RESERVE CHARGE	$830.70	$830.70
				Division 1 Total	$7,582.99
				Department 99 Total	$7,582.99
TOTAL ALL FUNDS:					$1,210,561.63

Village Board
7/20/2020

Item:	2020- 2024 Consolidated Plan including the 2020 Annual Action Plan and CDBG Budget
Department:	Planning & Community Development

BACKGROUND

The purpose of this public hearing is to receive final comments on the proposed 2020-2024 Consolidated Plan including the 2020 Annual Action Plan and 2020 Community Development Block Grant (CDBG) budget.

2020-2024 Consolidated Plan and 2020 Annual Action Plan and CDBG Budget

The 2020 - 2024 Consolidated Plan states how the Village will address its community development needs, especially those of its low- and moderate-income residents, over the 5-year period covered by the Plan.

The 2020 Annual Action Plan discusses the actions the Village will take during the October 1, 2020 – September 30, 2021 program year including how the Village will use its available CDBG funds.

The draft 2020-2024 Consolidated Plan is attached. Since the annual CDBG budget has historically been of particular interest to members of the community, the draft 2020 CDBG budget is provided as a separate document for the convenience of the Village Board and the public.

A regulatory waiver granted by HUD permits the public services total in the 2020 CDBG budget to exceed the 15% public service funding cap provided that the overage (amount over the 15% cap) is used for Covid-19 related needs. In the proposed CDBG budget, $81,450 is proposed for public services. The 15% cap for the 2020 program year is $44,300. Therefore, $37,150 ($81,450 - $44,300 = $37,150) must be used for Covid-19 related needs. In the 2020 proposed CDBG budget for public services, $25,000 is specifically allocated for Covid-19 public service needs leaving $12,150 ($37,150 - $25,000 = $12,150) in CDBG funds to be used by the subrecipients to address Covid-19 needs. Several of the proposed subrecipients have been contacted and collectively have indicated that the requirement to spend a minimum of $12,150 from their proposed allocations on Covid-19 needs would be met or exceeded.

Public Comment

The proposed 2020-2024 Consolidated Plan was made available for a 30-day public comment period ending on July 11, 2020. All comments were submitted in writing and are attached.

Comments primarily focused on COVID-19 related needs in the community and advocate for increasing CDBG funding allocated for COVID-19 needs to an amount greater than the $25,000 stipulated in the draft 2020 CDBG budget. Some members of the public suggested that funds be reallocated to COVID-19 needs from the draft Infrastructure (Street Resurfacing program) allocation of $150,000. Since the 15% cap on public service programs has been waived for the program 2020 program year (if funds over the 15% cap are used for COVID-19 related needs) this suggested shifting of funds from "brick and "mortar" type projects to public services is possible. However, it is possible that the Village's General Fund proposed ceilings and CIP budget would need to be amended to accommodate this change.

Earlier this month, the Village allocated 100% of its special CARE Act allocation Community Development Block Grant – Covid-19 (CDBG-CV) fund in the amount of $164,062 to public services. The draft 2020 CDBG budget amount of $25,000 for Covid-19 needs plus an additional $12,150 to be provided by subrecipients due to the public service cap overage, would bring the total amount for COVID-19 needs to $201,212.

Given the amount of funding that has already been allocated for COVID-19 needs, staff recommends leaving the proposed 2020 CDBG budget as presented.

HUD REVIEW

If approved by the Village Board, the Village's 2020-2024 Consolidated Plan including the 2020 Annual Action Plan will be submitted by Cook County with the 2020-2014 Consolidated Plans of the other municipal members of the Cook County HOME Consortium. HUD may take up to 45 days to review the Village's 2020-2024 Consolidated Plan. Upon approval, HUD will provide a Grant Agreement to the Village for its Federal fiscal year 2020 CDBG entitlement funds.

ATTACHMENTS:

Description	Type
Draft 2020 CDBG Budget	Exhibits
Public Comments	Exhibits
Draft 2020-2024 Consolidated Plan	Exhibits

	Draft Budget		**2020-2021**	**2020-2021**
	2020-2021 CDBG BUDGET		**Estimated revenue**	**Estimated revenue**
	CDBG Grant		$ 278,890	$ 278,890
	Carry Over of Unexpended CDBG funds		$ 31,870	$ 31,870
	Transfer from Capital Fund for Disposition of Teen Center		$ -	$ -
	Program income		$ 50,000	$ 50,000
	Total Revenue		$ 360,760	$ 360,760
		2019-2020	**2020-2021**	**2020-2021**
	<u>EXPENDITURES</u>	**Final**	**CDBG**	**Draft**
	Public Services (2020-2021 optional 15% cap $44,300)	**Allocations**	**Applications**	**Allocations**
1	Faith Community Homes	$ 2,500	$ 3,000	$ 2,500
2	District 214 Education Foundation	$ 1,500	$ 1,500	$ 1,500
3	NW CASA - Sexual Assault Program	$ 2,500	$ 3,500	$ 2,500
4	Children's Advocacy Center	$ 2,500	$ 3,500	$ 2,500
5	WINGS	$ 6,000	$ 10,000	$ 6,000
6	Resources for Community Living	$ 5,000	$ 5,000	$ 5,000
7	Escorted Transporation Service/NW	$ 3,500	$ 3,750	$ 3,500
8	Suburban Primary Health Care Council	$ 4,337	$ 4,445	$ 4,337
9	Journeys The Road Home	$ 4,500	$ 5,000	$ 4,500
10	Arlington Hts. Park District	$ 9,113	$ 30,000	$ 9,113
11	Life Span	$ 3,000	$ 5,000	$ 3,000
12	Catholic Charities	$ -	$ 5,000	$ 4,000
13	Little City Foundation for services to AH residents at day center	$ -	$ 14,036	$ 4,000
14	Northwest Compass	$ -	$ 10,000	$ 4,000
na	Covid 19 Public Services provided by 2020 subrecipients	$ -	$ -	$ 25,000
		$ 44,450	$ 103,731	$ 81,450
	Construction/Econ. Development (2020-2021 available assuming 15% Public Services Cap $251,460)			
na	Little City Foundation	line 17 below	$ -	$ -
15	Clearbrook - rehab of 2 bathrooms to make them ADA compliant	line 17 below	$ 29,085	$ 25,000
na	Shelter, Inc.	line 17 below	$ -	$ -
na	Alexian Brothers Center for Mental Health	$ 13,960	$ -	$ -
na	Journeys The Road Home - Capital Project or Public Facility*	$ 28,000	$ -	$ -
na	Children's Advocacy Center (project carried over from prior year)	$ 4,500	$ -	$ -
16	Single Family Rehab Loan Program	$ 50,000	$ 75,000	$ 39,310
17	Group Residence/Transitional Housing Program (see 14-16 above)	$ 76,900	$ 50,000	$ -
18	Public Infrastructure	$ 192,800	$ 150,000	$ 150,000
19	Public Facilities	$ 32,477	$ 50,000	$ -
		$ 398,637	$ 354,085	$ 214,310
	Administration (2020-2021 Cap $65,000)	$ 63,000	$ 65,000	$ 65,000
20	CDBG Administration/SalariesAudit/Legal Notice	$ 63,000	$ 65,000	$ 65,000
			$ 522,816	$ 360,760

2020-2024 Draft Consolidated Plan
Public Comments Received During 30-Day Public Comment Period
June 10, 2020 through July 11, 2020

KATHLEEN A KASPROWICZ
Wed 6/17/2020 10:28 AM
Email

Good Morning Dear Nora!

It has come to my attention that there might be need for feedback regarding some of the funding options for the Community Development Block Grant funds, other than paving streets that one would hope would already be in the VOAH budget, right?

IF the grant has to be for bricks and mortar in AH, Shelter Inc, Wings, or Faith Community Homes come to mind. They have all taken a hard hit during this pandemic 2020.

IF due to this pandemic other options might be considered, in willingness and ability to respond more charitably, I suggest reaching out to Pat Peery for the names of all the non-profits who work at and gain support from the Frontier Days Festival that will not be happening this year. Another option, if doable, would be the Festival itself for funding assistance in bringing it back next year to again support so many nonprofits in our community.

Hope all is well with you and yours, and that this communication with you is not too far out of line. I have always appreciated your kindness and your candor. That's what makes me think you too might appreciate hearing from me today.

Fondly,
Kathy Kasprowicz

Carol Anderson
Sat 7/4/2020 5:08 PM
Email

Nora,

Thank you, and the Village of Arlington Heights staff, for your efforts in distributing the annual Community Development Block Grant funds. I first learned of CDBG in 2006 as a board member of Escorted Transportation Service/NW. Not only am I continually grateful that ETS qualifies for this money each year, but I am also continually grateful for the other nonprofits included on the list. Each provide much needed services to at-risk populations in our community.

Under the heading **Construction/Economic Development**, $150,000 has been appropriated for Public Infrastructure. This seems short-sighted in light of the corona virus pandemic that has exposed weaknesses in all kinds of American systems. The pandemic has changed all our lives in many ways. Since this year is different, I propose the VAH use funds from the regular budget for public infrastructure. Let's consider what else might be possible with the CDBG money.

For twenty years, this "bricks and mortar money" was used to pay down the mortgage for the Arlington Heights Senior Center. I propose these funds be targeted for something equally significant with a long lasting benefit - Affordable Housing.

When the shelter in place order was issued this past March, our area churches were unable to receive PADS guests. The Clerics of St. Viator quickly stepped in with a gift of over $65,000 to secure hotel rooms. The churches and other organizations provided meals. This arrangement continues today. We can't be content to hope this problem will solve itself. The pandemic has made the system's failure unavoidably stark.

JOURNEYS has a plan to build housing on their property in Palatine. If each surrounding town designated CDBG funds for even ten years, it would be a significant boost to that organization and perhaps get the building started sooner. Could Arlington Heights spearhead that and approach the other towns to consider this?

Over thirty years ago, Ed Geise came to all the Arlington Heights churches to introduce the idea of sheltering the homeless. People were understandably nervous, but by the end of the meeting everyone was on board, volunteering for myriad jobs. One parishioner suggested we staff the program but hold it at the park district building so our guests could have the dignity of a shower. For reasons I no longer remember, the park district would not allow it. My own parish, St. James, recently rehabbed our church building. The layout of the basement took into consideration our weekly PADS guests and we included showers. First Presbyterian is beginning the planning process for some remodeling. They too, will include showers.

These churches of all denominations will continue to meet the needs of our less fortunate brothers and sisters. Clearly, the Clerics of St. Viator have not lost their compassion even after the 1972 Supreme Court decision denying their request to build low income housing on their

Arlington Heights property. It’s time that you, our local government, pursue this in a significant way. We have a chance again to get this right and show that Arlington Heights is truly the City of Good Neighbors.

Thank you.
Carol Serrani Anderson

Ken Keifer

Email: Wednesday June 24, 2020

Re: IHDA Request for Applications - Community Outreach and Assistance

Hi Nora. Thank you for the detailed response. We clearly have funding and an avenue to help residents suffering an adverse impact from Covid-19. That's great. I would like to learn more about the demand we have for this and marketing avenues. But in any event to public comments you may include the following:

I would encourage the Village to utilize the special CDBG funds to address rental and mortgage assistance for residents suffering adverse financial impact from Covid-19. We should provide this funding in an expedited manner, and if necessary consider additional funding beyond what is provided in the special CDBG Funds.

Thank you Nora

Have a great day!

Beth Nabors
JOURNEYS|The Road Home
Re: $150,000 money for infrastructure in CDBG budget - 30 day public comment period
6/23/2020 12:11 pm
Email

Hi Nora,

I am writing to formally request that your team consider a large majority of that $150,000 CDBG infrastructure money in the budget to go toward JOURNEYS | The Road Home. The reason why I feel this is a critical way to spend this money, especially during these difficult times, is that JOURNEYS is spending over $18,000 a week to keep around 100 people housed in hotels who used to stay in our emergency shelters. We provide 300 meals a day to that population, provide healthcare on site and continue to provide counseling and other supportive services. We have exhausted our donors by requesting them to help in this way.

The Viatorians started our efforts by providing our seed money of $63,000 which allowed us to move everyone into hotels within three days. Elk Grove Township came to the plate in the amount of $40,000 which provided two weeks of additional support. Additionally, community members have come with support in droves, but with the unknown future of COVID and the need to keep people safe for longer than anticipated, we fear the money is running out. The support has slowed down as the state starts to open up but we know our population is more vulnerable to the pandemic than the rest and we know by releasing them into the streets before shelters can safely re-open means we risk the safety of the community as well.

Are you aware that we are one of the only shelter organizations in the region that has not experienced an outbreak? It is because of our quick response and community support, that we are able to say that we were ahead of COVID by our speedy response. We would like to keep it that way, so we are asking you to join our efforts as a village that cares.

The needs at JOURNEYS do not end there, however. Not only do we need help to keep people housed safely during COVID, but as you are aware, we need support to construct our building. If the building was already built, we would have been able to house during the pandemic within our walls and have a lock down facility – not expending this amount of money weekly to keep our client base and the village safe.

We are aware that for the past 20 years the CDBG infrastructure money went to pay off the Senior Center mortgage for the most part. Two years ago, that mortgage was paid off. For the past two years the money has been earmarked to be utilized for making infrastructure improvements for the low income residents of Arlington Heights-this year the plans are to pave roads in the low income neighborhoods of Arlington Heights of which there are how many? Don't you feel paving roads for community members in neighborhoods where the medium income is $87,790, which is more than the median annual income of $61,937 across the entire United States may not be a priority right now and that Arlington Heights could really make a more important impact by helping the most vulnerable at this time?

I am hoping that these comments make their way into the heads and hearts and ultimate decisions of those who determine how to best spend that money.

Thank you,

Beth Nabors

Executive Director

JOURNEYS | The Road Home

1140 E. Northwest Hwy., Palatine, IL 60074

Phone: (847) 963-9163, ext. 112

Fax: (847) 963-9120

www.journeystheroadhome.org

Anne Wall
Wed 7/8/2020 10:54 AM
Email

Hi Nora,

I hope you, your family and your coworkers are well.

We are happy to announce that **Escorted Transportation Service Northwest (ETS/NW) has resumed giving rides to the frail elderly** in the northwest suburbs to their medical and dental appointments!

We started giving rides again on June 15. A group of our amazing volunteers has stepped up to drive our passengers to their crucial medical appointments. **We have prioritized getting our passengers to urgent appointments that had to be put off** during the stay at home order such as macular degeneration treatments and specialists including cardiologists and oncologists. As we have done throughout, we continue to give rides to our dialysis passengers.

We have set up **new guidelines to help keep both our passengers and drivers safe**. The passengers are asked a series of medical questions prior to their ride. Both drivers and passengers wear masks. The drivers sanitize their cars prior to each ride and the passengers are asked to sit in the back seat to maximize social distancing.

While we are working hard to get as many of the frail elderly as we can to these urgent appointments, **there are many seniors in senior living facilities who are still under the stay at home order or are reluctant to go out**. So, ETS/NW continues to be concerned about and attentive to them and their mental and emotional health. Our volunteers continue to **make friendly calls to them, as well as send notes and postcards**. In addition, our Volunteer Coordinator, a trained social worker, is spending numerous hours talking to those who need more than just a friendly phone call or note. Her soothing ways of providing empathy and an ear are invaluable to them.

We are extremely grateful for the money allocated to us from the CDGB funds. In this difficult time, this funding is especially important to our ability to provide the frail elderly access to their pressing medical and dental appointments. The support and funding of HUD via the Village of Arlington Heights is integral to our service.

Thank you for being there,

Signed by: Dallas Tomlin
Executive Director

Signed by: Anne Wall
Associate Executive Director

ETS/NW

1801 W Central Rd, Arlington Hts, IL 60005
annewall@etsnw.org 847.222.9331

Executive Summary

ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

1. Introduction

Purpose: The 5-year Consolidated Plan describes the Village of Arlington Heights' housing and community development needs, particularly those of its low- and moderate-income residents. It also contains the Village's 5-year strategic plan for addressing those need including how the Village plans to use it annual federal allocation of Community Development Block Grant funds.

For each year of the 5-year period covered by the Consolidated Plan, the Village also adopts an Annual Action Plan. The Annual Action Plan contains the specific activities to be undertaken during the year to address affordable housing and other community development needs. The uses to which the Village's CDBG funds will be used during the year are specifically described.

The Consolidated Plan and planning process is guided by federal regulations found at 24 CFR parts 91 and 570. The CDBG program is governed by regulations found at 24 CFR Part 570. Further information about Consolidated Planning and the CDBG program is available at www.hud.gov.

The Village of Arlington Heights is a member of the Cook County HOME Consortium. Cook County is the lead entity of the Consortium. As the lead entity, Cook County is responsible for conducting a needs assessment and housing market analysis for Cook County, including the HOME Consortium members such as Arlington Heights. The Village of Arlington Heights is responsible for developing those parts of the Consolidated Plan that contained in this document. Cook County will collect the Consolidated Plans of all of the HOME Consortium members, and Cook County will submit its Consolidated Plan and those of the HOME Consortium members to HUD as one unified document.

The time period covered by this Consolidated Plan is federal fiscal years allocations for 2020 – 2024. These are the Village's CDBG program years:
Year 1: October 1, 2020 – September 30, 2021
Year 2: October 1, 2021 – September 30, 2022
Year 3: October 1, 2022 – September 30, 2023

Year 4: October 1, 2023 – September 30, 2024
Year 5: October 1, 2024 – September 30, 2025

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

Throughout this 5-year Consolidated Plan period, the Village of Arlington Heights will fund programs and services aimed at improving the lives of its low- and moderate-income residents. Through the consultation process, the Village developed a list of priority areas that will receive funding preference. The following have been determined to be high priority need areas:
1) Affordable Housing;
2) Homeless Programs;
3) Public Facilities;
4) Infrastructure;
5) Public Services;
6) Planning and Administration; and
7) Economic Development efforts that support businesses development and employee training and opportunities.

3. Evaluation of past performance

The Village of Arlington Heights has been a recipient of Community Development Block Grant (CDBG) funds since 1974. The Village has successfully provided support to public service organizations, housing programs (ex. Single Family Rehab, Multi-Family Rehab, Group Home Rehab), public facility improvements (ex. purchase and development of a Senior Center), public infrastructure (ex. street resurfacing in low/mod-income areas); and planning and administration. Since the beginning of the program, the Village has utilized over $13.8 million in CDBG funds to meet the needs of residents of the Village, particularly its low- and moderate-income residents. The Village has effectively worked with the US Department of Housing and Urban Development over the 45 years of the programs existence and has consistently complied with all of the federal requirements of the program.

4. Summary of citizen participation process and consultation process

On February 14, 2020, the Village posted an on-line public survey with respect to needs in the community. The survey was publicized on social media and in the local newspaper. Assistance was offered to persons who did not have access or otherwise needed assistance with operating a computer in order to complete the survey.

The Village conducted two public hearings during the development of the 2020 – 2024 Consolidated

Plan on June 8, 2020 and July 20, 2020. Notices of the public hearings will be posted on the Village's website and published in the Daily Herald newspaper. Notices of the 30-day public comment period and second public hearing were direct mailed to the approximately 80 persons and organizations on the Village's Community Development Block. The 30-day public comment period on the draft Consolidated Plan began on June 10, 2020 and ended on July 11, 2020, between the two public hearing date. Notices of the public comment period were be posted on the Village website and published in the Daily Herald.

5. Summary of public comments

The Village received comments from the public, attached to this Consolidated Plan, in the form emails. Mainly, the comments discussed community needs related to the Covid 19 pandemic. Some comments suggested allocating more CDBG funds to Covid 19 needs and responses.

6. Summary of comments or views not accepted and the reasons for not accepting them

All public comments are taken into consideration.

7. Summary

To be completed when citizen participation period ends.

The Process

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	ARLINGTON HEIGHTS	Department of Planning & Community Development

Table 1– Responsible Agencies

Narrative

The lead agency and CDBG administrator for this Consolidated Plan is the Village of Arlington Heights.

Consolidated Plan Public Contact Information

PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

1. Introduction

The Village of Arlington Heights consulted with a wide variety of individuals, government entities, non-profit organizations, and others with respect to the development of this Consolidated Plan.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

The Village of Arlington Heights has regular, on-going contact with the public and assisted housing providers and governmental health, mental health and service agencies. The Department of Planning & Community Development engages in this interaction through the Consolidated Plan process and implementation of the Village's CDBG program. Staff has regular and on-going contact with public service and affordable housing providers who receive CDBG funding from the Village.

In 2019, coordination was enhanced with affordable housing providers and private developers in connection with research regarding the Village's inclusionary affordable housing program including a survey and consultations with for-profit and non-profit housing developers. Coordination was also enhanced with private developers as the inclusion of affordable housing units or payment in lieu of affordable units was negotiated with respect to several rental developments.

The Village's Department of Health and Human Services also has regular contact with public and assisted housing providers, public service agencies, and governmental health and mental health organizations. These contacts occur between these entities and individuals and the Village's Health and Human Department including the Village's Social Services Coordinator, Disabilities Services Coordinator, Village nurses, Senior Center staff, and administrative staff.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The Alliance to End Homelessness in Suburban Cook County is the Continuum of Care Coordinator for suburban Cook County (i.e. Cook County excluding the City of Chicago).

The Alliance provided the Village with its most recent strategic plan (*A Strategic Plan to End Homelessness in Suburban Cook County 2019-2022)*. This Strategic Plan is based on data from a number of sources including the homeless point in time count that took place in January 2018. The Alliance also conducted point in time counts on February 6, 2019 and January 29, 2020.

The geographical area of suburban Cook County has been divided into three Community Based Service Areas (CBSA) in the North/Northwest, West and South areas of the County. The CBSAs meet on a monthly basis to address local issues homeless service providers are facing or to better facilitate homeless services in their immediate communities. The Village of Arlington Heights is located in the North community based service. The name of the CBSA for this area is the Association of Homeless Advocates in the North/Northwest District (AHAND). The Village keeps informed of issues discussed and the activities of AHAND through meeting minutes and occasionally by attending meeting.

Locally, the main providers of homeless services in the area of Arlington Heights are JOURNEYS|The Road Home, Northwest Compass, and the WINGS Program.

JOURNEYS|The Road Home: The Village of Arlington Heights is in contact with these agencies through its Department of Planning and Community Development, Department of Health and Human Services, and Police Department. In the last full fiscal year reported (2017-2018), JOURNEYS provided services to 101 persons who reported the Village of Arlington Heights as the location of their last stable residence. JOURNEYS is currently engaged in a capital campaign to demolish its current 7,000 square foot Day Center/Administrative Office and construct a new 27,000 square foot building to housing its Day Center, administrative offices, a shelter location, and 11 affordable supportive and permanent housing units. The Village of Arlington Heights, and the other CDBG entitlement jurisdictions served by JOURNEYS as well as Cook County, have been working with JOURNEYS on the feasibility of providing allocated CDBG funds to this project. JOURNEYS serves all categories of homeless persons/households.

Northwest Compass: Under its Housing Program, Northwest Compass provides crisis intervention, housing counseling and assistance, rapid re-housing, and street outreach. Northwest Compass reported that in 2018, it provided extensive housing counseling to 87 residents of Arlington Heights and 24 literally homeless residents. Northwest Compass is one of four homeless coordinated entry points for homeless services in suburban Cook County. This agency serves all categories of homeless persons/households and has a unique focus on homeless youth.

WINGS Program, Inc.: Wings provides emergency safe shelter and transitional housing for victims of domestic violence. They also help families who are in crisis meet basic needs for items such as food and clothing. WINGS has evolved over time, growing so that we are able to help a greater number of people.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

Cook County is the ESG entitlement jurisdiction for suburban Cook County where Arlington Heights is located. The Village, the Continuum of Care agency, homeless service providers, and others may participate in the process of determining how Cook County will use ESG funds through Cook County's public participation process.

The Alliance to End Homelessness in Suburban Cook County is the HMIS lead for Suburban Cook County. The Alliance has an HMIS committee that reviews the HMIS policy manual annually and recommends changes, if needed, for adoption by the Alliance Board.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2– Agencies, groups, organizations who participated

1	**Agency/Group/Organization**	ALLIANCE TO END HOMELESSNESS IN SUBURBAN COOK COUNTY
	Agency/Group/Organization Type	Continuum of Care Coordinator
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Department of Planning & Community Development consulted with the Alliance to End Homelessness in Suburban Cook County which is suburban Cook County's homeless continuum of care coordinator. The Alliance provided information and data about homeless persons in suburban Cook County, the inventory of homeless facilities and services, goals for meeting unmet needs, the need for emergency, transitional, supportive, and permanent housing, and goals for bridging gaps in facilities and services.
2	**Agency/Group/Organization**	Cook County Department of Planning
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Strategic Plan

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Village has an on-going relationship with Cook County, particularly through the Cook County Department of Planning and Community Development. The Village of Arlington Heights is a member of the Cook County HOME Consortium. The Village is engaged with Cook County which prepares the bulk of the Needs Assessment and Market Analysis sections of the Consolidated Plan on behalf of all Consortium members. The Village has also been involved with Cook County and other Northwest suburban CDBG entitlement communities with respect to jointly funded projects.
3	**Agency/Group/Organization**	Housing Authority of Cook County (HACC)
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Village consulted with the Housing Authority of Cook County (HACC). The HACC provided data concerning current public housing units in Arlington Heights and Housing Choice Voucher usage in Arlington Heights.
4	**Agency/Group/Organization**	Northwest Suburban CDBG Network
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Village consults regularly with the Villages of Hoffman Estates, Schaumburg, Mt. Prospect, Skokie, Des Plaines and Palatine through the informal Northwest Suburban CDBG Network. The group shares information on community needs, CDBG administration, and jointly funded programs and projects.
5	**Agency/Group/Organization**	Faith Community Homes
	Agency/Group/Organization Type	Services - Housing

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Faith Community Homes is a non-profit agency that provides housing subsidies and mentoring (financial, educational, employment, etc.) for families with children that are at risk of homelessness. The agency provided input into the Consolidated Plan through public hearing testimony given regarding its FFY 2020 CDBG grant application. In February 2020, the agency was invited to participate in the Housing and Community Development Survey and was asked to help raise awareness of the availability of the survey among its constituents. Faith Community Homes has been a subrecipient agency of the Village of Arlington Heights, and therefore, communication with this agency has been on-going but has been improved through the Consolidated Plan consultation process.
6	**Agency/Group/Organization**	TOWNSHIP HIGH SCHOOL DIST. 214 COMMUNITY EDUCATION FOUNDATION
	Agency/Group/Organization Type	Services-Education Foundation
	What section of the Plan was addressed by Consultation?	Strategic plan

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Township High School District 214 Community Education Foundation provides educational programs for community residents, some of which are targeted toward the needs of low- and moderate-income residents. The agency provided input into the Consolidated Plan through public hearing testimony given regarding its FFY 2020 CDBG grant application. In February 2020, the agency was invited to participate in the Housing and Community Development Survey and was asked to help raise awareness of the availability of the survey among its constituents. Township High School District 214 has been a subrecipient agency of the Village of Arlington Heights, and therefore, communication with this agency has been on-going but has been improved through the Consolidated Plan consultation process.
7	**Agency/Group/Organization**	Northwest Center Against Sexual Assault
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Market Analysis Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Northwest Center Against Sexual Assault is a non-profit organization that provides specialized counseling, crisis intervention, and advocacy services for person who are victims of sexual assault. The agency provided input into the Consolidated Plan through public hearing testimony given regarding its FFY 2020 CDBG grant application. In February 2020, the agency was invited to participate in the Housing and Community Development Survey and was asked to help raise awareness of the availability of the survey among its constituents. Northwest CASA has been a subrecipient agency of the Village of Arlington Heights, and therefore, communication with this agency has been on-going but has been improved through the Consolidated Plan consultation process.

8	**Agency/Group/Organization**	Children's Advocacy Center
	Agency/Group/Organization Type	Services-Children Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Market Analysis Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Children's Advocacy Center provides direct client services for child victims of sexual assault, severe physical abuse, witnesses to domestic violence, and their families. The agency provided input into the Consolidated Plan through public hearing testimony given regarding its FFY 2020 CDBG grant application. In February 2020, the agency was invited to participate in the Housing and Community Development Survey and was asked to help raise awareness of the availability of the survey among its constituents. The Children's Advocacy Center has been a subrecipient agency of the Village of Arlington Heights, and therefore, communication with this agency has been on-going but has been improved through the Consolidated Plan consultation process.
9	**Agency/Group/Organization**	WINGS (WOMEN IN NEED GROWING STRONGER)
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	Market Analysis Strategic Plan

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The WINGS Program, Inc. provides housing and wide variety of supportive services to victims of domestic violence and homelessness. The agency provided input into the Consolidated Plan through public hearing testimony given regarding its FFY 2020 CDBG grant application. In February 2020, the agency was invited to participate in the Housing and Community Development Survey and was asked to help raise awareness of the availability of the survey among its constituents. WINGS Program, Inc. has been a subrecipient agency of the Village of Arlington Heights, and therefore, communication with this agency has been on-going but has been improved through the Consolidated Plan consultation process.
10	**Agency/Group/Organization**	Resources for Community Living
	Agency/Group/Organization Type	Housing Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Resources for Community Living assists persons with disabilities in securing and maintaining private housing. The agency provided input into the Consolidated Plan through public hearing testimony given regarding its FFY 2020 CDBG grant application. In February 2020, the agency was invited to participate in the Housing and Community Development Survey and was asked to help raise awareness of the availability of the survey among its constituents. Resources for Community Living has been a subrecipient agency of the Village of Arlington Heights, and therefore, communication with this agency has been on-going but has been improved through the Consolidated Plan consultation process.
11	**Agency/Group/Organization**	Escorted Transportation Services - Northwest
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities

	What section of the Plan was addressed by Consultation?	Market Analysis Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This non-profit agency provides seniors with transportation by volunteers to medical appointments. The agency provided input into the Consolidated Plan through public hearing testimony given regarding its FFY 2020 CDBG grant application. In February 2020, the agency was invited to participate in the Housing and Community Development Survey and was asked to help raise awareness of the availability of the survey among its constituents. Escorted Transportation Northwest has been a subrecipient agency of the Village of Arlington Heights, and therefore, communication with this agency has been on-going but has been improved through the Consolidated Plan consultation process.
12	**Agency/Group/Organization**	Suburban Primary Health Care Council
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Market Analysis Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency provides subsidies for health care for low income persons who are uninsured or are underinsured. The agency provided input into the Consolidated Plan through public hearing testimony given regarding its FFY 2020 CDBG grant application. In February 2020, the agency was invited to participate in the Housing and Community Development Survey and was asked to help raise awareness of the availability of the survey among its constituents. The Suburban Primary Health Care Council has been a subrecipient agency of the Village of Arlington Heights, and therefore, communication with this agency has been on-going but has been improved through the Consolidated Plan consultation process.

13	**Agency/Group/Organization**	JOURNEYS-THE ROAD HOME
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Journeys|The Road Home provide a wide variety of homeless and homeless prevention programs. The agency operates and emergency shelter program (PADS), the HOPE Center (homeless day center), and transitional housing units through its Pathway Development Institute Housing Readiness Program. The agency provided input into the Consolidated Plan through public hearing testimony given regarding its FFY 2020 CDBG grant application. In February 2020, the agency was invited to participate in the Housing and Community Development Survey and was asked to help raise awareness of the availability of the survey among its constituents. Journeys has been a subrecipient agency of the Village of Arlington Heights, and therefore, communication with this agency has been on-going but has been improved through the Consolidated Plan consultation process.
14	**Agency/Group/Organization**	ARLINGTON HEIGHTS PARK DISTRICT
	Agency/Group/Organization Type	Services-Children Other government - Local
	What section of the Plan was addressed by Consultation?	Market Analysis Strategic Plan

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Arlington Heights Park District provides before and after school child care for elementary school children at their own schools. Since the program was founded, the Village has provided CDBG subsidies for low and moderate income families who use the program in order for the parents to maintain employment. The agency provided input into the Consolidated Plan through public hearing testimony given regarding its FFY 2020 CDBG grant application. In February 2020, the agency was invited to participate in the Housing and Community Development Survey and was asked to help raise awareness of the availability of the survey among its constituents. The Park District has been a subrecipient agency of the Village of Arlington Heights, and therefore, communication with this agency has been on-going but has been improved through the Consolidated Plan consultation process.
15	**Agency/Group/Organization**	Life Span
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Market Analysis Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Life Span provides services to women who are survivors of domestic violence. The agency provided input into the Consolidated Plan through public hearing testimony given regarding its FFY 2020 CDBG grant application. In February 2020, the agency was invited to participate in the Housing and Community Development Survey and was asked to help raise awareness of the availability of the survey among its constituents. The agency has been a subrecipient agency of the Village of Arlington Heights, and therefore, communication with this agency has been on-going but has been improved through the Consolidated Plan consultation process.
16	**Agency/Group/Organization**	Northwest Compass
	Agency/Group/Organization Type	Housing Services - Housing

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Northwest Compass provides housing and housing counseling. The agency provided input into the Consolidated Plan through public hearing testimony given regarding its FFY 2020 CDBG grant application. In February 2020, the agency was invited to participate in the Housing and Community Development Survey and was asked to help raise awareness of the availability of the survey among its constituents. The agency has been a subrecipient agency of the Village of Arlington Heights, and therefore, communication with this agency has been on-going but has been improved through the Consolidated Plan consultation process.
17	**Agency/Group/Organization**	CATHOLIC CHARITIES
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Catholic Charities provides services to families at risk of homelessness. The agency provided input into the Consolidated Plan through public hearing testimony given regarding its FFY 2020 CDBG grant application. In February 2020, the agency was invited to participate in the Housing and Community Development Survey and was asked to help raise awareness of the availability of the survey among its constituents. The agency has been a subrecipient agency of the Village of Arlington Heights, and therefore, communication with this agency has been on-going but has been improved through the Consolidated Plan consultation process.
18	**Agency/Group/Organization**	LITTLE CITY FOUNDATION
	Agency/Group/Organization Type	Housing Services-Persons with Disabilities

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Little City Foundation provides housing and services for persons with disabilities. The agency provided input into the Consolidated Plan through public hearing testimony given regarding its FFY 2020 CDBG grant application. In February 2020, the agency was invited to participate in the Housing and Community Development Survey and was asked to help raise awareness of the availability of the survey among its constituents. The agency has been a subrecipient agency of the Village of Arlington Heights, and therefore, communication with this agency has been on-going but has been improved through the Consolidated Plan consultation process.
19	**Agency/Group/Organization**	Arlington Heights Housing Commission
	Agency/Group/Organization Type	Housing Local government commission
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Village of Arlington Heights' Housing Commission is composed of Village civic leaders who advise the Village Board of Trustees concerning housing related matters, particularly affordable housing matter, with the goal to maintain a balanced housing stock in the Village. The members of the Housing Commission were invited to participate in the Housing and Community Development Survey. The Housing Commission was provided with information about the Consolidated Plan process and invited to participate in the public hearings and public comment period.

Identify any Agency Types not consulted and provide rationale for not consulting

The Village operates an open consultation process. Consultations with many agency types occurred. The Village is not aware of any agency types not consulted.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Alliance to End Homelessness in Suburban Cook County	The goals of the Alliance address the homeless needs identified in the Strategic Plan.
Village of Arlington Heights Comprehensive Plan	Village of Arlington Heights	The Comprehensive Plan contains a section regarding housing. The goals of the Comprehensive Plan are consistent with the goals of the Consolidated Plan.
For-Sale and Rental Inclusionary Housing Guideline	Village of Arlington Heights	The policies contained in these Guidelines explain the number of affordable units that the Village expects developers to provide in new, for-sale and rental residential developments. An option is provided whereby developers may pay a fee-in-lieu of providing the affordable units. Funds collected are deposited in the Village's Affordable Housing Trust Fund to be used to maintain existing affordable units or create new affordable units. The Village is in the process of reviewing these guidelines and may adopt an ordinance in the near future.
Homes for a Changing Region	Chicago Metropolitan Agency for Planning	The Homes for a Changing Region report includes data on housing needs and includes recommendations for strategies for each of the member communities of the Northwest Suburban Housing Collaborative and the 5-community area as a whole. The goals in the Strategic Plan are consistent with the needs and strategies in the Homes for a Changing Region report.
Senior Housing Needs Assessment	Northwest Suburban Housing Collaborative	The Senior Housing Needs Assessment includes and analysis of senior housing needs in each of the 5 member communities of the Northwest Suburban Housing Collaborative and the 5-community area as a whole. The goals of the Strategic Plan are consistent with the needs and recommended strategies in the Senior Housing Needs Assessment.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Go to 2040 and On to 2050	Chicago Metropolitan Agency for Planning	The goals of the Strategic Plan are consistent with the Go to 2040 and On To 2050 Comprehensive Plans of the Chicago Metropolitan Area.
Public Housing Plan	Housing Authority of Cook County	The Village reviewed the Housing Authority's Plan with respect to public housing in Arlington Heights. The Village's Strategic Plan supports the Housing Authority's plan to renovate and modernize the public housing building in Arlington Heights including increasing the number of accessible units.

Table 3– Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The Village of Arlington Heights works closely and is in regular contact with the other CDBG entitlement communities in the Northwest suburbs of Chicago. These communities consult with each other regarding common needs and resources and with respect to the implementation of their Consolidated Plans. These municipalities often provide CDBG funds to some of the same subrecipients.

The Village works regularly with the government of Cook County. The Village participated in Cook County's. Most recently, the Village worked with Cook County and several of the other Northwest CDBG entitlement jurisdictions on a public facilities project to renovate the Children's Advocacy Center's main service center. Cook County and the other CDBG entitlement jurisdictions may also work collaboratively in the near future on JOURNEYS|The Road Home's new building.

Since 2019, the Village of Arlington Height has been working with Cook County, public housing authorities, numerous municipalities, and non-profit agencies on a Chicago Area fair housing plan.

The Village of Arlington Heights works with the State of Illinois' housing finance agency, the Illinois Housing Development Authority (IHDA). The Village collaborates with IHDA with respect to affordable housing projects funded in Arlington Heights, such as those receiving financing through the Low-Income Housing Tax Credit Program.

The Village has on-going communication with the Housing Authority of Cook County (HACC). Most recently, the HACC contacted the Village regarding its plans to undertake a $5 million renovation of the Albert Goedke House Apartments in Arlington Heights.

PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting

A full copy of the Village of Arlington Heights' Citizen Participation process is available upon request from the Village.

The Village requested information from the general public, units of government, service provider agencies through an on-line "Housing and Community Development Survey" that was posted on the Village's website from February 14, 2020 to March 16, 2020. Notices concerning the survey were distributed through social media and direct mailed to all persons and agencies on the CDBG interested persons mailing list. An article concerning the survey was also published in the Daily Herald which is the newspaper of general distribution for the Arlington Heights area.

Public hearings were scheduled during the development of the Consolidated Plan on June 8, 2020 and July 20, 2020. The draft of the Consolidated Plan will be made available for a 30-day public comment period between these two public hearings. The Village published notices in the Daily Herald newspaper and on the Village's website regarding the public hearings and the availability of the draft Consolidated Plan for public comment.

The Village has broadened its citizen participation process through use of its website and social media tools.

Input from individual representatives of agencies and organization was used in the development of the Consolidated Plan to assess needs, evaluate the housing market, and develop the Strategic Plan.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Non-targeted/broad community	A virtual public hearing was held June 8, 2020 before the Village Board Committee of the Whole. Approximately 25 people attended.	The 2020 CDBG grant applicants described their proposals. There was a questions concerning the direct mailing which did not occur due to Covid-19 restrictions.	None	www.vah.com
2	Internet Outreach	Non-targeted/broad community	A 30-day public comment period was held from June 10 - July 11, 2020 on the Draft 2020-2024 Consolidated Plan.	Public comments received in writing are attached to this Consolidated Plan.	To be completed	www.vah.com
3	Public Hearing	Non-targeted/broad community	A second public hearing on the 2020 - 2024 Consolidated Plan scheduled for July 20, 2020.	To be completed.	To be completed.	www.vah.com

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Internet Outreach	Non-targeted/broad community	An on-line Housing and Community Development Survey was posted on the Village website. The Village received 21 responses.	A copy of the survey report is attached to the 2020 - 2024 Consolidated Plan.	None	www.vah.com

Table 4– Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview As the lead municipality for the Cook County HOME Consortium, Cook County provides the Needs Assessment for the 2020-2024 Consolidated Plan for Cook County and the municipal members of the HOME Consortium. However, the Village has elected to provide Needs Assessment information specific to the Village of Arlington Heights. The Need Assessment is provided as an attachment to this Consolidated Plan.

Complete information was available for the Needs Assessment, including housing needs by minority populations, from the U.S. Census 2011-2015 American Community Survey (ACS) and HUD-generated 2011-2015 CHAS data. Therefore this information was used for the Needs Assessment. HUD also provided CHAS data for 2012-2016 (provided in the Needs Assessment attachment) which may be used for comparison.

The Village included the following in its Arlington Heights Needs Assessment:

1. The housing needs of the Village's extremely low-, low- and moderate-income households,
2. The community's greatest needs among housing types (ex. small related, large related, elderly and other), and
3. Any races or ethnicities that have disproportionately greater needs than the general Arlington Height population.

In summary, 2,349 Arlington Heights renters and 3,947 Arlington Heights owners were found to be cost burdened (i.e. paying greater than 30% or more of their income for housing costs. The numbers of severely cost burdened households (paying greater than 50% of their income for housing costs) are 1,360 renters and 2,274 owners. The severely cost burdened households are included in the number of cost burdened households.

Information on cost burden and severe cost burden by type of households (small related, large related, elderly and other) can be found in the attachment.

Disproportionately greater housing problems (lack of complete kitchen facilities, lack of complete plumbing facilities, more than 1.5 persons per room or cost burden greater than 30%) was found among Arlington Heights Black/African American households in the 0 - 30% AMI income category; and the Black/African American, Asian and Hispanic households in the >30 - 50% AMI income category. Disproportionately greater severe housing problems (lack of complete kitchen facilities, lack of complete plumbing facilities, more than 1.5 persons per room, and cost burden greater than 50%) was found among Black/African American households in the 0 - 30% AMI income group. Disproportionately greater severe housing cost burden (paying >30 - 50% of income for housing cost was found among Hispanic households.

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

The Village of Arlington Heights' public facilities and public improvement needs for Village-owned and maintained public facilities and infrastructure are described in the Village's Capital Improvement Plan. The most recent Capital Improvement plan is for the 5-year period from 2019 – 2023. During the past decade, the Village has undertaken several major public facility building projects including the construction of a new Village Hall, Fire Stations, and Police Station. In 2020, the Village Board approved funding for a Senior Center Feasibility Study to analyze the facility improvement needs at the Senior Center which is now 25 years old. During the development of its Consolidated Plans and Annual Action Plan, staff has also analyzed public facility accessibility needs and public facility and infrastructure needs specific to its HUD-identified low- and moderate-income areas. Public facilities are also sometimes owned or operated by non-profit agencies. These types of public facilities include, but are not limited to: group homes, homeless shelters, supportive housing, service centers, and transitional housing. Facilities of all of these types are located in the Village of Arlington Heights, and in some cases, Arlington Heights residents are eligible for service by non-profit agencies located in other near-by communities but whose service areas include Arlington Heights.

How were these needs determined?

The Village's five-year Capital Improvement Plan (CIP) process is completed on a bi-annual basis as part of the Village's planning and budgeting process. The Village's CIP Committee assembles information to update the detained five-year capital improvement plan, and project funding sources to pay for them. Existing or ongoing projects included in the five-year CIP are re-evaluated for continued inclusion in the plan. The Village's website is also utilized to generate capital project ideas from Village residents. The detailed five-year CIP is developed during even-numbered years, with special emphasis on the first two-years of the plan. This reflects the multi-year nature of many of the capital projects that are included in the CIP. During the years when there is not a detailed CIP being presented to the Village Board, staff provides the Village Board with a summery update showing any changes in the estimated costs from the prior year; and after the local election process that occurs every two years, each Village Department prepares a presentation for the "new" Village Board. This is followed by the village Board's bi-annual goal setting process. After the Village Board's goals and objectives are established, staff develops a two-year business plan that reflects the Village's Board's stated goals.

With regard to the non-profit owned or operated public facilities, the Village has provided financial support to group homes, homeless shelters, supportive housing, service centers, and transitional housing in the past. Consultation with non-profit agencies have revealed that there is additional client demand for all of these types of public facilities to serve Arlington Heights residents. The 2020 Housing and Community Development Needs Survey indicates public support for public facilities.

Describe the jurisdiction's need for Public Improvements:

According to the 2019-2023 CIP, the Village's Capital Priorities are:

1. Street Resurfacing
2. Street Reconstruction
3. Flood Control Projects
4. Storm Sewer Program
5. Operating Equipment Replacement
6. Backyard Drainage Improvements
7. Pavement Crack Sealing
8. Paver Brick Maintenance
9. Sidewalk & curb Replacement
10. Roof Maintenance Program
11. Traffic Signal Maintenance
12. Historical Society Building Repairs

How were these needs determined?

Public improvement needs are identified through the Capital Improvement Program Process. See the section above that describes the Capital Improvement Program process.

Describe the jurisdiction's need for Public Services:

Village of Arlington Heights residents are in need of a wide array of public services. The Village contains or is served by many non-profit agencies that provide these services. Types of public services for which needs have been demonstrated and funding has been provided through recent Annual Action Plans includes: 1) extremely low, low, and moderate income family self-sufficiency programs, 2) adult literacy program, 3) sexual assault counseling and services, 4) child abuse services, 5) domestic violence services, 6) homeless services, 7) senior transportation for medical appointments, 8) subsidized health care, 9) disability services, and 10) child care.

How were these needs determined?

The Village identifies public services needs in the Village through the Consolidated Plan process. Annually, the Village receives information concerning public service needs through the Community Development Block Grant (CDBG) application process.

The Village also conducted a Housing and Community Development Survey in February/March 2020. Unfortunately, the Village only received 21 responses, but a report on those responses is attached to this Consolidated Plan.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

As the lead municipality for the Cook County HOME Consortium, Cook County provides the Market Analysis for the 2020-2024 Consolidated Plan for Cook County and the municipal members of the HOME Consortium. However, the Village has elected to provide Market Analysis information specific to the Village of Arlington Heights. The Market Analysis information is provided as an attachment to this Consolidated Plan and is summarized below.

Since its incorporation in 1887, the Village of Arlington Heights has grown into the largest Cook County suburb and the fifth largest suburb in the Chicago metropolitan area. The Village has reached the “maturation” stage in its development. The Village is “built-out” to its boundaries with little undeveloped land. Redevelopment has become the predominant issue when planning for the future of the Village.

According to the 2011 – 2015 American Community Survey, there were 31,767 housing units in Arlington Heights. The majority of the housing units are 1-unit detached homes (55%). Most multi-family homes are in large developments of 20 or more units. There relatively fewer numbers of housing units in 1-unit attached structures (i.e. townhomes) and smaller structures having 2 – 19 units.

A total of 58% of the Village’s housing stock was built prior to 1980 and is therefore at least 40 years old. It can be expected due to the abundance of housing of this age will lead to continued need for modifications to update basic home system components, energy improvements, and accessibility. These rehabilitation needs exist and will continue to grow for single family and multi family structures.

The Village is aware of the hazards of lead based paint, particularly for housing units build before 1980. The number of housing units in Arlington Heights build before 1980 is 16,769. The Village complies with all federal lead-based paint requirements when implementing its Community Development Block Grant (CDBG) funded programs. The Village’s Department of Health and Human Services offered blood lead-based paint testing which is free for anyone unable to pay the nominal fee. To date, no lead based paint poisoning cases have been recorded by the Cook County Health Department in Arlington Heights.

Arlington Heights home values increased dramatically from the 1990s until the housing downturn affected home values just after 2010. The table below shows the decrease in home values from 2020 to the American Community Survey 2011-2015 estimate. Home values have been recovering but have not returned to the peak values. Median rents also dramatically increase from 1990 to 2000 and have increase steadily since then.

American Community Survey data shows that there is a shortage of 1,975 housing units in Arlington Heights affordable to current residents within the 30% and below area median income income category; a shortage of 1,360 housing units affordable within the over 30% to under 50% of area median income category.

Affordability is likely to decrease if the values of ownership housing and rents continue to increase. The Village of Arlington Heights is implementing a counter measure by developing its inclusionary zoning program that requires the inclusion of affordable units in new construction developments that would otherwise be unaffordable to low-income households. The inclusionary zoning program also generates funds into the Affordable Housing Trust Fund to be used to generate affordable housing.

Please see the attachment for tables concerning the Village Housing Market Analysis.

MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

The Village of Arlington Heights has strong non-housing assets which make Arlington Heights a desirable community. These assets include business activity, high quality educational institutions, and a highly educated workforce.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	28	0	0	0	0
Arts, Entertainment, Accommodations	3,053	3,082	10	8	-2
Construction	1,366	1,680	4	4	0
Education and Health Care Services	5,196	8,108	16	20	4
Finance, Insurance, and Real Estate	2,918	1,615	9	4	-5
Information	868	1,139	3	3	0
Manufacturing	3,314	1,735	10	4	-6
Other Services	1,344	1,484	4	4	0
Professional, Scientific, Management Services	5,487	5,025	17	12	-5
Public Administration	0	0	0	0	0
Retail Trade	3,998	14,403	13	35	22
Transportation and Warehousing	1,404	503	4	1	-3
Wholesale Trade	2,667	1,975	8	5	-3
Total	31,643	40,749	--	--	--

Table 5 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	41,141
Civilian Employed Population 16 years and over	38,785
Unemployment Rate	5.75
Unemployment Rate for Ages 16-24	12.87
Unemployment Rate for Ages 25-65	4.39

Table 6 - Labor Force

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	13,990
Farming, fisheries and forestry occupations	1,685
Service	2,550
Sales and office	9,590
Construction, extraction, maintenance and repair	1,650
Production, transportation and material moving	1,095

Table 7 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	19,605	55%

Travel Time	Number	Percentage
30-59 Minutes	12,550	35%
60 or More Minutes	3,815	11%
Total	***35,970***	***100%***

Table 8 - Travel Time

Data Source: 2011-2015 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	800	55	389
High school graduate (includes equivalency)	4,030	305	1,080
Some college or Associate's degree	7,470	525	1,445
Bachelor's degree or higher	20,435	904	3,415

Table 9 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	20	190	180	230	425
9th to 12th grade, no diploma	415	140	155	358	520
High school graduate, GED, or alternative	1,155	925	1,100	3,390	4,344
Some college, no degree	1,820	1,585	1,200	3,835	2,790
Associate's degree	330	700	605	1,528	690
Bachelor's degree	874	3,813	3,445	8,210	3,139

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Graduate or professional degree	90	2,093	2,919	4,280	2,030

Table 10 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	52,528
High school graduate (includes equivalency)	109,658
Some college or Associate's degree	112,854
Bachelor's degree	172,567
Graduate or professional degree	197,377

Table 11 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The categories: 1) Professional, Scientific, Management Services and Education, and 2) Health Care Services are the largest employment sectors in Arlington Heights.

Describe the workforce and infrastructure needs of the business community:

Arlington Heights offers exceptional location and infrastructure. The community is directly serviced by two highways (I-90 and IL-53), two Metra commuter rail stations, and is within 15 a minute drive of O'Hare International Airport. The Village is also accessed via several PACE bus routes.

Arlington Heights is also a highly educated community with over 20,000 workers in the labor force holding a Bachelor's degree or higher. Another 7,500 have an Associate's degree or some college education.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The Village has 3 active Tax Increment Financing (TIF) districts. Another TIF District has been proposed for the South Arlington Heights Road corridor. These TIF districts are intended to spur business growth and development. This growth would generate construction jobs and employment with the developments and be supported by public infrastructure.

Arlington Heights has been impacted by the Covid 19 pandemic of 2020. The Village is a community that generates over $1.2 billion in retail sales, much of which has been temporarily shut down due to understandable government "stay-at-home" mandates. The Village has concerns that many of these businesses may not re-open, and that there are lots of daytime workers in Arlington Heights that have been let go.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Arlington Heights has a highly educated workforce, with two-thirds of workers having a Bachelor's degree or higher. The community offers much in the way of "white collar" employment and Management, Business and Financial and Sales and Office occupations providing nearly 24,000 jobs. The Village also maintains an ongoing partnership with the Small Business Development Center at Harper College, which provides a host of free and low-cost services and programs to current and prospective Arlington Heights business owners.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The Illinois Department of Employment Security (IDES) maintains an office in Arlington Heights. The North Suburban Cook County American Job Center is also located in Arlington Heights which provides resources, tools and connections. Job seekers and businesses of any size are provided with highly efficient and effective recruitment, hiring and training expertise and assistance. They are an entry point to an extensive network of public and private support programs that can help address employment and business challenges. They are part of the statewide Illinois worknet initiative and are funded in large part by tax dollars. Most services are offered at little or no cost. These services may be linked to economic development initiatives that the Village chooses to implement under the Consolidated Plan.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Yes. The Village has been participating in Cook County's development of the CEDS Plan.

The Village of Arlington Heights has a formal economic development plan that is regularly updated to account for economic trends and strategies.

Also, the Chicago Metropolitan Agency for Planning's (CMAP) Go To 2040 and On to 2050 plans are regional plans designed to help facilitate economic growth throughout the Chicago metro area. It accounts for regional planning, economic development, and infrastructure.

The Village of Arlington Heights has a formal economic development plan that is regularly updated to account for economic trends and strategies.

Discussion

As describe above, The Village of Arlington Heights offers strong non-housing assets which make Arlington Heights a desirable community.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Not to the Village's knowledge.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Racial and Ethnic Minority Concentrations: For the purposes of this Consolidated Plan, the Village defines areas of racial and ethnic concentration as Census block groups where the proportion of persons of a given race or ethnicity are is 10% or higher than in the population as a whole. For example, the proportion of the Village of Arlington Height population that is categorized as Asian in the 2013-2017 American Community Survey is approximately 9%. A block is determined to have a concentration of Asian residents if the proportion of residents in the block group is 19% or higher.

A map is attached to this Consolidated Plan showing the block groups that are areas of concentrations of Black/African American, Asian, and Hispanic residents. The number of resident in Arlington Heights who are American Indian/Alaskan Native or Native Hawaiian/Other Pacific Islander are extremely low (.1% and 0% respectively) and not included in the mapping.

There is an area of concentration that includes residents who are Black/African American, Asian and Hispanic at the southernmost part of the Village which is an area primarily composed of multi-family rental housing. It is also an area of low and moderate income concentration as noted below. There are two areas of concentration of Asian residents in the more central part of the Village. One of these areas (that contains two adjacent block groups) contains the Chicago Futabakai Japanese School which may, in part, be a draw for Asian residents to locate in this area. There are other minority and ethnic areas of concentration shown on the perimeter areas of the Village where the block groups contain residents of the Village of Arlington Heights and residents of either other communities or are unincorporated areas.

Low-Income Areas: The Village of Arlington Heights is an "exception grantee" under HUD regulations. This means that a standard other than an area having greater than 50% low- and moderate-income residents constitutes a low and moderate income area. 2019 is the latest year for which HUD has made a determination of the standard applied to Arlington Heights. The determination is that Census block groups that have at or below 37.57% low- and moderate-income residents constitute the Village area of concentration of low- and moderate-income residents. A map of these block groups is attached to this Consolidated Plan.

There is a cluster of low- and moderate-income concentration in the southernmost part of the Village. This area has the highest concentration of multi-family rental units in the Village and also contains a federally subsidized family and senior development. Other block groups containing designated low- and moderate-income concentrations also multi-family housing or modest single-family homes. Several identified block groups contain areas that are within the boundaries of the Village of Arlington Heights but extend into other villages or unincorporated areas of Cook County.

What are the characteristics of the market in these areas/neighborhoods?

These areas are primarily multi-family housing areas with a mix of rental units and condominium units. The demand for rental units is high. It is thought that many of the condominium units are investments properties that are being rented.

Are there any community assets in these areas/neighborhoods?

The availability of community assets such as high-quality schools, parks, and infrastructure are available in all areas/neighborhoods in the Village.

Are there other strategic opportunities in any of these areas?

The area with the highest concentrations of minority residents and low-income residents is at the southernmost part of the Village. Strategic opportunities available in this area includes easy access to highways (to reach job opportunities) and an active business district on the Algonquin Road corridor.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Residents of Arlington Heights depend on high-speed internet services to access communication, information, and to stay connected with the community. There are internet broadband service providers covering 100% of area of the Village of Arlington Heights.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

Arlington Heights residents have three connection options. Cable internet is provided by Xfinity and WOW! AT&T is the area's DSL provider. All three reach 95% of residents. Fiber optics are not yet available to residents. Satellite internet from Hughesnet is another option, however.

In addition to the options provided to residents, businesses in the area can connect to copper wire and DSL from Megapath. They're also beginning to get fiber optics. Currently, Level 3 Communications reaches 1% of commercial users with this option.

Fastest Internet Service Providers in Arlington Heights

AT&T offers internet at speeds up to 1000 Mbps

Xfinity offers internet at speeds up to 1000 Mbps

WOW! offers internet at speeds up to 1000 Mbps

Viasat offers internet at speeds up to 25 Mbps

While additional competition may always be of benefit, competition exists in Arlington Heights among vendors.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

The Arlington Heights Emergency Management Agency oversees emergency/disaster planning and works closely with other local, state and federal authorities to be informed and prepared concerning matters of homeland security. In a disaster situation, the Village can access county and state resources and may be eligible for federal assistance. Emergency Management, as it exists today, emphasizes the need for a coordinated effort between all agencies as well as volunteer organizations and private businesses in the community, working together toward a common goal. That goal is to make Arlington Heights as prepared as possible to deal with the effects of natural, man-made or technological emergencies or disasters. EMA are locally funded and work under the direction of the Federal Emergency Management Agency (FEMA) through their state government.

The EMA Coordinator is responsible for maintaining the Village's Emergency Operations Plan which would be relied on by all Village departments in the event of a man-made or natural disaster. In the event of such an emergency, Village resources would be coordinated with county, state and federal agencies to provide the most efficient response possible. The Arlington Heights Emergency Management Agency maintains a comprehensive Emergency Operations Plan (EOP) that addresses how the Village would respond to a variety of different disaster scenarios. The EOP assigns responsibilities to each of the various departments within the Village and outlines mutual aid agreements with various local, county and state agencies. The EOP is reviewed quarterly and updated and submitted for county and state certification every two years.

Since 1968 the Village has maintained an Outdoor Warning Siren System to warn residents of approaching tornadoes. As the Village has grown so has the siren system which now stands at 12 siren units strategically located throughout the Village. These sirens are activated when there is a confirmed sighting of a tornado within ten miles of the Village. The proper action is to seek shelter in a substantial structure away from windows. Monitor radio or television if available to obtain information regarding the emergency as it becomes available. Do not call 911 to seek additional information about the nature of the warning. Doing so may overload the emergency telephone lines and access may not be available to those in need with a true emergency. The warning sirens are tested on the first Tuesday of each month at 10:00 a.m. to ensure that they are working properly.

The U.S. Department of Homeland Security has produced a new program called Ready Campaign. This program is designed to educate and empower Americans to prepare for emergencies including making up an emergency supply kit, a family emergency and communication plan, and be informed about the different types of emergencies that could occur and their appropriate responses. Individuals interested in more information are directed to READY.gov. For additional information, they are also directed to FEMA, the Illinois Emergency Management Agency, American Red Cross and the National Weather Service.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Housing occupied by low- and moderate-income households in Arlington Heights are under no greater risks than households throughout the Village.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

This section of the Consolidated Plan describes the Village of Arlington Heights' strategy for addressing the community development needs of the Village, particularly of its low- and moderate-income residents. The Village intends to use CDBG, CDBG Covid 19 (CDBG-CV), and other types of federal funding (if available) to address the housing and other community development needs of its extremely low-, low-, and moderate-income residents.

Village General Funds will also continue to be used to support activities of the Department of Planning & Community Development, Department of Health and Human Services, and other departments engaged in programs that benefit the extremely low-, low-, and moderate-income persons residing in the Village.

The Village will also seek private financing for projects, when appropriate, to match and extend the use of government funds.

In this Strategy, the Village will identify its priority needs and also its priorities for funding. The Strategy is intended to address the community's highest priority needs that can effectively be addressed with the amount of funds and other community resources that are available. Under each priority needs area, the Village will list specific goals for meeting those priority needs.

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

Table 12 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the state.

The Village of Arlington Heights has determined that it will not invest funds on a geographic basis other than directing some public facility and/or infrastructure funds to CDBG-eligible low/moderate income Census block groups.

SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

Table 13 – Priority Needs Summary

1	**Priority Need Name**	Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	
	Associated Goals	Homeowner Unit Preservation Rental Unit Preservation
	Description	Under the Affordable Housing priority need area, the Village seeks to preserve, maintain, and improve the community's existing housing stock; to reduce the cost burden of housing for extremely low-, low- and moderate-income households; and to provide a wide range of housing options for all residents of the community.
	Basis for Relative Priority	Cost burden (including severe cost burden) was shown to be the primary housing problem in Arlington Heights. Therefore, affordable housing is ranked a high priority need.
2	**Priority Need Name**	Homeless
	Priority Level	High
	Population	Extremely Low Low Moderate Chronic Homelessness Unaccompanied Youth
	Geographic Areas Affected	
	Associated Goals	Homeless Services

	Description	Under the Homelessness priority need area, the Village seeks to ensure that every person in the community has basic shelter every night and to ensure that persons at-risk of homelessness have access to emergency shelter, transitional housing, and eventually obtain permanent housing. When designating the populations to benefit from homeless assistance, the Village is including both currently homeless and at-risk persons.
	Basis for Relative Priority	Although the number of homeless is relatively low as a percentage of the total population, there is a significant housing need among extremely low- and low-income renters, particularly cost burden needs. These renters are at-risk of homelessness. The Village also recognizes that the needs of homeless persons should be prioritized due to the level and complexity of their needs, and the impact of homelessness and unstable housing on individuals, families (particularly families with children), and the broader community.
3	**Priority Need Name**	Other Special Housing/Non-Homeless Needs
	Priority Level	High
	Population	Extremely Low Low Moderate Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Victims of Domestic Violence
	Geographic Areas Affected	
	Associated Goals	
	Description	Under the Other Special Housing/Non-Homeless Needs area, the Village seeks to provide transitional and permanent housing with supportive services, or supportive services alone, to enable persons with special needs who are not currently homeless but require housing assistance to live healthy and as independently as possible in the community.
	Basis for Relative Priority	The needs of special housing for non-homeless persons is evidenced by the waiting lists for supporting housing in the community.
4	**Priority Need Name**	Public Service Needs

	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	
	Associated Goals	
	Description	Under Public Service needs, the Village seeks to address poverty and enhance the quality of life, and improve the stability of individuals and families in Arlington Heights through the availability of youth programs, health programs, education, recreation, transportation, child care, disability services, family and individual support, and other services and opportunities. Services will primarily be provided by private, non-profit organizations in the community. The Village will consider funding all types of public services based on demonstrated needs in the community among extremely low-, low-, and moderate-income individuals and households. The income ranges of persons to benefit from the public services are indicated below.
	Basis for Relative Priority	
5	**Priority Need Name**	Public Facility
	Priority Level	High
	Population	Extremely Low Low Moderate Chronic Homelessness Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Victims of Domestic Violence

	Geographic Areas Affected	
	Associated Goals	Public Services Public Facilities
	Description	Under Public Facility needs, the Village seeks to ensure that the facilities that serve the social, recreational, health, family and other needs of persons in the community are provided, maintained, and available for use by all residents. Housing and other facilities that provide housing and/or services for special populations are usually categorized by HUD as public facilities (ex. homeless shelters and group homes).
	Basis for Relative Priority	The Village recognizes that populations such as homeless persons and persons with special needs have high levels of need for public facilities as defined by HUD. Public facility acessibility has also been a high priority of the Village so that persons with disabilities have access to all parts of the Village including its amenities in public buildings. The Village also recognizes the importance of its own facilities that service low- and moderate-income residents including those presumed to be low- and moderate-income such as the Arlington Heights Senior Center.
6	**Priority Need Name**	Planning & Administration
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Planning and Administration
	Description	Under Planning & Administration, the Village seeks to ensure that the strategies, goals, and projects of the entire community are responsive to community needs, are well designed and managed, and are coordinated with other community organizations for the most effective and efficient delivery of services.

OMB Control No: 2506-0117 (exp. 06/30/2018)

	Basis for Relative Priority	Staff support is needed to continue to administer the CDBG and CDBG-CV grants and to manage Village-administered CDBG-funded programs. The Village expects that all programs and projects will meet the national objectives of the CDBG program by benefitting persons who are extremely low-, low-, and moderate-income or are presumed to be in these income categories. Some of the beneficiaries may also be members of the Homeless and Non-Homeless Special Needs populations.
7	**Priority Need Name**	Economic Development
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Economic Development
	Description	Economic development is a high priority need of the Village. Economic development is a critical component that drives economic growth in the community creating jobs and an improved quality of life. Economic development efforts directed at job creation, industry diversification, business retention and expansion, economic fortification, and increased tax revenue through increased economic vitality. All of these outcomes are important in order to maintain a healthy community with opportunities and high quality of life for all residents.
	Basis for Relative Priority	The Village of Arlington Heights has given economic development a high priority because a strong, stable local economy and job base is critical in order to maintain a healthy community with opportunities and high quality of life for all residents.
8	**Priority Need Name**	Public Infrastructure
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development

	Geographic Areas Affected	
	Associated Goals	Infrastructure
	Description	Areas eligible for infrastructure improvements under federal programs including the CDBG program. This includes block groups identified by HUD as low- and moderate-income block groups and improvements for accessibility throughout the Village to address the needs of persons with disabilities who are presumed to be low and moderate income. Other eligible infrastructure needs not tied to area benefit may also be provided.
	Basis for Relative Priority	The community survey indicates a high priority in among members of the community for sound infrastructure. This high priority is also indicated in the Village's Capital Improvement Plan.

Narrative (Optional)

In this Strategic Plan, the Village prioritizes various needs in the community that impact extremely low-, low- and moderate-income individuals. High Priority means the Village plans to address the needs, at least in part, through its CDBG or CDBG-CV allocation.

In addition to the above, the Village is partnering in the regional Assessment of Fair Housing (AFH) for which Cook County is the lead agency and Enterprise Community Partners will provide staffing and technical assistance. The Village has much of the data and conclusions of this AFH to inform the development of its 2020-2024 Consolidated Plan. The AFH, in the form adopted by the Village, is incorporated into this Consolidated Plan.

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

Resources to be used are indicated below.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	278,890	50,000	31,870	360,760	1,280,000	The first year anticipated resources is $360,760 For each of the next 4 years, expected revenue is $270,000 in new CDBG grants and $50,000 per year in program income for a total of $1,280,000. The 5 year total is $1,640,760

Table 14 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The Village does not anticipate receiving any federal funds that have matching requirements. CDBG funds will be used to leverage many sources of other funds. Sub-recipient agencies receiving CDBG funding frequently site receiving Village/CDBG support of their programs as beneficial to them when seeking other public and private funds. CDBG funds may also leverage other government funding from other federally funded programs such as the HOME program, State programs such as those administered by Cook County and the Illinois Housing Development Authority (IHDA), other public housing funds, or funding from other public or private entities. The CDBG entitlement program has no matching requirements.

If appropriate, describe publically owned land or property located within the state that may be used to address the needs identified in the plan

At this time, no publicly owned land or property located within the jurisdiction has been identified to address the needs identified in the plan.

Discussion

SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Village of Arlington Heights	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
Housing Authority of Cook County (HACC)	PHA	Public Housing	Region
Alliance to End Homelessness in Suburban Cook County		Homelessness	Region

Table 15 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

In addition to the entities specifically identified above, the institutional delivery structure includes a large number of non-profit and government service providers. The institutional structure for service delivery in Arlington Heights is strong. Within the Village government, it involves multiple departments such as Village Administration, Planning & Community Development, Health and Human Services, Building and Life Safety, Public Works, Police, and File. Village staff collaborate with organizations related to their respective fields. On-going, valuable collaboration with respect to the CDBG program occurs through the Northwest Suburban Network of CDBG entitlement grantees that meets on a monthly basis. Gaps in the institutional delivery system are primarily related to the availability of resources to serve the demand.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	
Mortgage Assistance	X	X	
Rental Assistance	X	X	
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics			
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS	X	X	
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	
Other			
	X	X	

Table 16 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The homeless service delivery system is coordinated by the Alliance to End Homelessness in Suburban Cook County. As stated in the Alliance's website, "coordinates the Cook County Continuum of Care (IL-511), which encompasses homeless assistance efforts throughout all of Cook County except the City of Chicago." The website also explains that "As the lead agency for suburban Cook County's Continuum of Care, the Alliance brings together a range of services and housing options for homeless people. The Alliance convenes a variety of stakeholders to cooperatively set priorities, collect data, rand project applications, and measure outcomes. In coordinating the annual application to the US Department of Housing and Urban Development (HUD) for homeless assistance grants, the Alliance brings in approximately $9 million per year to support over fifty homeless programs in the region."

The Alliance organizes its region into three Community Based Service Areas. The Community Based Service Area (CBSA) that includes the Village of Arlington Heights is the North/Northwest area. This CBSA if organized under a group called the Association of Homeless Advocates in the North/Northwest District (AHAND). Some of the non-profit organizations that provide services to homeless persons and persons at risk of homelessness in this CBSA are the Aging and Disability Foundation; Alexian Brothers Center for Mental Health; Beacon Therapeutic – CHIPRA Program; Catholic Charities; Northwest Compass, Inc.; The Center of Concern; Fellowship Housing; JOURNEYS|The Road Home; NAMI Barrington Area; North Cook Intermediate Service Center; The Harbour, Inc.; Veterans Administration; WINGS Program, Inc.; and Shelter, Inc. These agencies provide a wide spectrum of services including those listed in the table above. Some of the agencies specialize in serving particular subgroups of the homeless population such as chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Although all of the homeless prevention services listed above are available in the community, the demand exceeds the service capacity of the organizations that provide the services. Federal and State funding cuts have been detrimental to the ability of agencies to provide needed services, emergency shelter, transitional housing and permanent housing to special needs persons and homeless persons.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

As stated above, the Village considers the institutional structure to be strong. Agencies seek to efficiently utilize resources and avoid duplication of services. The service providers continue to seek additional public and private funding to expand their abilities to serve persons in need of shelter and homeless services.

SP-45 Goals - 91.415, 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Homeowner Unit Preservation	2020	2024	Affordable Housing		Affordable Housing	CDBG: $300,000	Homeowner Housing Rehabilitated: 15 Household Housing Unit
2	Rental Unit Preservation	2020	2024	Affordable Housing		Affordable Housing	CDBG: $25,000	Rental units rehabilitated: 4 Household Housing Unit
3	Homeless Services	2020	2024	Homeless		Homeless	CDBG: $22,500	Public service activities other than Low/Moderate Income Housing Benefit: 250 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Public Services	2020	2024	Non-Housing Community Development		Public Facility	CDBG: $202,500	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 15 Households Assisted
5	Infrastructure	2020	2024	Non-Housing Community Development		Public Infrastructure	CDBG: $450,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Public Facilities	2020	2024	Non-Homeless Special Needs Non-Housing Community Development		Public Facility	CDBG: $215,760	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted
7	Economic Development	2020	2024	Non-Housing Community Development		Economic Development	CDBG: $100,000	Businesses assisted: 2 Businesses Assisted
8	Planning and Administration	2020	2024	Planning and Administration		Planning & Administration	CDBG: $325,000	Other: 0 Other

Table 17 – Goals Summary

Goal Descriptions

1	**Goal Name**	Homeowner Unit Preservation
	Goal Description	Village seeks to preserve, maintain, and improve the community's existing ownership housing stock; to reduce the cost burden of housing for extremely low, low and moderate income household; and to provide a wide range of housing options for all residents in the community.
2	**Goal Name**	Rental Unit Preservation
	Goal Description	Village seeks to preserve, maintain, and improve the community's existing rental housing stock; to reduce the cost burden of housing for extremely low, low and moderate income household; and to provide a wide range of housing options for all residents in the community.

3	**Goal Name**	Homeless Services
	Goal Description	The Village seeks to ensure that every person in the community has basic shelter every night and to ensure that persons at-risk of homelessness have access to emergency shelter, transitional housing, and eventually obtain permanent housing. When designating the populations to benefit from homeless assistance, the Village is including both currently homeless and at-risk persons.
4	**Goal Name**	Public Services
	Goal Description	The Village seeks to address poverty and to enhance the quality of life, and improve the stability of individuals and families in Arlington Heights through the availability of youth programs, health programs, education, recreation, transportation, child care, disability services, family and individual support, and other services and opportunities.
5	**Goal Name**	Infrastructure
	Goal Description	The Village seeks to ensure that basic infrastructure needs of all areas of the Village are met including low and moderate income areas designated by HUD as eligible for CDBG-funded infrastructure improvements. The Village also seeks to continue its efforts to ensure access to public buildings and amenities and other assets of the community through the removal of architectural barriers and enhancements to make infrastructure and facilities accessible to all residents.
6	**Goal Name**	Public Facilities
	Goal Description	The Village seeks to ensure that the facilities that serve the social, recreational, health, family and other needs of persons in the community are provided, maintained, and available for use by all residents.
7	**Goal Name**	Economic Development
	Goal Description	The Village seeks to ensure economic growth in the community to create jobs and improve the quality of life of all residents. Economic development efforts are directed at job creation, industry diversification, business retention and expansion, economy fortification, increased tax revenue through increased economic vitality.
8	**Goal Name**	Planning and Administration
	Goal Description	The Village seeks to ensure that the strategies, goals, and projects of the entire community are responsive to community needs, are well designed and managed, and are coordinated with other community organizations for the most effective and efficient delivery of services.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

Not applicable. HOME 91.315(b)(2) applies to States for State Consolidated Plans.

In addition to the goals above, the Village has the following Fair Housing goals:

The Village of Arlington Heights has an Analysis of Impediments to Fair Housing Choice (AI). The Village is currently working with Cook County, housing authorities, fair housing organizations and other municipalities in completing a regional Assessment of Fair Housing (AFH). Consistent with Village policies and both the AI and draft AFH, the goals related to fair housing the Village expects to address under this Consolidated Plan are: 1) to increase and preserve affordable, accessible housing options, 2) expand fair housing outreach, education, and enforcement, and 3) preserve existing and expand affordable homeownership.SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The Village is aware of the health risks, especially to children, that exist in its older homes due to the presence of lead-based paint. The Village Will Continue to provide information and blood lead testing services to Village residents. If a person is identified with elevated blood levels, the appropriate County and State agencies will be notified as required by law, and these persons will be referred for appropriate services.

How are the actions listed above integrated into housing policies and procedures?

The actions described above are included in the Village's policies for how it implements its Single-Family Rehab Program and any other federally funded programs and activities that involve disturbing painted surfaces in residential structures.

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The Federal government has devised several programs such as Supplemental Nutrition Assistance Program (SNAP) (formerly known as food stamps), public housing, health care assistance to address some of the most crucial needs of persons in poverty. Elk Grove Township and Wheeling Township offices in Arlington Heights administer anti-poverty programs. The school districts also watch for and support struggling students and families.

The Village's Department of Health and Human Services provides emergency assistance through the Village-funded emergency assistance fund and through the non-profit organization Arlington Cares. Services are provided through the Village staff positions including the Village's social worker, disability services coordinator, Senior Center manager, and community nurses.

The Village has supported numerous non-profit organizations that assist poverty level families including Journeys|The Road Home, Faith Community Homes, Resources for Community Living (for persons with disabilities), Suburban Primary Health Care Council, District 214 Education Foundation, and others.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan?

Coordination takes place between the Village's Department of Planning and Community Development, which leads the Village's affordable housing efforts, and the non-profit social service agencies that receive CDBG funding to assist families that may be at or below the poverty level. The Planning and Community Development Department also coordinates its housing efforts with other Village departments.

SP-80 Monitoring - 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The Village has developed a form to analyze subrecipients that may be most in need of support and monitoring. The Village coordinates and shares in monitoring duties with other CDBG entitlement jurisdictions in the Northwest Suburbs through the CDBG Northwest Suburban Network. The communities involved in this network are the Villages of Arlington Heights, Mount Prospect, Hoffman Estates, Palatine, Des Plaines, Schaumburg, and Skokie. These jurisdictions have consulted with each other to create CDBG application and monitoring forms that ensure regulatory compliance. Some of these communities have jointly funded construction projects and by working together ensure that minority business outreach is done when bidding jointly funded construction projects.

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

Resources to be used are indicated below.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	278,890	50,000	31,870	360,760	1,280,000	The first year anticipated resources is $360,760 For each of the next 4 years, expected revenue is $270,000 in new CDBG grants and $50,000 per year in program income for a total of $1,280,000. The 5 year total is $1,640,760

Table 18 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The Village does not anticipate receiving any federal funds that have matching requirements. CDBG funds will be used to leverage many sources of other funds. Sub-recipient agencies receiving CDBG funding frequently site receiving Village/CDBG support of their programs as beneficial to them when seeking other public and private funds. CDBG funds may also leverage other government funding from other federally funded programs such as the HOME program, State programs such as those administered by Cook County and the Illinois Housing Development Authority (IHDA), other public housing funds, or funding from other public or private entities. The CDBG entitlement program has no matching requirements.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

At this time, no publicly owned land or property located within the jurisdiction has been identified to address the needs identified in the plan.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Homeowner Unit Preservation	2020	2024	Affordable Housing		Affordable Housing	CDBG: $39,310	Homeowner Housing Rehabilitated: 3 Household Housing Unit
2	Public Services	2020	2024	Non-Housing Community Development		Public Service Needs	CDBG: $66,950	Public service activities other than Low/Moderate Income Housing Benefit: 566 Persons Assisted
3	Homeless Services	2020	2024	Homeless		Homeless	CDBG: $14,500	Homeless Person Overnight Shelter: 8 Persons Assisted Homelessness Prevention: 55 Persons Assisted
4	Public Facilities	2020	2024	Non-Homeless Special Needs Non-Housing Community Development		Public Facility	CDBG: $25,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 1 Households Assisted
5	Infrastructure	2020	2024	Non-Housing Community Development		Public Infrastructure	CDBG: $150,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted
6	Planning and Administration	2020	2024	Planning and Administration		Planning & Administration	CDBG: $65,000	

Table 19 – Goals Summary

Goal Descriptions

1	**Goal Name**	Homeowner Unit Preservation
	Goal Description	This allocation is for the Village's Single Family Rehab Programs.
2	**Goal Name**	Public Services
	Goal Description	This total is for various public service allocations excluding homeless services.
3	**Goal Name**	Homeless Services
	Goal Description	Allocations are for Journeys the Road Home at $4,500, WINGS Program Inc. at $6,000, and Catholic Charities at $4,000.
4	**Goal Name**	Public Facilities
	Goal Description	This allocation is for renovations at a Clearbrook group home to make 1 or 2 bathrooms more accessible.
5	**Goal Name**	Infrastructure
	Goal Description	Infrastructure projects are to be determined.
6	**Goal Name**	Planning and Administration
	Goal Description	None.

AP-35 Projects - 91.420, 91.220(d)

Introduction

Project to be funded in the 2020-2021 year are shown below.

#	Project Name
1	Faith Community Homes
2	District 214 Community Education
3	Northwest Center Against Sexual Assault
4	Children's Advocacy Center
5	WINGS Program, Inc.
6	Resources for Community Living
7	Escorted Transportation Service - Northwest
8	Suburban Primary Health Care Access to Care Program
9	Journeys the Road Home
10	Arlington Heights Park District Children At Play
11	Life Span
12	Catholic Charities
13	Little City Foundation
14	Northwest Compass
15	Covid 19 Response Services
16	Clearbrook
17	Single Family Rehabilitation Loan Program
18	Public Infrastructure
19	Planning and Administration

Table 20 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The Village considered CDBG grant applications from agencies, its Capital Improvement Plan, public comment, current demand for services, and anticipated Cornavirsus need when determining priorities.

AP-38 Project Summary

Project Summary Information

1	**Project Name**	Faith Community Homes
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Public Service Needs
	Funding	CDBG: $2,500
	Description	Faith Community Homes provides supportive services to low income working families with children living in Arlington heights to help them obtain stable housing and work toward financial stability. Families are assisted for 2 years during which time they work with staff and volunteer mentors to develop and implement steps to lead to financial self-sufficiency.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Families with children with total expected beneficiaries: 18
	Location Description	Village-wide
	Planned Activities	CDBG funds will be used for direct client services including direct client service salary costs.
2	**Project Name**	District 214 Community Education
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Public Service Needs

OMB Control No: 2506-0117 (exp. 06/30/2018)

	Funding	CDBG: $1,500
	Description	Beginning English as a Second Language lessons are provided every Thursday from 12:30 - 3:00 pm for 34 weeks to eligible non-native speakers of English. This project fills the gap for beginning ESL learners who are not advanced enough in their English skills for the existing ESL programs offered at the Arlington Heights Memorial Library.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	This program provides instruction to individuals. The expected number of beneficiaries at the requested grant amount is 40.
	Location Description	Village-wide
	Planned Activities	CDBG funds will be used for a portion of the instructor's salary.
3	**Project Name**	Northwest Center Against Sexual Assault
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Public Service Needs
	Funding	CDBG: $2,500
	Description	This agency provides services to persons who are victims of sexual abuse and sexual assault.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	The expected number of beneficiaries is 45 individuals.
	Location Description	Village-wide

	Planned Activities	CDBG funds will be used for direct client services including direct client service salary costs.
4	**Project Name**	Children's Advocacy Center
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Public Service Needs
	Funding	CDBG: $2,500
	Description	The Children's Advocacy Center of North and Northwest Suburban Cook County provides direct client services for child victims of sexual assault and sever physical abuse, witnesses to domestic violence, and their families. Services are provided through the Center's CASA, Family Supportive Services, and Safe From the Start Programs.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	The expected number of beneficiaries is 65.
	Location Description	Village-wide
	Planned Activities	CDBG funds will be used for direct client service cost including direct client service salary costs.
5	**Project Name**	WINGS Program, Inc.
	Target Area	
	Goals Supported	Homeless Services
	Needs Addressed	Homeless
	Funding	CDBG: $6,000
	Description	The WINGS Program provides housing and supportive services to persons who are victims of domestic violence or are homeless. Emergency shelter and services are provided at the agency's Safe House.

	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	The expected number of beneficiaries is 8 individuals.
	Location Description	Village-wide
	Planned Activities	CDBG funds will be used for the cost of nights of service or other direct client service costs.
6	**Project Name**	Resources for Community Living
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Public Service Needs
	Funding	CDBG: $5,000
	Description	RCL offers affordable housing and individualized support services for adults with developmental and/or physical disabilities. The primary goal of these services is to assist persons with disabilities to live in their own homes and apartments rather than in group homes and institutional settings. Services provided include money management, cooking, using public transportation safely, vocational training, community involvement and other skills necessary for living on one's own. Monthly social activities, social group training, and rent subsidies are also available.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	The expected number of beneficiaries is 5 individuals
	Location Description	Village-wide
	Planned Activities	CDBG funds will be used for direct client service costs including direct client service salary costs.

7	**Project Name**	Escorted Transportation Service - Northwest
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Public Service Needs
	Funding	CDBG: $3,500
	Description	This program provides senior citizens with transportation to medical appointments. The agency is run by a small staff, and the transportation is provided by screened and trained volunteer drivers.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	The estimated number of beneficiaries is 151 individuals.
	Location Description	Village-wide
	Planned Activities	CDBG funds will be used for direct client service costs including direct client service salary costs.
8	**Project Name**	Suburban Primary Health Care Access to Care Program
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Public Service Needs
	Funding	CDBG: $4,337
	Description	The Suburban Primary Health Care Council's Access to Care program provides access to primary medical care to income eligible person who are uninsured or under insured. Covered services include office visits to a primary care physician, routine lab tests, x-rays and prescription drugs. Services are provided by local physicians and other service providers who are under contract and paid by the Suburban Primary Health Care Council at discounted rates.

	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	The number of expected beneficiaries is 16 individuals.
	Location Description	Village-wide
	Planned Activities	CDBG funds will be used for the program enrollment fee which will allow eligible Arlington Heights residents to received medical care.
9	**Project Name**	Journeys the Road Home
	Target Area	
	Goals Supported	Homeless Services
	Needs Addressed	Homeless
	Funding	CDBG: $4,500
	Description	JOURNEYS The Road Home provides comprehensive wrap-around services for homeless and at-risk individuals from Arlington Heights and 36 neighboring communities in the north and northwest suburbs. JOURNEYS is the only emergency shelter provider in the area. The Day Center program provides vital counseling and services to the homeless and at-risk individuals. CDBG funds were used support agency salary costs of agency workers providing direct client services.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	The number of expected beneficiaries is 45 individuals.
	Location Description	Village-wide
	Planned Activities	CDBG funds will be used for direct client service costs including direct client service salary costs.

10	**Project Name**	Arlington Heights Park District Children At Play
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Public Service Needs
	Funding	CDBG: $9,113
	Description	This project involves providing child care subsidies for income eligible families with children participating in the Park District's before and after school program. The amount of the scholarship for each child is determined on a sliding scale based on household income.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	The expected number of beneficiaries is 20 children.
	Location Description	Village-wide
	Planned Activities	CDBG funds will be used for the enrollment costs of direct child care for eligible children.
11	**Project Name**	Life Span
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Public Service Needs
	Funding	CDBG: $3,000
	Description	Lifespan provides legal and counseling services to victims of domestic violence and their children. Arlington Heights clients will receive counseling for survivors, counseling for their children who have been exposed to domestic violence. Criminal court advocates work with clients and clients receive legal representation in order of protection law cases.

	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	The estimated number of beneficiaries is 55.
	Location Description	Village-wide
	Planned Activities	CDBG funds will be used for direct client service costs including direct client service salary costs.
12	**Project Name**	Catholic Charities
	Target Area	
	Goals Supported	Homeless Services
	Needs Addressed	Homeless
	Funding	CDBG: $4,000
	Description	Homeless families with children are provided with housing and intensive case management. Housing and services are provided for an average of 9 month with a maximum of up to one year. The goal of the program is to help secure permanent housing and family self-sufficiency.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	The estimated number of beneficiaries is 10.
	Location Description	Village wide
	Planned Activities	CDBG funds will be used for direct client service costs including direct client service salary costs.
13	**Project Name**	Little City Foundation
	Target Area	

	Goals Supported	Public Services
	Needs Addressed	Public Service Needs
	Funding	CDBG: $4,000
	Description	Funds are requested for services to Arlington Heights residents with intellectual and developmental disabilities at Little City and Countryside Center facility in Schaumburg. These services include the following programs: Developmental Training/Life Skills provides life skills and enrichment classes as well as peer mentoring opportunities, community outings, and volunteer opportunities. Golden Opportunities provides structured activities and community outings designed to address the unique needs of seniors and maintain their physical and mental health, such as fitness activities, certified music therapy and dog therapy sessions, occupational/physical therapy, and arts activities. New Horizons provides structured activities for adults with severe and profound disabilities, such as music therapy and onsite occupational/physical therapy. Participants provide their own meals. However, snacks, beverages, and lunch foods are sold at or near cost for those who do not bring food from home. Staff provide support as needed to help participants heat and consume meals. Door-to-door transportation services are also provided for participants, who would otherwise be unable to access Countryside Center services due to their support needs
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	The estimated number of beneficiaries is 21 persons.
	Location Description	Village-wide
	Planned Activities	CDBG funds will be used for direct client service costs including direct client service salary costs
14	**Project Name**	Northwest Compass
	Target Area	
	Goals Supported	Public Services

	Needs Addressed	Public Service Needs
	Funding	CDBG: $4,000
	Description	Through its housing program, persons receive housing counseling, homeless diversion and prevention services, housing navigation, Rapid Re-Housing and immediate assistance with short term rent assistance. The agency provides crisis intervention and homeless street outreach. Northwest Compass is the designated entry point for homeless in the northwest suburbs under the Cook County Coordinated Entry System.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	The expected number of beneficiaries is 100.
	Location Description	Village-wide
	Planned Activities	CDBG funds will be used for direct client service costs including direct client service salary costs.
15	**Project Name**	Covid 19 Response Services
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Public Service Needs
	Funding	CDBG: $25,000
	Description	The Village will address public service needs in the community related to the Coronavirus. These funds are allocated for this need in addition to the $164,062 in CDBG-Covid 19 funds allocated by the Village for these types of services in the 2019 Annual Action Plan.
	Target Date	9/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	The expected number of beneficiaries is 20 persons.
	Location Description	Village-wide
	Planned Activities	CDBG funds will be used for direct client service costs.
16	**Project Name**	Clearbrook
	Target Area	
	Goals Supported	Public Facilities
	Needs Addressed	Public Facility
	Funding	CDBG: $25,000
	Description	Remodel two bathrooms in a group home to make them fully handicapped accessible.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	The expected number of project is 1 public facility (described as one household below) project and the expected number of beneficiaries is 7 persons.
	Location Description	Village-wide
	Planned Activities	Construction costs to make accessibility improvements to a group home owned by Clearbrook
17	**Project Name**	Single Family Rehabilitation Loan Program
	Target Area	
	Goals Supported	Homeowner Unit Preservation
	Needs Addressed	Affordable Housing

	Funding	CDBG: $39,310
	Description	Provide deferred, 0% interest home improvement loans to extremely low-, low- and moderate-income Arlington Heights homeowners.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	The expected number of beneficiaries is 3 households.
	Location Description	Village-wide
	Planned Activities	CDBG funds will be used for home rehabilitation construction costs.
18	**Project Name**	Public Infrastructure
	Target Area	
	Goals Supported	Infrastructure
	Needs Addressed	Public Infrastructure
	Funding	CDBG: $150,000
	Description	Projects to provide improved infrastructure (ex. street resurfacing, sidewalk replacement, handicapped accessibility or other improvements) in low/moderate income areas of the Village or for the benefit of persons (ex. persons with disabilities) who are low/moderate income or presumed to be low/moderate income. Priorities and specific projects will be identified during the program year. Projects under this category in the past few years included street resurfacing.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	The estimated number of beneficiaries is 2,000.

	Location Description	CDBG-eligible block groups to be determined.
	Planned Activities	CDBG funds will be used for infrastructure construction costs.
19	**Project Name**	Planning and Administration
	Target Area	
	Goals Supported	Planning and Administration
	Needs Addressed	Planning & Administration
	Funding	CDBG: $65,000
	Description	Administrative functions related to the CDBG program.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable.
	Location Description	Village-wide
	Planned Activities	Costs associated with the administration of the CDBG program such as salary, audit, public notifications, etc.

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

CDBG funds will be used for residents Village wide. Infrastructure projects will be undertaken in CDBG-eligible census block groups when required. A map of these block groups is included in the attachments.

Geographic Distribution

Target Area	Percentage of Funds

Table 21 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Priority is not being given geographically except with respect to infrastructure projects which in some instances must be targeted to eligible census block groups.

Discussion

The Village does not allocate assistance geographically with the exception of CDBG resources for infrastructure improvements which are allocated to HUD designated low and moderate income areas when required.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

The Village will take actions to address obstacles to underserved needs, to foster and maintain affordable housing, to reduce lead-based paint hazards, to reduce the number of poverty-level families, to develop institutional structure, and to plan and enhance coordination between public and private housing and social service agencies.

Actions planned to address obstacles to meeting underserved needs

The Village received a CARES Act CDBG-Covid 19 (CDBG-CV) grant in the amount of $164,062. Covid 19 related needs of Village residents were identified and these funds were allocated through a substantial amendment to the 2019 Annual Action Plan. The Village will continue to manage the approved activities until the funds are fully expended. The deadline for using the CDBG-CV funds is September 30, 2022.

The primary obstacle to addressing underserved needs is insufficient funding. The Village has established an Affordable Housing Trust Fund. The primary funding source for the Trust Fund is fees in lieu of affordable units paid by developers under the Village's inclusionary housing program. The Trust Fund ordinance dedicates the funds for the creation and preservation of affordable housing units. Village has been waiting for funds to accumulate in the Trust Fund, and in the coming year or two, intends to this year to develop more specific targets or uses for the Trust Fund beyond the general purposes stated in the Village Code.

The Village will continue to seek grant opportunities and also seek donations from the community to address underserved needs though nonprofit entities associated direction through the Village.

Arlington Cares: Established in 2002, is a not-for-profit 501(c)3 organization created to assist Arlington Heights residents who are in need of temporary economic support. Each year, **Arlington Cares** raises money to supplement the Village of Arlington Heights' Emergency Assistance Fund which is distributed by the Villages' Social Services Division

Arlington Heights Senior Center Inc.: Established in 1981, Arlington Heights Senior Center, Inc. partners with the Arlington Heights Senior Center to support a comprehensive senior citizens services network. To this end, "Inc." serves as the organization whose purpose is to broaden the economic foundation of the senior center by raising funds and receiving donations from diverse sources, including, but not limited to, organizations, foundations, businesses and private sources.

Actions planned to foster and maintain affordable housing

During the program year, the Village will take the following actions to foster and maintain affordable housing, improve the barriers to affordable housing:

Comprehensive Plan. The Village will continue to promote and enforce the goals and policies of the Village's Comprehensive Plan related to preserving the existing housing stock, encouraging a wide variety of housing types within the Village, utilizing good housing redevelopment concepts, maintaining a good housing balance, preventing housing deterioration, and providing housing for young, single and elderly individuals and households.

Planning and Community Development. The Department of Planning and Community Development will support and enforce the Village's Comprehensive Plan, administer the Community Development Block Grant Program, continue to develop and enforce the Village's inclusionary affordable housing requirements, and take other actions to create and maintain affordable housing.

Code Enforcement. The Village will continue to uncover unsafe and unsanitary conditions. The Single Family Rehabilitation Loan Program will be available to income-eligible individuals to improve their properties.

Department of Health and Human Services. The Village's Department of Health and Human Services will continue to address needs of residents through its health inspectors, Village nurses, social worker, and disabilities services coordinator.

Housing Commission. The Village's Housing Commission will continue to advise the Village Board on actions that can be taken to address the housing needs of all of the Village's residents, particularly those who are low and moderate income.

Fair Housing.

The Village has an existing Analysis of Impediments to Fair Housing Choice and is working with other entities to create a regional Assessment of Fair Housing. The Village expects to address the following goals that are consistent with both the AI and draft AFH:

Goal 1: Increase and preserve affordable, accessible housing options

Strategy: The Village will continue its review and enhancement of its inclusionary zoning program in order to increase the number of affordable housing units in the Village either in developments or through developer contributions to the Village's Affordable Housing Trust Fund.

Goal 2: Expand fair housing outreach, education, and enforcement, and

Strategy: The Village will review the fair housing information on its website and available through its departments to provide updated information on the topic of fair housing and fair housing complaint and enforcement procedures.

Goal 3: Preserve existing and expand affordable homeownership.

Strategy: The Village will continue to provide CDBG funding for housing rehab projects such as homeowner single family rehabilitation and (as funding permits) rehabilitation of rental housing for persons with special needs

Actions planned to reduce lead-based paint hazards

The Village is aware of the health hazards of lead-based paint. The Village has an on-going lead-based paint level testing program that is available to residents. The Village complies with HUD's lead-based paint regulations with respect to CDBG-funded residential rehabilitation projects. The required notification, testing, work protocols, and clearance procedures will be followed.

Actions planned to reduce the number of poverty-level families

The Village will fund public service programs, provide assistance through the Village's Department of Health and Human Services, and will coordinate its efforts with governmental entities that serve poverty level families (ex. township offices) and nonprofit agencies.

Actions planned to develop institutional structure

The Village will continue to enhance its own inter-departmental structure and will work with established provider networks that service the Village's residents. The Department of Planning and Community Development will continue to be involved in the CDBG Northwest Suburban Network through which the CDBG entitlement communities in Chicago's Northwest suburbs share tools and information and have embarked on coordinating jointly funded project in order to enhance the effectiveness of each jurisdiction's CDBG allocation.

Actions planned to enhance coordination between public and private housing and social service agencies

The Village has enhanced its working relationship with the Cook County Housing Authority particularly through the implementation of the $5 million renovation of the Albert Goedke Apartments in Arlington Heights. The Village also approved, and construction has been completed on a 45-unit Low Income Housing Tax Credit financed building in downtown Arlington Heights and an 18-unit supportive rental building in Arlington Heights, that were developed by a private affordable housing developer. The Village maintains relationships with other public and private housing providers such as the Northwest Housing Partnership and the Housing Opportunities Development Corporation. The Village maintains relationships with social service agencies through its CDBG program and services provided by the Department of Health and Human Services, Department of Building and Life Safety, and Police

Department.

Discussion

The Village recognized that enhancing the institutional structure provides efficiencies in service for the benefit of residents. As a jurisdiction with a relatively small CDBG annual allocation, the Village relies on and supports the efforts of other governmental and nonprofit organizations to address the need of residents. The Village’s inclusionary housing program constitutes an effort to bring private developers in as a resource to provide affordable housing in Arlington Heights.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(l)(1,2,4)

Introduction

The Village does not anticipate any of the anticipated funds listed below.

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	**0**

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income.Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

OMB Control No: 2506-0117 (exp. 06/30/2018)

Appendix - Alternate/Local Data Sources

1	**Data Source Name** Public Housing - Village of Arlington Heights
	List the name of the organization or individual who originated the data set. Housing Authority of Cook County
	Provide a brief summary of the data set. The data provided reflects the residents of the Village of Arlington Heights who benefit from public housing programs. The data provided in the template was for all of suburban Cook County, IL.
	What was the purpose for developing this data set? The purpose was to focus on the Village of Arlington Heights rather than all of suburban Cook County.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? The data is for the Village of Arlington Heights.
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? The data was provided in January 2015.
	What is the status of the data set (complete, in progress, or planned)? Complete.
2	**Data Source Name** Alliance to End Homelessness in Suburban Cook Co.
	List the name of the organization or individual who originated the data set. Alliance to End Homelessness in Suburban Cook County.
	Provide a brief summary of the data set. The Alliance to End Homelessness in Suburban Cook County provided data from the Point in Time homeless count for 2013 and from estimates based on October 2012 - September 2013 HMIS data.
	What was the purpose for developing this data set? To provide homeless data for Arlington Heights as a subset of the data for all of suburban Cook County.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? The data is extrapolated from data for all of suburban Cook County.

	What time period (provide the year, and optionally month, or month and day) is covered by this data set? October 2012 - September 2013
	What is the status of the data set (complete, in progress, or planned)? Completed
3	**Data Source Name** Record Information Services, Inc.
	List the name of the organization or individual who originated the data set. Record Information Services, Inc. is a housing market and foreclosure data service that is commonly used by Illinois municipalities for the most thorough and up to date housing data.
	Provide a brief summary of the data set. The data set from Record Information Services, Inc. was used to determine the number of REO owned properties in Arlington Heights from January 1, 2014 - December 31, 2014.
	What was the purpose for developing this data set? The data was access because Record Information Services, Inc. is a reliable source for this data that was not otherwise available and not provided by HUD.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? The data is thoroughly comprehensive. It can be downloaded to the zip code level. Two zip code areas were used for Arlington Heights.
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? January 1, 2014 - December 31, 2014.
	What is the status of the data set (complete, in progress, or planned)? Complete.

2020-2024 Draft Consolidated Plan
Public Comments Received During 30-Day Public Comment Period
June 10, 2020 through July 11, 2020

KATHLEEN A KASPROWICZ
Wed 6/17/2020 10:28 AM
Email

Good Morning Dear Nora!

It has come to my attention that there might be need for feedback regarding some of the funding options for the Community Development Block Grant funds, other than paving streets that one would hope would already be in the VOAH budget, right?

IF the grant has to be for bricks and mortar in AH, Shelter Inc, Wings, or Faith Community Homes come to mind. They have all taken a hard hit during this pandemic 2020.

IF due to this pandemic other options might be considered, in willingness and ability to respond more charitably, I suggest reaching out to Pat Peery for the names of all the non-profits who work at and gain support from the Frontier Days Festival that will not be happening this year. Another option, if doable, would be the Festival itself for funding assistance in bringing it back next year to again support so many nonprofits in our community.

Hope all is well with you and yours, and that this communication with you is not too far out of line. I have always appreciated your kindness and your candor. That's what makes me think you too might appreciate hearing from me today.

Fondly,
Kathy Kasprowicz

Carol Anderson
Sat 7/4/2020 5:08 PM
Email

Nora,

Thank you, and the Village of Arlington Heights staff, for your efforts in distributing the annual Community Development Block Grant funds. I first learned of CDBG in 2006 as a board member of Escorted Transportation Service/NW. Not only am I continually grateful that ETS qualifies for this money each year, but I am also continually grateful for the other nonprofits included on the list. Each provide much needed services to at-risk populations in our community.

Under the heading **Construction/Economic Development**, $150,000 has been appropriated for Public Infrastructure. This seems short-sighted in light of the corona virus pandemic that has exposed weaknesses in all kinds of American systems. The pandemic has changed all our lives in many ways. Since this year is different, I propose the VAH use funds from the regular budget for public infrastructure. Let's consider what else might be possible with the CDBG money.

For twenty years, this "bricks and mortar money" was used to pay down the mortgage for the Arlington Heights Senior Center. I propose these funds be targeted for something equally significant with a long lasting benefit - Affordable Housing.

When the shelter in place order was issued this past March, our area churches were unable to receive PADS guests. The Clerics of St. Viator quickly stepped in with a gift of over $65,000 to secure hotel rooms. The churches and other organizations provided meals. This arrangement continues today. We can't be content to hope this problem will solve itself. The pandemic has made the system's failure unavoidably stark.

JOURNEYS has a plan to build housing on their property in Palatine. If each surrounding town designated CDBG funds for even ten years, it would be a significant boost to that organization and perhaps get the building started sooner. Could Arlington Heights spearhead that and approach the other towns to consider this?

Over thirty years ago, Ed Geise came to all the Arlington Heights churches to introduce the idea of sheltering the homeless. People were understandably nervous, but by the end of the meeting everyone was on board, volunteering for myriad jobs. One parishioner suggested we staff the program but hold it at the park district building so our guests could have the dignity of a shower. For reasons I no longer remember, the park district would not allow it. My own parish, St. James, recently rehabbed our church building. The layout of the basement took into consideration our weekly PADS guests and we included showers. First Presbyterian is beginning the planning process for some remodeling. They too, will include showers.

These churches of all denominations will continue to meet the needs of our less fortunate brothers and sisters. Clearly, the Clerics of St. Viator have not lost their compassion even after the 1972 Supreme Court decision denying their request to build low income housing on their

Arlington Heights property. It's time that you, our local government, pursue this in a significant way. We have a chance again to get this right and show that Arlington Heights is truly the City of Good Neighbors.

Thank you.
Carol Serrani Anderson

Ken Keifer

Email: Wednesday June 24, 2020

Re: IHDA Request for Applications - Community Outreach and Assistance

Hi Nora. Thank you for the detailed response. We clearly have funding and an avenue to help residents suffering an adverse impact from Covid-19. That's great. I would like to learn more about the demand we have for this and marketing avenues. But in any event to public comments you may include the following:

I would encourage the Village to utilize the special CDBG funds to address rental and mortgage assistance for residents suffering adverse financial impact from Covid-19. We should provide this funding in an expedited manner, and if necessary consider additional funding beyond what is provided in the special CDBG Funds.

Thank you Nora

Have a great day!

Beth Nabors
JOURNEYS|The Road Home
Re: $150,000 money for infrastructure in CDBG budget - 30 day public comment period
6/23/2020 12:11 pm
Email

Hi Nora,

I am writing to formally request that your team consider a large majority of that $150,000 CDBG infrastructure money in the budget to go toward JOURNEYS | The Road Home. The reason why I feel this is a critical way to spend this money, especially during these difficult times, is that JOURNEYS is spending over $18,000 a week to keep around 100 people housed in hotels who used to stay in our emergency shelters. We provide 300 meals a day to that population, provide healthcare on site and continue to provide counseling and other supportive services. We have exhausted our donors by requesting them to help in this way.

The Viatorians started our efforts by providing our seed money of $63,000 which allowed us to move everyone into hotels within three days. Elk Grove Township came to the plate in the amount of $40,000 which provided two weeks of additional support. Additionally, community members have come with support in droves, but with the unknown future of COVID and the need to keep people safe for longer than anticipated, we fear the money is running out. The support has slowed down as the state starts to open up but we know our population is more vulnerable to the pandemic than the rest and we know by releasing them into the streets before shelters can safely re-open means we risk the safety of the community as well.

Are you aware that we are one of the only shelter organizations in the region that has not experienced an outbreak? It is because of our quick response and community support, that we are able to say that we were ahead of COVID by our speedy response. We would like to keep it that way, so we are asking you to join our efforts as a village that cares.

The needs at JOURNEYS do not end there, however. Not only do we need help to keep people housed safely during COVID, but as you are aware, we need support to construct our building. If the building was already built, we would have been able to house during the pandemic within our walls and have a lock down facility – not expending this amount of money weekly to keep our client base and the village safe.

We are aware that for the past 20 years the CDBG infrastructure money went to pay off the Senior Center mortgage for the most part. Two years ago, that mortgage was paid off. For the past two years the money has been earmarked to be utilized for making infrastructure improvements for the low income residents of Arlington Heights-this year the plans are to pave roads in the low income neighborhoods of Arlington Heights of which there are how many? Don't you feel paving roads for community members in neighborhoods where the medium income is $87,790, which is more than the median annual income of $61,937 across the entire United States may not be a priority right now and that Arlington Heights could really make a more important impact by helping the most vulnerable at this time?

I am hoping that these comments make their way into the heads and hearts and ultimate decisions of those who determine how to best spend that money.

Thank you,

Beth Nabors

Executive Director

JOURNEYS | The Road Home

1140 E. Northwest Hwy., Palatine, IL 60074

Phone: (847) 963-9163, ext. 112

Fax: (847) 963-9120

www.journeystheroadhome.org

Anne Wall
Wed 7/8/2020 10:54 AM
Email

Hi Nora,

I hope you, your family and your coworkers are well.

We are happy to announce that **Escorted Transportation Service Northwest (ETS/NW) has resumed giving rides to the frail elderly** in the northwest suburbs to their medical and dental appointments!

We started giving rides again on June 15. A group of our amazing volunteers has stepped up to drive our passengers to their crucial medical appointments. **We have prioritized getting our passengers to urgent appointments that had to be put off** during the stay at home order such as macular degeneration treatments and specialists including cardiologists and oncologists. As we have done throughout, we continue to give rides to our dialysis passengers.

We have set up **new guidelines to help keep both our passengers and drivers safe**. The passengers are asked a series of medical questions prior to their ride. Both drivers and passengers wear masks. The drivers sanitize their cars prior to each ride and the passengers are asked to sit in the back seat to maximize social distancing.

While we are working hard to get as many of the frail elderly as we can to these urgent appointments, **there are many seniors in senior living facilities who are still under the stay at home order or are reluctant to go out**. So, ETS/NW continues to be concerned about and attentive to them and their mental and emotional health. Our volunteers continue to **make friendly calls to them, as well as send notes and postcards**. In addition, our Volunteer Coordinator, a trained social worker, is spending numerous hours talking to those who need more than just a friendly phone call or note. Her soothing ways of providing empathy and an ear are invaluable to them.

We are extremely grateful for the money allocated to us from the CDGB funds. In this difficult time, this funding is especially important to our ability to provide the frail elderly access to their pressing medical and dental appointments. The support and funding of HUD via the Village of Arlington Heights is integral to our service.

Thank you for being there,

Signed by: Dallas Tomlin
Executive Director

Signed by: Anne Wall
Associate Executive Director

ETS/NW
Escorted Transportation Service
NORTHWEST

1801 W Central Rd, Arlington Hts, IL 60005
annewall@etsnw.org 847.222.9331

PUBLIC NOTICE RELEASE OF COMMUNITY DEVELOPMENT BLOCK GRANT APPLICATIONS PROGRAM YEAR 2020-2021

The Village of Arlington Heights is undertaking the preparation of its HUD 2020–2021 HUD Annual Action Plan. The 2020-2021 Annual Action Plan describes how the Village will use its Federal FY 2020 Community Development Block Grant (CDBG) funds during the fiscal and program year of October 1, 2020–September 30, 2021. Other housing and community development activities to be undertaken by the Village, that are principally for the benefit of low and moderate income residents, will also be described in the Annual Action Plan.

The Village has released its CDBG Grant Application form for projects to be funded from October 1, 2020 – September 30, 2021. Grant applications must be submitted on the form provided by the Village and are due on or before 5:00 p.m., April 17, 2020.

CDBG Grant Application forms (including an electronic form option) may be obtained by contacting: Village of Arlington Heights, Department of Planning & Community Development, 33 S. Arlington Heights Road, Arlington Heights, IL 60005, (847) 368-5214 or nboyer@vah.com. The CDBG Grant Application form and instructions are also available on the Village's website at www.vah.com.

Published in Daily Herald March 16, 2020 (4542302)

RECEIVED
MAR 2 5 2020
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Algonquin,Antioch,Arlington Heights,Aurora,North Aurora,Bannockburn, Barrington,Barrington Hills,Lake Barrington,North Barrington,South Barrington,Bartlett,Batavia,Buffalo Grove,Burlington,Campton Hills, Carpentersville,Cary,Crystal Lake,Deerfield,Deer Park,Des Plaines,Elburn, East Dundee,Elgin,South Elgin,Elk Grove Village,Fox Lake, Fox River Grove,Franklin Park,Geneva,Gilberts,Glenview,Grayslake, Green Oaks,Gurnee,Hainesville,Hampshire,Hanover Park,Hawthorn Woods, Highland Park,Highwood,Hoffman Estates,Huntley,Inverness,Island Lake, Kildeer,Lake Bluff,Lake Forest,Lake in the Hills,Lake Villa,Lake Zurich, Libertyville,Lincolnshire,Lindenhurst,Long Grove,Melrose Park,Montgomery, Morton Grove,Mt.Prospect,Mundelein,Niles,Northbrook,Northfield,Northlake, Palatine,Park Ridge,Prospect Heights,River Grove,Riverwoods, Rolling Meadows,Rosemont,Round Lake,Round Lake Beach, Round Lake Heights,Round Lake Park,Schaumburg,Schiller Park,Sleepy Hollow, St. Charles,Streamwood,Sugar Grove,Third Lake,Tower Lakes,Vernon Hills, Volo,Wadsworth,Wauconda,Waukegan,West Dundee,Wheeling,Wildwood, Wilmette

County(ies) of Cook, Kane, Lake, McHenry

and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 03/16/2020 in said DAILY HERALD.

IN WITNESS WHEREOF, the undersigned, the said PADDOCK PUBLICATIONS, Inc., has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Paula Baltz
Authorized Agent

Control # 4542302

CDBG Grant Applications Being Accepted for 2020-2021

Posted on 03/10/2020

The Village of Arlington Heights is accepting CDBG grant applications for housing and community development activities to be undertaken during the 2020-2021 program year (October 1, 2020 – September 30, 2021). CDBG-funded activities must principally benefit of low and moderate income residents.

CDBG grant applications must be submitted on the form provided by the Village and are due on or before 5 p.m., April 17, 2020.

A hardcopy of the CDBG Grant Application [link to application form] form may be obtained by contacting: Village of Arlington Heights, Department of Planning & Community Development, 33 S. Arlington Heights Road,

Alerts 1

Arlington Heights, IL 60005, (847) 368-5200 or
nboyer@vah.com.

Proposal Overview

Arlington Heights Community Development Block Grant (CDBG) Program

Introduction

The U.S. Department of Housing and Urban Development's (HUD's) Community Development Block Grant (CDBG) program provides annual grants to entitlement communities to develop viable urban areas by providing decent housing, a suitable living environment, and by expanding economic opportunities – principally to benefit low-income persons. The grant amount is based on the federal budget and a formula calculation. The funding amounts vary from year to year.

Entitlement communities develop their own programs and funding priorities, and must give maximum feasible priority to activities that either benefit low-income persons or aid in the prevention or elimination of slums and blight. Other activities may be carried out after the community certifies that they meet other community development needs with a particular urgency. Existing conditions must pose a serious and immediate threat to the health or welfare of the entire community in order to be declared as urgent. Activities that do not meet one of these broad national objectives may not be undertaken with CDBG funds.

Activities that can be carried out with CDBG funds include, but are not limited to: acquisition of real property, relocation assistance, building demolition, rehabilitation of residential and nonresidential structures, and construction/rehabilitation of public facilities and improvements such as streets, sidewalks, parks, and neighborhood centers. In addition, CDBG funds may be used to pay for public services and activities relating to energy conservation and renewable energy resources. Entitlement communities may also provide assistance to profit-motivated businesses to carry out economic development activities that can document that they primarily benefit low-income persons.

The types of activities that are generally ineligible include: improvements to buildings for the general conduct of government, political activities, direct income payments to individuals, and construction of new housing or other facilities offering 24-hour care. <u>Potential applicants should note that public service funds are extremely limited.</u> Grants of this type are usually of a supplemental nature to an existing program.

Application Materials

The application form on the pages that follow was developed to establish a uniform proposal for organizations requesting Arlington Heights CDBG funds. Each question must be fully addressed, and further details of an applicant's operations may be attached. Please submit (1) <u>single-sided</u> signed original and (1) digital copy in a Word or PDF format. Assemble your application with binder clips, paper clips, or rubber bands. No three-ring binders, report covers, or staples, please.

Submit complete applications to:

Village of Arlington Heights
Department of Planning & Community Development
Attn: Nora Boyer, Housing Planner
33 S Arlington Heights Road
Arlington Heights, IL 60005

Application deadline:

Friday, April 17, 2020 at 5:00 p.m.

Proposals will not be accepted after this date and time.
Incomplete applications may be rejected.

Review of Applications

Applicants are required to attend the Board of Trustees' Committee of the Whole meeting to briefly present their proposals at a public hearing. Staff recommendations will be presented to the Board of Trustees toward the end of this Committee of the Whole meeting. The Village Board will take into account the information presented by the applicants when reviewing the staff recommendations. The Committee of the Whole meeting will be followed by a 30-day public comment period. After the public comment period, the Village Board will vote on the final funding allocations. Applicants will received information on the dates and times of the Committee of the Whole and Village Board meetings. These meetings will also be announced on the Village's website in the legal notices section of the *Daily Herald* newspaper.

Vision and Goals of Arlington Heights' CDBG Program

Arlington Heights' CDBG program will provide a better quality of life for low/moderate-income residents through "bricks and mortar" projects and service activities. The Village's goals to achieve this vision:

- Make housing affordable, accessible and sustainable
- Improve public infrastructure
- Improve facilities
- Provide financial assistance for programs and services
- Conduct planning and administration activities

Resources

Per HUD's Section 3 program, recipients of certain HUD financial assistance, to the greatest extent possible, must provide job training, employment, and contract opportunities for low-income residents in connection with projects and activities in their neighborhoods. Visit https://www.hud.gov/sites/documents/SECTION3_BROCHURE_FINAL.PDF for an overview of the program.

If you have any questions about program eligibility or the application form, please contact Nora Boyer at nboyer@vah.com or (847) 368-5214.

Application Summary Sheet

Arlington Heights Community Development Block Grant (CDBG) Program

Name for Proposed Project or Service:

Project Location:

CDBG Funding Request: $

Applicant Contact Information

Organization Name:

DUNS (Dun and Bradstreet) Number:

(A DUNS Number is required to receive federal funding)

Contact Name, Title:

Signature: ______________________________

(electronic signature is acceptable)

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

Mailing Address 1:

Mailing Address 2:

City, State, Zip:

Telephone Number:

Fax Number:

Email Address:

Organization website:

Application

Arlington Heights Community Development Block Grant (CDBG) Program

All items must be addressed to receive any consideration for funding.

A. Program

1. **Project Description**
   Describe the program for which funds are requested, including the purpose, clientele, duration, and goals. Explain any new or increased levels of service of the program. If the project has several components, please prioritize the key elements of the proposal. This should not be a description of the applicant organization as a whole. Rather, provide a description of the specific program or project for which funding is being sought and how that funding would be used.

2. **Previous CDBG Funding**
   Has your organization received CDBG funds before? If so, what municipalities have you worked with (including Arlington Heights)?

3. **Will any funds be used for research and development?**
   (Yes or No)
   If yes, please specify how funds will be used.

B. Service Area

1. **Describe your agency's service area, listing any municipalities served.**

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

3. **Describe any additional criteria for your program.**

4. **What facilities, services, or programs does your agency operate in Arlington Heights or for Arlington Heights residents?**

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

C. Program Client Statistics

1. **State the specific program or service for which funding is requested (transportation, medical care, shelter for persons with disabilities, etc.):**

2. **Complete the following table for low- and moderate-income persons assisted for the primary purpose of the program for which funding is requested, excluding complimentary services such as referrals (ex. the number of persons who have or are expected to receive counseling services during the time periods shown or the number of persons with disabilities who resided or are expected to reside in the home for which rehab funds are being requested):**

	Total Persons Served	**Total Arlington Heights Residents Served**	**Total Arlington Heights Residents Served by CDBG Funds**
October 1, 2020 – September 30, 2021 (proposed)			
October 1, 2019 – present			
October 1, 2018 – September 30, 2019			

2018 Income Limits	**Household Size**							
	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
Low/Moderate-Income	$49,950	57,050	64,200	71,300	77,050	82,750	88,450	94,150

NOTE: Household income is the total income of all household members 18 years old or older who contribute to the household. The extremely low, very low, and low income limits are based on Median Family Income, in which a householder has one or more other persons living in the same household who are related to the householder by birth, marriage, or adoption.

3. **How would CDBG funds be used to meet your goals for the Arlington Heights residents identified above?**

4. **If you receive CDBG funds, will they be used to serve more Arlington Heights residents or maintain the current service level?**

5. **Would this program exist without CDBG funding?**
   (Select one)
   - ☐ Yes
   - ☐ No

D. Staff for Funded Program

1. Total number of staff employed by agency for this program:

a. Full-time

b. Part-time

c. Volunteers

2. Provide the name of the staff member who will be coordinating the CDBG grant with the Village (i.e. completing reports, submitting invoices, monitoring visits, etc.):

Name, Title:

Phone Number:

Email Address:

3. How long has the staff member identified above been with the agency?

E. Fees and Funding Sources

1. **Describe any client fees collected*:**

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

2. **Describe how client fees are used:**

3. **List all other funding sources expected to be received for this specific program during the October 1, 2020 – September 30, 2021 program year and portions allocated for Arlington Heights residents:**

Source	Total Funds	Amount Utilized for Arlington Heights Residents
Section 108 Loan Guarantee	$	$
HOME Funds	$	$
ESG Funds	$	$
HOPWA Funds	$	$
Appalachian Regional Commission	$	$
Other Federal Funds	$	$
State/Local Funds	$	$
Private Funds	$	$
Program Income (client fees)	$	$
Other Funding	$	$
Please specify:		

4. **Does your agency receive more than $750,000 in federal funds?**
   (Select one)
   ☐ Yes
   ☐ No

F. Budgeted Expenses

1. **Please complete the following table:**

Program Year	Agency Budget (Expenses)	Program Budget (Expenses)	Arlington Heights CDBG Portion (Expenses)
Program Year 2020 (proposed)	$	$	$
Program Year 2019	$	$	$
Program Year 2018	$	$	$

2. **Indicate how CDBG funds are proposed to be used:**

Use of CDBG Funds	CDBG Amount
Payroll of employees providing direct client service*	$
Payroll for general administration of the CDBG grant**	$
Rent**	$
Utilities**	$
Construction/Rehabilitation	$
Other administrative costs	$
Please specify:	
Total CDBG Request	**$**

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

G. Performance Measurement Systems

1. Project Objectives

Please check one of the following to identify your agency's proposed objectives.
(The selection should reflect the purpose of your agency's proposed program.)

☐ *Creating a Suitable Living Environment*
This objective relates to activities that are intended to address a wide range of issues faced by low//moderate-income persons, from physical problems with their environment, such as poor quality infrastructure, to social issues such as crime prevention, literacy, or elderly health services. Includes activities that are designed to benefit communities, families, or individuals, by addressing issues in their living environment.

☐ *Providing Decent Housing*
This objective focuses on housing activities whose purpose is to meet individual family or community housing needs. It does not include programs where housing is an element of a larger effort to make community-wide improvements, since such programs would be more appropriately reported under Suitable Living Environments.

☐ *Creating Economic Opportunities*
This objective applies to activities related to economic development, commercial revitalization, or job creation.

2. Project Outcomes

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

☐ *Availability/Accessibility*
This outcome applies to activities that make services, infrastructure, public services, public facilities, housing, or shelter available or accessible to low/moderate-income people, including persons with disabilities. In this category, accessibility does not refer only to physical barriers, but also to making the basics of daily living available and accessible to low/moderate-income people where they live.

☐ *Affordability*
This outcome applies to activities that provide affordability in a variety of ways to low/moderate-income people. It can include the creation or maintenance of affordable housing, basic infrastructure hook-ups, or services such as transportation or day care. Affordability is an appropriate objective whenever an activity is lowering the cost, improving the quality, or increasing the affordability of a product or service to benefit a low-income household. Example #1: A low interest loan program might make loans available to low/moderate-income microenterprise businesses at 1% interest, which is far below the market rate. This program lowers the cost of the loan, enabling entrepreneurs to start businesses. As a result, the program makes financing more affordable. Example #2: A subsidized day care program that provides services to low/moderate-income persons/families at lower cost than unsubsidized day care.

☐ *Sustainability*
This outcome applies to activities that are aimed at improving communities or neighborhoods, helping to make them livable or viable by providing benefit to persons of low/moderate-income or by removing or eliminating slums or blighted areas, through multiple activities or services that sustain communities or neighborhoods.

H. Other Information

1. Mission Statement for your agency (may be attached):

2. The following documents must be included with your application:

All Applications:

☐ Copy of your organization's submitted 2017 or most recent Illinois Charitable Organization Annual Report Form AG990-IL *(This is a two-page document. Please do not submit the federal form.)*
☐ Proposed agency budget for the next fiscal year, including proposed funding sources*
☐ Current agency budget, including proposed funding sources*
☐ Most recent audit (one hard copy only)*
☐ Proof of non-profit determination
☐ Organizational chart
☐ Other (please describe)

*** May be provided in the form of a website address to the location of this information online.**

Construction/Rehabilitation Applications Only:

☐ Proposed construction/rehabilitation schedule*.

Please note that Village staff will contact the applicant to make an appointment for a tour of the proposed construction/rehabilitation project.

☐ Cost and Design Assistance Estimates

All projects must conform to Village of Arlington Heights codes and ordinances. Buildings must conform to zoning and property standards to be considered for funding.

Construction projects may be subject to Federal Labor Standards and Davis-Bacon Act prevailing wages, which should be taken into account when estimating the project costs. At least one cost estimate from a knowledgeable contractor must be submitted with this application. If there is a problem complying with this requirement, contact Nora Boyer at (847) 368-5214 or nboyer@vah.com. After CDBG funding is awarded, at least three (3) competitive bids will be required and a bid will be selected from these bids. One of these three bids may be the bid submitted with the application.

Notice of Public Hearing
REVISED

Topic: 2020-2024 Consolidated Plan including the 2020 Annual Action Plan and 2020 Community Development Block Grant Budget

Every 5 years, the Village of Arlington Heights adopts a 5-year Consolidated Plan. Through the Consolidated Plan process, the Village assesses its affordable housing and community development needs and market conditions and develops a strategic plan to meet those needs, particularly the needs of it low- and moderate-income residents. The Consolidated Plan is carried out through Annual Action Plans which provide concise summaries of the actions, activities, and the specific federal and non-federal resources that will be used each year to address the priority needs and specific goals identified in the Consolidated Plan.

The Village is in the process of developing its 2020-2024 Consolidated Plan for the period from October 1, 2020 – September 30, 2025 and the 2020 Annual Action Plan for the period from October 1, 2020 – September 30, 2021. The 2020 Annual Action Plan identifies the actions and activities to be taken in the 2020 program year including how the Village will utilize its Community Development Block Grant (CDBG) funds.

The purpose of this public hearing is to hear comments from the public concerning housing and community development needs in the Village and opinions on how the Village should use its resources, particularly its CDBG funds. In order to encourage public input into the process, a draft 2020-2024 Consolidated Plan, including a draft of the 2020 Annual Action Plan, will be posted on the Village's website by June 5, 2020. These draft documents will also be made available for public comment for a 30-day period following the Committee of the Whole meeting on June 8th.

The federal resources expected to be received during the 1-year period of the 2020 Annual Action Plan are:

Federal FY 2020 CDBG Grant:	$278,890
Estimated Prior Year Carry Over Funds:	$ 31,870
Anticipated CDBG Program Income:	$ 50,000
Total Estimated CDBG Funds Available:	$360,760

The estimates above may be adjusted prior to the public hearing as additional information becomes available concerning current year expenditures and program income.

A public hearing will be held concerning the 2020-2024 Consolidated Plan and 2020 Annual Action Plan:

Forum: Village Board's Committee of the Whole
Date: Monday, June 8, 2020
Time: 7:00 pm

The Village of Arlington Heights does not anticipate that displacement of any residents will occur as a result of Village funded 2020 Annual Action Plan activities. If displacement does occur, the Village will respond to any problems caused by the displacement of residents and will comply with all laws and regulations concerning the displacement of residents. In compliance with federal regulations, a minimum of 70% of the Village's expenditures of CDBG will benefit low- and moderate-income residents.

Pursuant to orders issued in response to the COVID-19 pandemic, this public hearing is closed to in-person, public attendance. Details on how to access and participate in this public hearing will be available at www.vah.com no later than June 5, 2020.

Provisions will be arranged so that any non-English speaking persons or persons with disabilities may participate in the public hearing. Requests for assistance are to be made at least 5 working days before the public hearing. The Village will arrange for translation. 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, Disabilities Services Coordinator, at (847) 368-5793 or drobb@vah.com. These requests should be made as soon as possible.

Published in Daily Herald May 23, 2020 (4545418)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Algonquin,Antioch,Arlington Heights,Aurora,North Aurora,Bannockburn, Barrington,Barrington Hills,Lake Barrington,North Barrington,South Barrington,Bartlett,Batavia,Buffalo Grove,Burlington,Campton Hills, Carpentersville,Cary,Crystal Lake,Deerfield,Deer Park,Des Plaines,Elburn, East Dundee,Elgin,South Elgin,Elk Grove Village,Fox Lake, Fox River Grove,Franklin Park,Geneva,Gilberts,Glenview,Grayslake, Green Oaks,Gurnee,Hainesville,Hampshire,Hanover Park,Hawthorn Woods, Highland Park,Highwood,Hoffman Estates,Huntley,Inverness,Island Lake, Kildeer,Lake Bluff,Lake Forest,Lake in the Hills,Lake Villa,Lake Zurich, Libertyville,Lincolnshire,Lindenhurst,Long Grove,Melrose Park,Montgomery, Morton Grove,Mt.Prospect,Mundelein,Niles,Northbrook,Northfield,Northlake, Palatine,Park Ridge,Prospect Heights,River Grove,Riverwoods, Rolling Meadows,Rosemont,Round Lake,Round Lake Beach, Round Lake Heights,Round Lake Park,Schaumburg,Schiller Park,Sleepy Hollow, St. Charles,Streamwood,Sugar Grove,Third Lake,Tower Lakes,Vernon Hills, Volo,Wadsworth,Wauconda,Waukegan,West Dundee,Wheeling,Wildwood, Wilmette

County(ies) of Cook, Kane, Lake, McHenry

and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 05/23/2020 in said DAILY HERALD.

IN WITNESS WHEREOF, the undersigned, the said PADDOCK PUBLICATIONS, Inc., has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Paula Baltz
Authorized Agent

Control # 4545418

Public Hearing - Proposed Consolidated Plan & 2020 CDBG Budget

Posted on 05/21/2020

Every 5 years, the Village of Arlington Heights adopts a 5-year Consolidated Plan. Through the Consolidated Plan process, the Village assesses its affordable housing and community development needs and market conditions and develops a strategic plan to meet those needs, particularly the needs of it low- and moderate-income residents. The Consolidated Plan is carried out through Annual Action Plans which provide concise summaries of the actions, activities, and the specific federal and non-federal resources that will be used each year to address the priority needs and specific goals identified in the Consolidated Plan.

The Village is in the process of developing its 2020-2024 Consolidated Plan for the period from October 1, 2020 – September 30, 2025 and the 2020 Annual Action Plan for the period from October 1, 2020 – September 30, 2021. The 2020 Annual Action Plan identifies the actions and activities to be taken in the 2020 program year including how the Village will utilize its Community Development Block Grant (CDBG) funds.

The purpose of this public hearing is to hear comments from the public concerning housing and community development needs in the Village and thought on how the Village should use its resources, particularly its CDBG funds. In order to encourage public input into the process, a draft 2020-2024 Consolidated Plan, including a draft of the 2020 Annual Action Plan, will be posted on the Village's website by June 5, 2020. These draft documents will also be made available for public comment for a 30-day period following the Committee of the Whole meeting on June 8th.

The federal resources expected to be received during the 1-year period of the 2020 Annual Action Plan are:

Federal FY 2020 CDBG Grant: $278,890
Estimated Prior Year Carry Over Funds: $31,870
Anticipated CDBG Program Income: $50,000
Total Estimated CDBG Funds Available: $360,760
The estimates above may be adjusted prior to the public hearing as additional information becomes available concerning current year

expenditures and program income.

A public hearing will be held concerning the 2020-2024 Consolidated Plan and 2020 Annual Action Plan:

Forum: Village Board's Committee of the Whole
Date: Monday, June 8, 2020
Time: 7:00 pm

The Village of Arlington Heights does not anticipate that displacement of any residents will occur as a result of Village funded 2020 Annual Action Plan activities. If displacement does occur, the Village will respond to any problems caused by the displacement of residents and will comply with all laws and regulations concerning the displacement of residents. In compliance with federal regulations, a minimum of 70% of the Village's expenditures of CDBG will benefit low-and-moderate-income residents.

Pursuant to orders issued in response to the COVID-19 pandemic, this Committee of the Whole meeting is closed to in-person, public attendance. The meeting will be held virtually, which permits the public to fully participate via their computers or by using their phones. Instructions on how to participate in the virtual meeting will be posted on the Village's website, on the Agendas & Minutes page no later than June 5, 2020.

Provisions will be arranged so that any non-English speaking persons or persons with disabilities may participate in the public hearing. Requests for assistance are to be made at least 5 working days before the public hearing. The Village will arrange for translation. 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, Disabilities Services Coordinator, at (847) 368-5793 or drobb@vah.com. These requests should be made as soon as possible.

Public Notice

To: The Citizens of Arlington Heights

Subject: 30-day Public Comment Period

2020-2024 Consolidated Plan and 2020 Annual Action Plan

On June 10, 2020, the Village of Arlington Heights will make available for public comment the proposed 2020-2024 Consolidated Plan including the 2020 Annual Action Plan.

The 2020-2024 Consolidated Plan assess the housing and community development needs of the Village, particularly the needs of the Village low- and moderate-income residents. The Consolidated Plan also includes a strategic plan outlining how the Village intends to address those needs over the 5-year period of the Consolidated Plan. The 2020 Annual Action Plan sets for the actions the Village intends to take during the 2020 program year (October 1, 2020 – September 30, 2021).

Persons seeking to obtain a copy of the 2020-2024 Consolidated Plan or 2020 Annual Action Plan may call Nora Boyer at (847) 368-5214 or email her at nboyer@vah.com. Copies will also be available for review on the Village's website at www.vah.com. Should you need an auxiliary aid or service, please contact David Robb, Disabilities Services Coordinator, at (847) 368-5793 or drobb@vah.com. Requests for accommodations should be made as soon as possible.

Verbal comments on the 2020-2024 Consolidate Plan and 2020 Annual Action Plan may be made by calling Nora Boyer at (847) 368-5214 or written comments may be emailed to nboyer@vah.com.

Written comments may also be sent to:
Village of Arlington Heights
Department of Planning and Community Development
33 S. Arlington Heights Road
Arlington Heights, IL 60005

The public comment period expires at 5 pm on July 11, 2020.
Published in Daily Herald May 21, 2020 (4545308)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Algonquin,Antioch,Arlington Heights,Aurora,North Aurora,Bannockburn, Barrington,Barrington Hills,Lake Barrington,North Barrington,South Barrington,Bartlett,Batavia,Buffalo Grove,Burlington,Campton Hills, Carpentersville,Cary,Crystal Lake,Deerfield,Deer Park,Des Plaines,Elburn, East Dundee,Elgin,South Elgin,Elk Grove Village,Fox Lake, Fox River Grove,Franklin Park,Geneva,Gilberts,Glenview,Grayslake, Green Oaks,Gurnee,Hainesville,Hampshire,Hanover Park,Hawthorn Woods, Highland Park,Highwood,Hoffman Estates,Huntley,Inverness,Island Lake, Kildeer,Lake Bluff,Lake Forest,Lake in the Hills,Lake Villa,Lake Zurich, Libertyville,Lincolnshire,Lindenhurst,Long Grove,Melrose Park,Montgomery, Morton Grove,Mt.Prospect,Mundelein,Niles,Northbrook,Northfield,Northlake, Palatine,Park Ridge,Prospect Heights,River Grove,Riverwoods, Rolling Meadows,Rosemont,Round Lake,Round Lake Beach, Round Lake Heights,Round Lake Park,Schaumburg,Schiller Park,Sleepy Hollow, St. Charles,Streamwood,Sugar Grove,Third Lake,Tower Lakes,Vernon Hills, Volo,Wadsworth,Wauconda,Waukegan,West Dundee,Wheeling,Wildwood, Wilmette

County(ies) of Cook, Kane, Lake, McHenry

and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 05/21/2020 in said DAILY HERALD.

IN WITNESS WHEREOF, the undersigned, the said PADDOCK PUBLICATIONS, Inc., has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Paula Baltz
Authorized Agent

Control # 4545308

Proposed Consolidated Plan Available for Public Comment on June 10

Posted on 05/21/2020

On June 10, 2020, the Village of Arlington Heights will make available for public comment the proposed 2020-2024 Consolidated Plan including the 2020 Annual Action Plan.

The 2020-2024 Consolidated Plan assess the housing and community development needs of the Village, particularly the needs of the Village low- and moderate-income residents. The Consolidated Plan also includes a strategic plan outlining how the Village intends to address those needs over the 5-year period of the Consolidated Plan. The 2020 Annual Action Plan sets for the actions the Village intends to take during the 2020 program year (October 1, 2020 – September 30, 2021).

Persons seeking to obtain a copy of the 2020-

2024 Consolidated Plan or 2020 Annual Action Plan may call Nora Boyer at (847) 368-5214 or email her at nboyer@vah.com. Copies will also be available for review on the Village's website. Should you need an auxiliary aid or service, please contact David Robb, Disabilities Services Coordinator, at (847) 368-5793 or drobb@vah.com. Requests for accommodations should be made as soon as possible.

Verbal comments on the 2020-2024 Consolidate Plan and 2020 Annual Action Plan may be made by calling Nora Boyer at (847) 368-5214 or written comments may be emailed to nboyer@vah.com. Written comments may also be sent to:

Village of Arlington Heights
Department of Planning and Community Development
33 S. Arlington Heights Road
Arlington Heights, IL 60005

The public comment period expires at 5 pm on July 11, 2020.

Citizen Participation Plan & 2019 Annual Action Plans Substantial Amendment

Posted on 05/28/2020

In response to the COVID-19 pandemic, the federal government has allocated an additional $164,062 in CDBG funds to the Village of Arlington Heights. These CDBG-COVID-19 (CDBG-CV) funds are to be used by the Village to respond to COVID-19-related needs.

In order to utilize these funds in a timely manner, the Village must approve a Citizen Participation Plan Amendment to add certain public participation processes and waivers approved by HUD. Also, the Village must approve a 2019 Annual Action Plan Substantial Amendment to explain how it will use the CDBG-CV funds. The full texts of the proposed amendments are contained in the attached documents and are highlighted in yellow.

Summary of Proposed Uses of CDBG-CV

Funds Proposed Allocation:

Housing Assistance (rent or mortgage) to be provided to Arlington Heights residents who meet the CDBG low/moderate income guidelines and are unable to pay their rent or mortgage due to loss of income (ex. layoff or reduction in work hours) resulting from COVID-19.

Proposed Allocation: $110,000

Counseling subsidy to be provided Arlington Heights residents meeting CDBG low/moderate income guidelines who are in need of counseling services due to mental health issues related to the COVID-19 virus.

Proposed Allocation: $15,000

Other Public service to be provided through CDBG subrecipients agencies for activities that were approved for regular CDBG funds under the Village's 2019 Annual Action Plan or public services to be provided through the Village's Department of Health and Human Services.

Proposed Allocation: $39,062

TOTAL of proposed allocations: $164,062

Comments from the public may be made to nboyer@vah.com or by calling 847.368.5214 until 5 p.m. on Friday, June 5, 2020. The amendments to the Citizen Participation Plan and substantial amendments to the 2019 Annual Action Plan will be discussed at the Village Board's virtual Committee of the Whole meeting on Monday, June 8, 2020. Approval of amendments to the Citizen Participation Plan and substantial amendments 2019 Annual Action Plan are tentatively scheduled for the June 15, 2020 Village Board meeting, pending the need for any further research or additional discussion.

Boyer, Nora

From: legals <legals@dailyherald.com>
Sent: Tuesday, June 30, 2020 3:39 PM
To: Boyer, Nora
Subject: RE: Legal Notice for Publication Con Plan Hearing 2

[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.]

We'll publish this Thursday, Nora.

From: Boyer, Nora [mailto:nboyer@vah.com]
Sent: Tuesday, June 30, 2020 3:00 PM
To: legals <legals@dailyherald.com>
Subject: Legal Notice for Publication Con Plan Hearing 2

Please publish this Notice at the next available opportunity.

Nora Boyer
Housing Planner/Planner II
Village of Arlington Heights
847-368-5214

This email has been scanned for viruses and malware, and may have been automatically archived by Mimecast Ltd."

Boyer, Nora

From: Boyer, Nora
Sent: Tuesday, June 30, 2020 3:00 PM
To: legals
Subject: Legal Notice for Publication Con Plan Hearing 2
Attachments: Public Hearing Notice 2 7.20.2020.docx

Please publish this Notice at the next available opportunity.

Nora Boyer
Housing Planner/Planner II
Village of Arlington Heights
847-368-5214

To: The Citizens of Arlington Heights
Subject: Notice of Public Hearing
Village of Arlington Heights 2020-2024 Consolidated Plan including the 2020 Annual Action Plan and CDBG Budget

Every 5 years, the Village of Arlington Heights adopts a 5-year Consolidated Plan. Through the Consolidated Plan process, the Village assesses its affordable housing and community development needs and market conditions and develops a strategic plan to meet those needs, particularly the needs of it low- and moderate-income residents. The Consolidated Plan is carried out through Annual Action Plans which provide concise summaries of the actions, activities, and the specific federal and non-federal resources that will be used each year to address the priority needs and specific goals identified in the Consolidated Plan.

The Village is in the process of developing its 2020-2024 Consolidated Plan for the period from October 1, 2020 – September 30, 2025 and the 2020 Annual Action Plan for the period from October 1, 2020 – September 30, 2021. The 2020 Annual Action Plan identifies the actions and activities to be taken in the 2020 program year including how the Village will utilize its Community Development Block Grant (CDBG) funds.

The Village is seeking citizen input on its proposed 2020-2024 Consolidated Plan including its 2020 Annual Action Plan and Community Development Block Grant (CDBG) Budget.

The proposed 2020-2024 Consolidated Plan and 2020 Annual Action Plan and Community Development Block Grant (CDBG) Budget is posted on the Village's website for a 30-day public comment period that ends on July 11, 2020. The proposed 2020-2024 Consolidated Plan and 2020 Annual Action Plan and Community Development Block Grant (CDBG) Budget will be posted again, by July 17, 2020, on the Village's website (www.vah.com) linked to this agenda item on the July 20, 2020 Village Board meeting. Copies may also be requested by calling (847) 368-5214 or emailing nboyer@vah.com; or a copy can be picked up during regular business hours at:

Village of Arlington Heights
Department of Planning & Community Development
33 S. Arlington Heights Road
Arlington Heights, IL 60005

THE PUBLIC HEARING ON THE 2020-2024 CONSOLIDATED PLAN, INCLUDING THE 2020 ANNUAL ACTION PLAN AND CDBG BUDGET, WILL BE HELD:

Date: Monday, July 20, 2020
Time: Meeting begins at 7:00 pm

Pursuant to orders issued in response to the COVID-19 pandemic, the Board meeting is closed to in-person, public attendance. The public will have an opportunity to fully participate in the virtual Board meeting via their computers or phones. Instructions to participate will be posted on the Village website by July 17, 2020

Questions or comments of 200 words or less may be emailed in advance of the Village Board meeting to rhume@vah.com by 3 p.m. Monday, July 20. These emails will be read at the Board meeting.

If you have any questions, please contact Nora Boyer, Housing Planer, at (847) 368-5214 or nboyer@vah.com.

Public Hearing on 2020-2024 Consolidated Plan on July 20

Posted on 06/30/2020

The Village's 2020-2024 Consolidated Plan, including its 2020 Annual Action Plan and CDBG budget, will be the subject of a public hearing before the Village Board at a meeting held at 7 p.m., July 20, 2020. It is expected that after consideration and possible amendments made to the Plan in response to public comments, the Plan will be adopted later on in the meeting.

The Consolidated Plan contains the Village's analysis and plans for how it will address the housing and community development needs of the Village's residents particularly low and moderate-income residents and using the Village's Community Development Block Grant (CDBG) funds. Due to COVID-19 restrictions, this will be a virtual meeting. Instructions on how residents may participate in the meeting will be posted on the Village's website by July 17, 2020.

To: The Citizens of Arlington Heights

Re: **30-Day Public Comment Period - 2020-2024 Consolidated Plan including the 2020 Annual Action Plan and CDBG Budget**

Every 5 years, the Village of Arlington Heights adopts a 5-year Consolidated Plan. Through the Consolidated Plan process, the Village assesses its affordable housing and community development needs and market conditions and develops a strategic plan to meet those needs, particularly the needs of it low- and moderate-income residents. The Consolidated Plan is carried out through Annual Action Plans which provide concise summaries of the actions, activities, and the specific federal and non-federal resources that will be used each year to address the priority needs and specific goals identified in the Consolidated Plan.

The Village is in the process of developing its 2020-2024 Consolidated Plan for the period from October 1, 2020 – September 30, 2025 and the 2020 Annual Action Plan for the period from October 1, 2020 – September 30, 2021. The 2020 Annual Action Plan identifies the actions and activities to be taken in the 2020 program year including how the Village will utilize its Community Development Block Grant (CDBG) funds.

The Village has made its draft 2020-2024 Consolidated Plan including the 2020 Annual Action Plan and 2020 CDBG budget available for public comment.

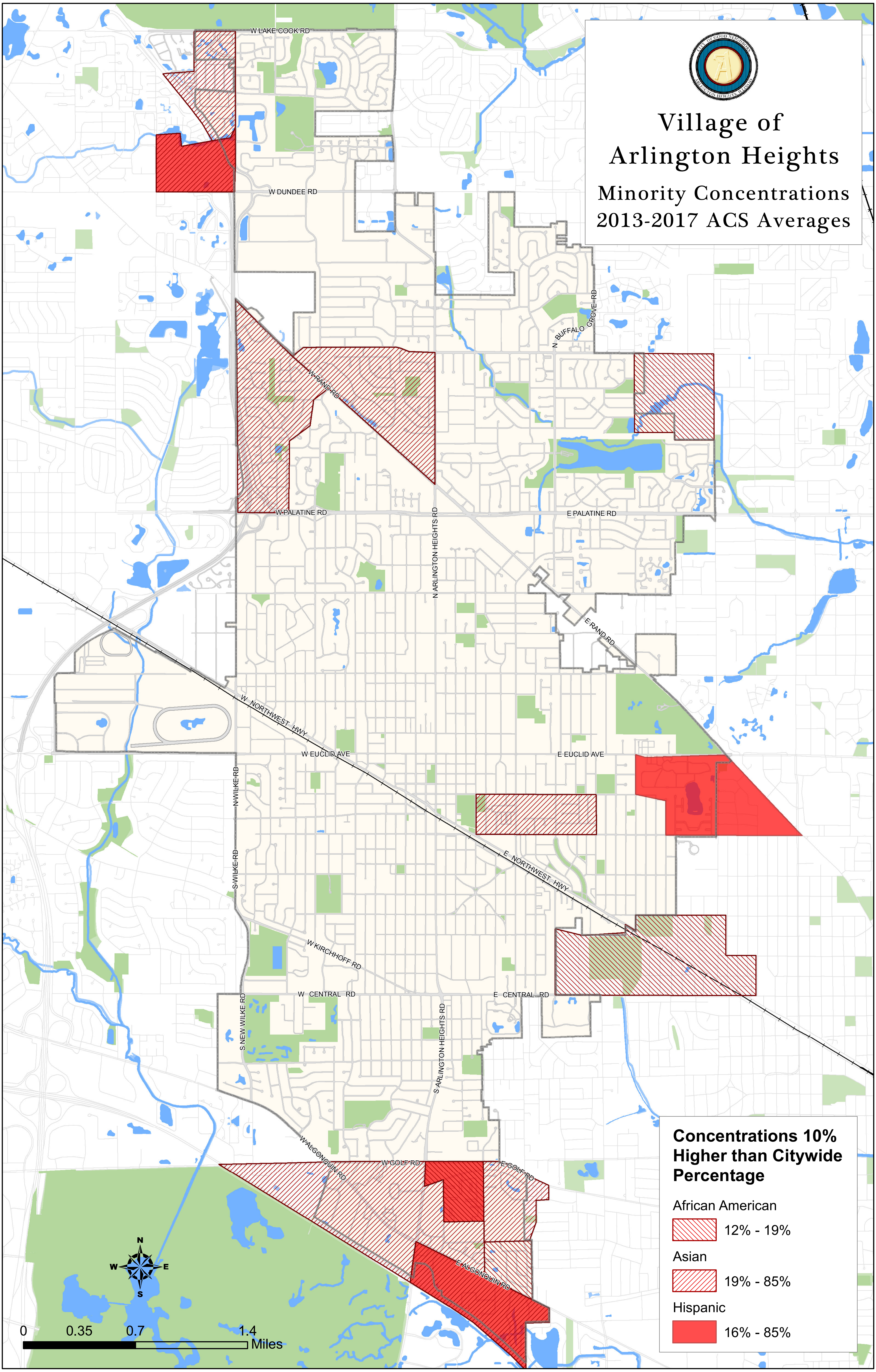
For those interested in the draft 2020 CDBG budget, it is printed on the reverse side of this announcement.

Persons seeking to obtain a copy of the 2020-2024 Consolidated Plan for the period from October 1, 2020 – September 30, 2025 and the 2020 Annual Action Plan may call Nora Boyer at (847) 368-5214 or email nboyer@vah.com. A copy is also available on the Village's website at https://www.vah.com/ under the "Trending" announcements. It may be necessary to click on "View All" under "Trending" to find "Proposed Consolidated Plan Available for Public Comment on June 10."

Notice of Public Hearing 2020-2024 Consolidated Plan including the 2020 Annual Action Plan and 2020 CDBG budget – July 20, 2020

A public hearing concerning the proposed 2020-2024 Consolidated Plan including the 2020 Annual Action Plan and 2020 CDBG budget will be held at the Village Board meeting on the evening of July 20, 2020. Information on the time and instruction on how to participate in the meeting will be posted on the Village website (www.vah.com) no later than noon on July 17, 2020. If you have any questions, please contact Nora Boyer at (847) 951-2525 or nboyer@vah.com. Following consideration of public comments, and after making any amendments in response to those comment, it is expected that the 2020-2024 Consolidated Plan including the 2020 Annual Action Plan and 2020 CDBG budget will be adopted later on the agenda of the July 20, 2020 Village Board meeting.

	DRAFT 2020-2021 CDBG BUDGET		**2020-2021**
	REVENUE		**Estimated revenue**
	CDBG Grant	$	278,890
	Carry Over of Unexpended CDBG funds	$	31,870
	Transfer from Capital Fund for Disposition of Teen Center	$	-
	Program income	$	50,000
	Total Revenue	$	360,760
			2020-2021
	EXPENDITURES		**Draft**
	Public Services		**Allocations**
1	Faith Community Homes	$	2,500
2	District 214 Education Foundation	$	1,500
3	NW CASA - Sexual Assault Program	$	2,500
4	Children's Advocacy Center	$	2,500
5	WINGS	$	6,000
6	Resources for Community Living	$	5,000
7	Escorted Transportation Service/NW	$	3,500
8	Suburban Primary Health Care Council	$	4,337
9	Journeys The Road Home	$	4,500
10	Arlington Hts. Park District	$	9,113
11	Life Span	$	3,000
12	Catholic Charities	$	4,000
13	Little City Foundation Day Center Services	$	4,000
14	Northwest Compass	$	4,000
na	Covid 19 Public Services provided by 2020 subrecipients	$	25,000
		$	81,450
	Construction/Econ. Development		
15	Clearbrook - rehab of 2 bathrooms to make them ADA compliant	$	25,000
16	Single Family Rehab Loan Program	$	39,310
17	Group Residence/Transitional Housing Program	$	-
18	Public Infrastructure	$	150,000
19	Public Facilities	$	-
		$	214,310
	Administration	$	65,000
20	CDBG Administration/Salaries/Audit/Legal Notice	$	65,000
	Total	$	360,760


Village of
Arlington Heights
Minority Concentrations
2013-2017 ACS Averages
Concentrations 10% Higher than Citywide Percentage
African American
12% - 19%
Asian
19% - 85%
Hispanic
16% - 85%
W LAKE COOK RD
W DUNDEE RD
N BUFFALO GROVE RD
W RAND RD
W PALATINE RD
E PALATINE RD
N ARLINGTON HEIGHTS RD
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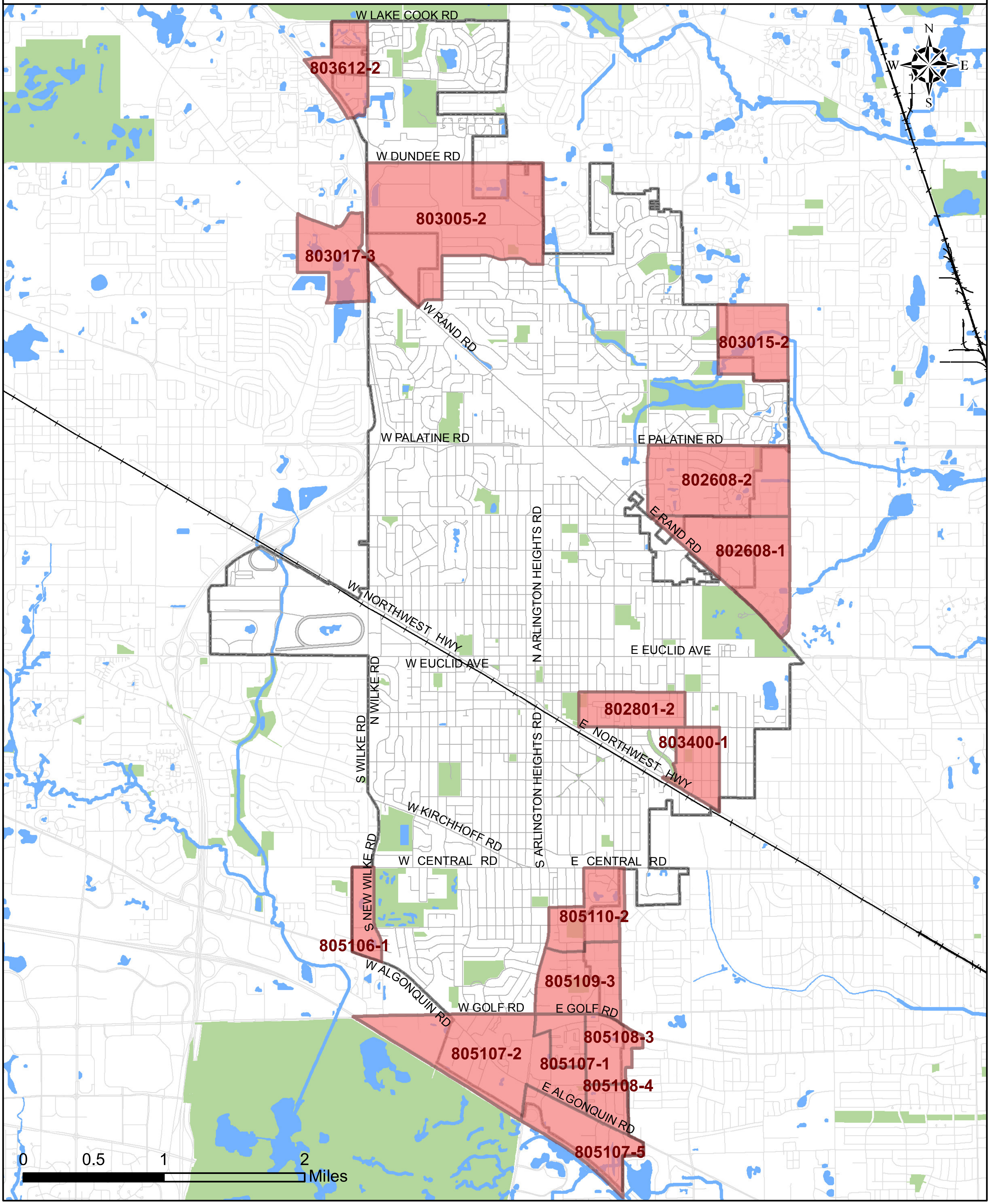
2020 CDBG Eligible Block Groups



Village of Arlington Heights
Needs Assessment Supplement

NA-05 Overview

Needs Assessment Overview

The U.S. Department of Housing and Urban Development (HUD) provided data from the U.S. Census 2011-2015 American Community Survey (ACS) and HUD generated 2011-2015 CHAS data for the Village to use in its Needs Assessment. HUD asks that the Village review with data to identify:

1. The housing needs of the Village's extremely low-, low- and moderate-income households,
2. The community's greatest needs among housing types (ex. small related, large related, elderly and other), and
3. Any races or ethnicities that have disproportionately greater needs than the general Arlington Height population.

BACKGROUND

The Village of Arlington Heights is a suburban community located in Cook County, Illinois approximately 25 miles northwest of the City of Chicago. Arlington Heights was incorporated in 1871 and experienced slow growth until a large population increase and annexations expanding the Village occurred in the 1950s and 1960s. Recently, Arlington Heights experienced the redevelopment of much of its downtown area which surrounds a commuter rail station. Land space in the community is now limited, and as a built-out community, change comes mainly in the form of redevelopment.

ARLINGTON HEIGHTS HOUSING UNITS

According to 2011-2015 ACS data, the Village has a population of 75,800 residents and there are 32,324 housing units. Of the Village's housing units 75% are owner-occupied and 25% are rentals. Of the Village's housing units:

57% are single family detached homes or duplexes

8% are single family attached homes (i.e. townhomes)

12% are housing structures containing 3 – 9 units

3% are housing structures containing 10 – 19 units

20% are structures containing 20 or more units

NUMBER OF ARLINGTON HEIGHTS HOUSEHOLDS BY AREA MEDIAN INCOME

Percentage AMI	**Number of Households**
0 – 30% (Extremely Low Income)	2,395
>30 - 50%I (Low Income)	2,810
>50 - 80%I (Moderate Income)	4,160
>80 – 100%	3,195
>100%	17,805

2011-2015 CHAS

Narrative:
The total number of Arlington Heights households that are extremely low, low, and moderate income as defined above is 9,365 households or 31% of all Arlington Heights households.

HOUSING PROBLEMS
HUD identifies the following housing problems for examination:
1. Housing lacking in complete plumbing;
2. Housing lacking in complete kitchens;
3. Severe overcrowding;
4. Overcrowding;
5. Cost burden; and
6. Severe cost burden.

<u>Housing Lacking in Complete Plumbing and Kitchens</u>
According to the US Census American Community Survey 5-Year Estimates for 2013 – 2017, the number of Arlington Heights households lacking complete plumbing was 73 households (.2 of all Arlington Heights households) and the number lacking complete kitchens was 98 (.3% of all Arlington Heights households). Due to these very low numbers, the Village of Arlington Heights does not consider this to be a significant problem and it is one that is addressed through code enforcement when instances come to the attention of the Village.

Overcrowding

HUD defines overcrowded households as those that have 1.01 to 1.5 persons per room residing in a dwelling unit. According to the US Census American Community Survey 5-Year Estimates for 2013 – 2017, there were 337 overcrowded households in Arlington Heights which constitutes 1% of all Arlington Heights Households.

Severe Overcrowding

HUD defines severely overcrowded households as those that have 1.51 or more persons per room residing in a dwelling unit. According to the US Census American Community Survey 5-Year Estimates for 2013 – 2017, there were no (0) severely overcrowded households in Arlington Heights.

Narrative:

Since the number of Arlington Heights households that are lacking in complete plumbing, complete kitchens are severely overcrowded or are overcrowded is so low, the Village of Arlington Heights directs its attention to housing affordability where need is shown. Further, it is expected that the many of the incidents of incomplete plumbing and kitchens and overcrowding are functions of household income and housing affordability.

Beginning in 2020, the Village began experiencing housing needs associated with the Corona virus pandemic. Due to the stay-at-home order and closing of businesses, residents lost jobs or otherwise experienced decreases in income that have affected their housing stability.

COST BURDEN

Cost burden is defined as a household spending more than 30% of its monthly income on monthly housing costs. The numbers of cost burdened Arlington Heights residents is shown below and is subcategorized by owners and renters.

Total Cost Burdened
Arlington Heights Residents
Renters and Owners

	Renters	Owners
Cost Burdened Households at 0 – 30% AMI (Extremely Low Income)	740	1,014
Cost Burdened Households at >30% AMI – 50%AMI (Low Income)	970	1,378
Cost Burdened Households at >50% – 80% AMI (Moderate Income)	639	1,555
Total Cost Burdened Extremely Low through Moderate Households	2,349	3,947

2011-2015 CHAS

Narrative:
The numbers provided above provide the answer to the questions, "How great is the need for affordable housing in Arlington Heights among current residents." The data above indicates that a total of 2,349 current Arlington Heights renters are living in unaffordable housing situations and 3,947 Arlington Heights owners are living in unaffordable housing situations.

Cost Burdened
Extremely Low, Low and Moderate Income
Renter and Owner Households
by Household Types and Tenure

	Renter		Owner	
	Number of Households	Percentage of Households	Number of Households	Percentage of Households
Small Related	675	28.7%	1,059	26.8%
Large Related	95	4.0%	204	5.2%
Elderly	934	39.8%	2,125	53.8%
Other	645	27.4%	559	14.2%
Total	2,349	100% (rounded)	3,947	100%

2011-2015 CHAS

Narrative:
The table above shows the numbers of cost burdened, extremely low – moderate income households by type (small related, large related, elderly and other). The majority of other households are single (non-elderly) and unrelated households). The greatest numbers or percentages of cost burdened extremely low – moderate income households by type are found in these categories:

Elderly, owner households:	2,125 households
Small related, owner and rental households:	1,059 and 675 households respectively
Elderly, rental households:	934 households
Other (ex. single and non-related households):	645 households

SEVERE COST BURDEN

Severe cost burden is defined as a household spending more than 50% of its monthly income on monthly housing costs. The numbers of severely cost burdened Arlington Heights residents is shown below and is subcategorized by owners and renters.

Total Severely Cost Burdened
Arlington Heights Residents
Renters and Owner

	Renters	Owners
Severely Cost Burdened Households at 0 – 30% AMI (Extremely Low Income)	725	849
Severely Cost Burdened Households at >30% AMI – 50%AMI (Low Income)	490	770
Severely Cost Burdened Households at >50% – 80% AMI (Moderate Income)	145	655
Total Severely Cost Burdened Extremely Low through Moderate Households	1,360	2,274

2011-2015 CHAS

Narrative:
The numbers provided above delve into the severity of affordable housing need in Arlington Heights. The data above indicates that a total of 1,360 current Arlington Heights renters with incomes that are extremely low through moderate are living in severely unaffordable housing situations, and 2,274 Arlington Heights owners with income that are extremely low through moderate are living in severely unaffordable housing situations. These numbers are subset of the broader population of cost burdened households. Therefore, of the 2,349-cost burdened, renter households, 1,360 are severely cost burdened and of the 3,947-cost burdened, owner households 2,274 are severely cost burdened.

<u>Severely Cost Burdened</u>

Extremely Low, Low and Moderate Income

Renter and Owner Households

by Household Types

	Renter		Owner	
	Number of Households	Percentage of Households	Number of Households	Percentage of Households
Small Related	235	17.3%	579	25.5%
Large Related	80	5.9%	130	5.7%
Elderly	680	50%	1,205	53%
Other	365	26.8%	360	15.8%
Total	1,360	100% (rounded)	2,274	100%

2011-2015 CHAS

Narrative:

The table above shows that the majority of severely cost burdened extremely low through moderate income Arlington Heights residents are elderly - 50% (n=680) of all severely cost burdened renters and 53% (n=1,205) of all cost burdened owners. The next most populated group of severely cost burdened renters is “other” renters (primarily single persons. The next most populated group of severely cost burdened owners is small related households at 25.5% (n=579) of all severely cost burdened owner households.

DISPROPORTIONATELY GREATER HOUSING NEED: HOUSING PROBLEMS BY RACE/ETHNICITY

According to HUD, **disproportionate need** occurs when a household category has a level of **need** that is at least 10 percentage points higher than the level of **need** of all households in a particular income category. A housing need is defined as a household having one or more of the following problems: 1. Lack of complete kitchen facilities, 2. Lack of complete plumbing facilities, 3. More than 1 persons per room, 4. Cost Burden greater than 30%.

The analysis below does not include American Indian, Alaska Native or Pacific Islander residents. These groups represent less than 1% of Arlington Heights population and resulted in no measured HUD CHAS data.

<u>Disproportionate Need: Housing Problems</u>
The data below indications the numbers and proportions of housing needs the extremely low, low, and moderate income levels. The data reflects households with any of the four housing needs.

0 – 30% AMI Households
With at Least One of the 4 Housing Needs

	Has 1 or more of the 4 housing problems	Percent of persons by race with at least 1 housing problem as a percent of all persons of that race
Jurisdiction as a Whole	1,765	73.8%
White	1,525	74.6%
Black/African American	**25**	**100%**
Asian	75	57.7%
Hispanic	130	74.3%

2011-2015 CHAS

Narrative: Of the residents with incomes of 0 – 30% AMI, 73.8% had at least one housing problem. Broken down by race/ethnicity, Black/African American residents in this income category experienced disproportionate housing need with 100% (n=25) experiencing a housing need.

>30 – 50% AMI Households
With at Least One of the 4 Housing Needs

	Has 1 or more of the 4 housing problems	Percent of persons by race with at least 1 severe housing problem as a percent of all persons of that race
Jurisdiction as a Whole	2,335	83.4%
White	1,935	81.3%
Black/African American	**125**	**96.9%**
Asian	**130**	**97%**
Hispanic	**135**	**97.1%**

2011-2015 CHAS

Narrative: Of the residents with incomes of >30 – 50% AMI, 834% had at least one housing problem. Broken down by race/ethnicity, 96.9% of Black/African American residents (n=125), 97% of Asian residents (n=130), and 97.1% of Hispanic residents (n=135) experiencing a disproportionate housing needs.

>50 – 80% AMI Households
With at Least One of the 4 Housing Needs

	Has 1 or more of the 4 housing problems	Percent of persons by race with at least 1 housing problem as a percent of all persons of that race
Jurisdiction as a Whole	2,275	54.6%
White	1,899	55%
Black/African American	25	25%
Asian	105	44.7%
Hispanic	200	64.5%

2011-2015 CHAS

Narrative: Of the residents with incomes of >50 – 80% AMI, 54.6% had at least one housing problem. Broken down by race/ethnicity, no race or ethnicity experienced a disproportionate housing need although the Hispanic category was within .1%.

Conclusion:

Disproportional Need was experienced with regard to severe housing need by:

- Black/African Americans at 0 – 30% AMI
- Black/African American at >30 – 50% AMI
- Asian at >30 – 50% AMI
- Hispanic_at >30 – 50% AMI

DISPROPORTIONATELY GREATER NEED: SEVERE HOUSNG PROBLEMS BY RACE/ETHNICITY

According to HUD, **disproportionate need** occurs when a household category has a level of **need** that is at least 10 percentage points higher than the level of **need** of all households in a particular income category. A severe housing need is defined as a household having one or more of the following problems: 1. Lack of complete kitchen facilities, 2. Lack of complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden greater than 50%.

0 – 30% AMI Households
With Severe Housing Need

	Persons with a severe housing need	Percent within income level and race category with a severe housing need
Jurisdiction as a Whole	1,585	66.3%
White	1,365	66.4%
Black/African American	**25**	**100%**
Asian	75	57.6%
Hispanic	115	65.7%

2011-2015 CHAS

Narrative: Of the residents with incomes of 0 – 30% AMI, 66.3% had a severe housing need. Broken down by race/ethnicity, Black/African American residents in this income category experienced disproportionate severe housing need with 100% (n=25) experiencing a severe housing need.

>30 – 50% AMI
With Severe Housing Need

	Persons with a severe housing need	Percent within income level and race category with a severe housing need
Jurisdiction as a Whole	1,290	46.1%
White	1,095	21.4%
Black/African American	55	44.3%
Asian	54	34.6%
Hispanic	75	55.9%

2011-2015 CHAS

Narrative: Of the residents with incomes of >30 – 50% AMI, 46.1% experienced a severe housing need. Broken down by race/ethnicity, no race or ethnicity experienced a disproportionate housing need.

>50 – 80% AMI
With Severe Housing Need

	Persons with a severe housing need	Percent within income level and race category with a severe housing need
Jurisdiction as a Whole	895	21.5%
White	790	22.9%
Black/African American	10	10%
Asian	15	6.2%
Hispanic	60	19%

2011-2015 CHAS

Narrative: Of the residents with incomes of >50 – *0% AMI, 21.5% experienced a severe housing need. Broken down by race/ethnicity, no race or ethnicity experienced a disproportionate housing need.

Conclusion:
Disproportionately greater sever housing need was experienced:

- Black/African Americans at 0 – 30% AMI.
- No other disproportional impact of severe housing need was found.

DISPROPORTIONATELY GREATER NEED: HOUSING COST BURDEN BY RACE/ETHNICITY

Housing Cost Burden

	Number of Households Cost Burdened at 30 – 50%	Percentage of Arlington Heights Residents Cost Burdened at 30 – 50%	Number of Households Severely Cost Burdened at >50%	Percentage of Arlington Heights Residents Severely Cost Burdened at >50%
Jurisdiction as a Whole	5,030	16.6%	4,134	13.6
White	4,101	15.6%	3,595	13.7
Black/African American	115	2.5%	110	22.5
Asian	515	22.6%	165	7.2
Hispanic	**355**	**29.6%**	230	19.2

2011-2015 CHAS

Conclusion:

Disproportionately greater housing cost burden is experienced by:

- Hispanic Arlington Heights residents who are cost burdened (30 – 50% of monthly income used for housing costs)

No disproportionate racial/ethnic impact was indicated with regard to of severe housing burden

Village of Arlington Heights
Housing Market Analysis - Supplement

MA-05 Overview

Housing Market Analysis Overview:

Since its incorporation in 1887, the Village of Arlington Heights has grown into the largest Cook County suburb and the fifth largest suburb in the Chicago metropolitan area. The Village has reached the “maturation” stage in its development. The Village is “built-out” to its boundaries with little undeveloped land. Redevelopment has become the predominant issue when planning for the future of the Village.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	17,565	55%
1-unit, attached structure	2,363	7%
2-4 units	1,010	3%
5-19 units	4,159	13%
20 or more units	6,670	21%
Mobile Home, boat, RV, van, etc.	0	0%
Total	**31,767**	**100%**

Data Source: 2011-2015 ACS

Narrative:

According to the 2011 – 2015 American Community Survey, there are 31,767 housing units in Arlington Heights. The majority of the housing units are 1-unit detached homes (55%). Most multi-family homes are in large developments of 20 or more units. There relatively fewer numbers of housing units in 1-unit attached structures (i.e. townhomes) and smaller structures having 2 – 19 units.

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	1,135	5%	485	7%
1980-1999	5,030	22%	2,635	35%
1950-1979	14,845	65%	4,028	54%
Before 1950	1,924	8%	289	4%
Total	***22,934***	***100%***	***7,437***	***100%***

Data Source: 2011-2015 CHAS

Narrative:
As indicated in the above table, a total of 58% of the Village's housing stock was built prior to 1980 and is therefore at least 40 years old. It can be expected due to the abundance of housing of this age will lead to continued need for modifications to update basic home system components, energy improvements, and accessibility. These rehabilitation needs exist and will continue to grow for single family and multi family structures.

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	16,769	73%	4,317	58%
Housing Units build before 1980 with children present	977	4%	669	9%

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

Narrative:
The Village is aware of the hazards of lead based paint, particularly for housing units build before 1980. The number of housing units in Arlington Heights build before 1980 is 16,769. The Village complies with all federal lead-based paint requirements when implementing its Community Development Block Grant (CDBG) funded programs. The Village's Department of Health and Human Services offered blood lead-based paint testing which is free for anyone unable to pay the nominal fee. To date, no lead based paint poisoning cases have been recorded by the Cook County Health Department in Arlington Heights.

Cost of Housing

Year	Median Home Value	Median Rent Paid
1990	168,900	711
2000	240,600	933
2010	372,300	967
2011–2015	320,600	1,107
2013-2017	340,300	1,260

Data Source: 1990 Census, 2000 Census, 2010 Census, 2011-2015 ACS and 2013—2017 ACS

Narrative:
Arlington Heights home values increased dramatically from the 1990s until the housing downturn affected home values just after 2010. The table below shows the decrease in home values from 2020 to the American Community Survey 2011-2015 estimate. Home values have been recovering but have not returned to the peak values. Median rents also dramatically increase from 1990 to 2000 and have increase steadily since then.

Housing Affordability

% Units affordable to Households earning	Affordable Renter Units	Affordable Owner Units
30% AMI	420	No Data
50% AMI	635	815

% Units affordable to Households earning	Affordable Renter Units	Affordable Owner Units
80% AMI	2,824	2,775
100% AMI	No Data	4,998
Total	**3,879**	**8,588**

Data Source: 2011-2015 CHAS

Is there sufficient housing for households at all income levels?

	Arlington Heights Households	Affordable Renter Units	Affordable Owner Units	Total Affordable Renter and Owner	Affordable Unit Stock Compared to Households
30% AMI	2,395	420	No Data	420	- 1,975
>30 - 50% AMI	2,810	635	815	1,450	- 1,360
>50 - 80% AMI	4,160	2,824	2,775	5,599	+ 2,775
100% AMI	3,195	No Data	4,998	4,998	+ 1,803
	12,560	3,879	8,588	12,467	

Data Source: 2011-2015 CHAS

Narrative:

The table above shows that there is a shortage of 1,975 housing units in Arlington Heights affordable to current residents within that income category. There is a shortage of 1,360 housing units affordable within the over 30% to under 50% of area median income category.

In Arlington Heights, of the 31,767 total Arlington Heights housing units, approximately 75% or 23,825 are ownership units and approximately 25% or 7,925 are rental units. The percentage of ownership units that are affordable up to 100% of area median income is 36% while the percentage of rental units that are affordable up to 100% of area median income is 49%.

How is affordability of housing likely to change considering changes to home values and/or rents?

Affordability is likely to decrease if the values of ownership housing and rents continue to increase. The Village of Arlington Heights is implementing a counter measure by developing its inclusionary zoning program that requires the inclusion of affordable units in new construction developments that would otherwise be unaffordable to low-income households. The inclusionary zoning program also generates funds into the Affordable Housing Trust Fund to be used to generate affordable housing.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Discussion:

The current (2019) HOME rents/Fair Market Rent in the Chicago-Joliet-Naperville area are $1,044 for a 1-bedroom unit and $1,212 for a 2-bedroom unit. The Fair Market Rents, the amounts paid for units under the Housing Choice Voucher Program, for 2020 are:

Zip Code	Efficiency	1-Bedroom	2-Bedroom
60004	1,120	1,260	1,460
60005	1,000	1,120	1,300

Participants in the federal Housing Choice Voucher program pay 30% of their monthly incomes for monthly rent. The program pays the difference up to the limits shown above. These limits are comparable to the 2017 Arlington Heights median rent of $1,260. If the Fair Market rent continues to be comparable to median market rents, rental property owners may be open to accepting Housing Choice Vouchers.

VILLAGE OF ARLINGTON HEIGHTS

2020-2024 Consolidated Plan

HOUSING AND COMMUNITY DEVELOPMENT NEEDS SURVEY RESULTS

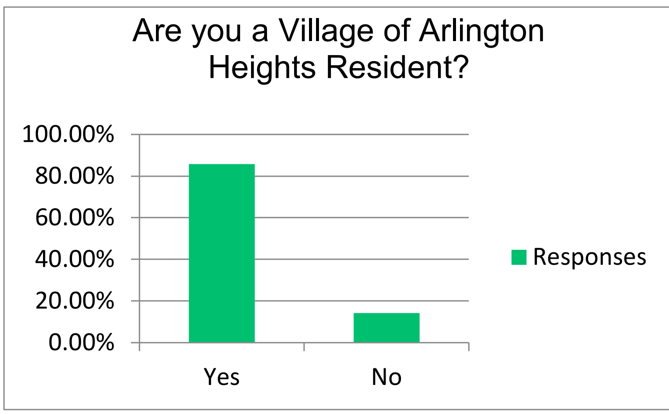
February 2020

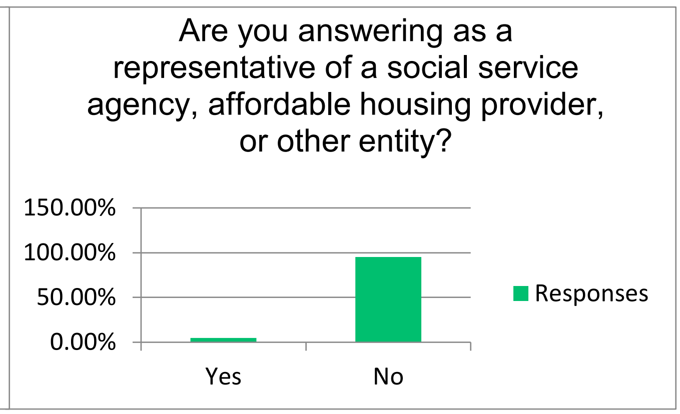
Introduction

In February 2020, the Village of Arlington Heights Planning and Community Development Department published an online survey to gauge community service needs and obtain feedback on current community services. This survey was conducted in order to determine the best allocation of Community Development Block Grant (CDBG) funds for the coming year.

The survey obtained feedback for the categories of general Community Services, Housing, Community Facilities, Special needs Services, Jobs and Businesses, Neighborhood Services, and Infrastructure. The survey also allowed for respondents to list any additional issues or priorities that they would like to see addressed by the Village.

As of April 8th, 2020, 21 responses were received. Over 85% of these responses were from Arlington Heights residents, with 15% of responses coming from individuals residing outside of Village limits. Approximately 5% of total respondents identified themselves as a representative of a social service agency, affordable housing provider, or other entity that provides housing or other assistance to low and moderate income Arlington Heights residents.





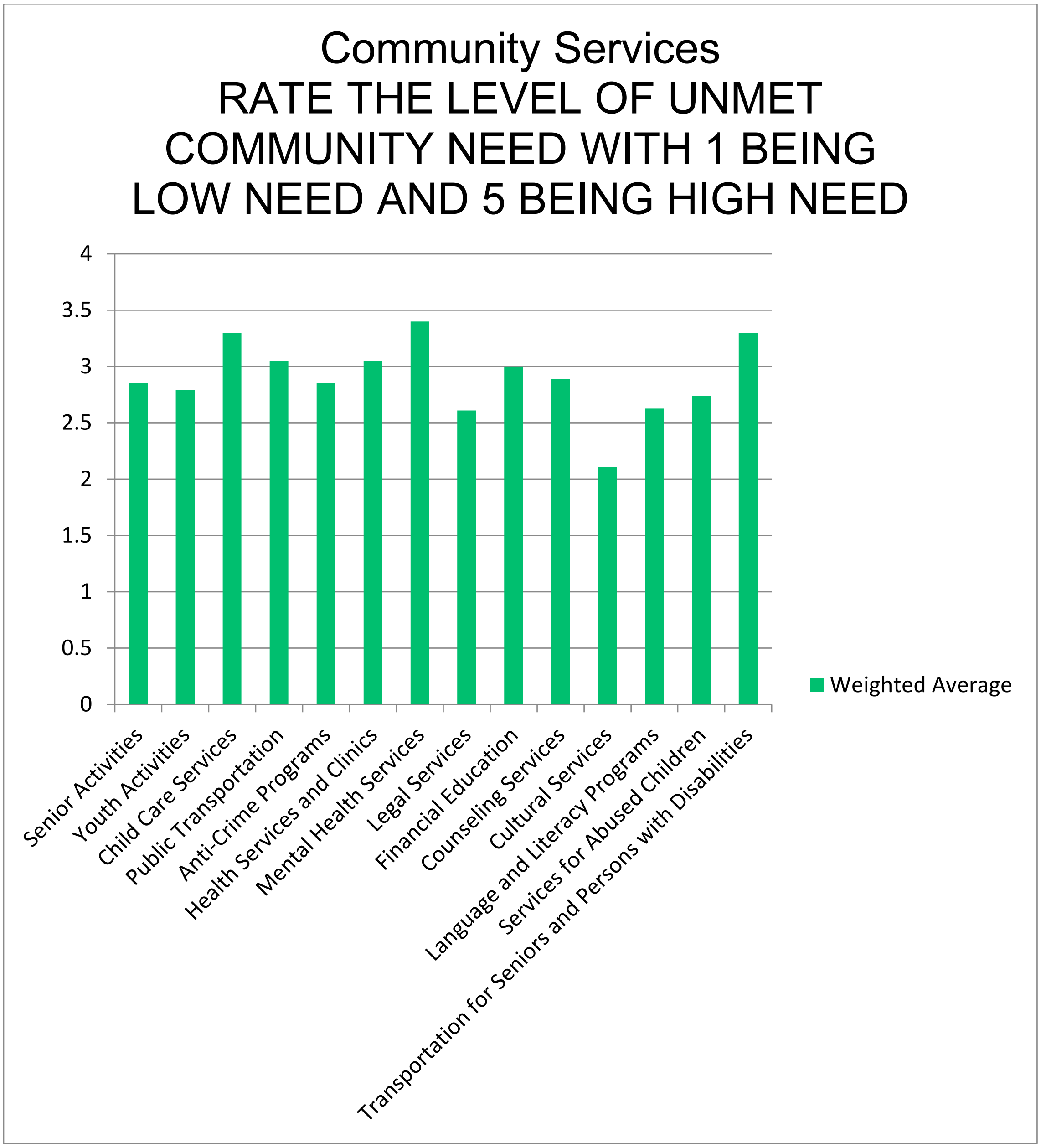
The results of the survey are summarized below.

Community Services

With respect to Community Services, the survey included a list of various services with the instruction that respondents should rate the level of unmet community need from 1 to 5. A rating of 1 indicated a low need, and 5 indicated a high need. The responses to each service listed were averaged to provide a weighted score.

Among all services listed, *Mental Health Services* was shown to have the highest community need, with a weighted score of 3.40 out of 5. The second and third highest needs, both with a weighted score of 3.30, were identified as *Child Care Services including Affordable Day Care* and *Transportation for Seniors and Persons with Disabilities to Medical Appointments*.

The service with the lowest community need was *Cultural Services*, with a weighted score of 2.11 out of 5. The service with the second lowest community need was *Legal Services* with a weighted score of 2.61 out of 5, followed by *Language and Literacy Programs* with a weighted score of 2.63 out of 5.

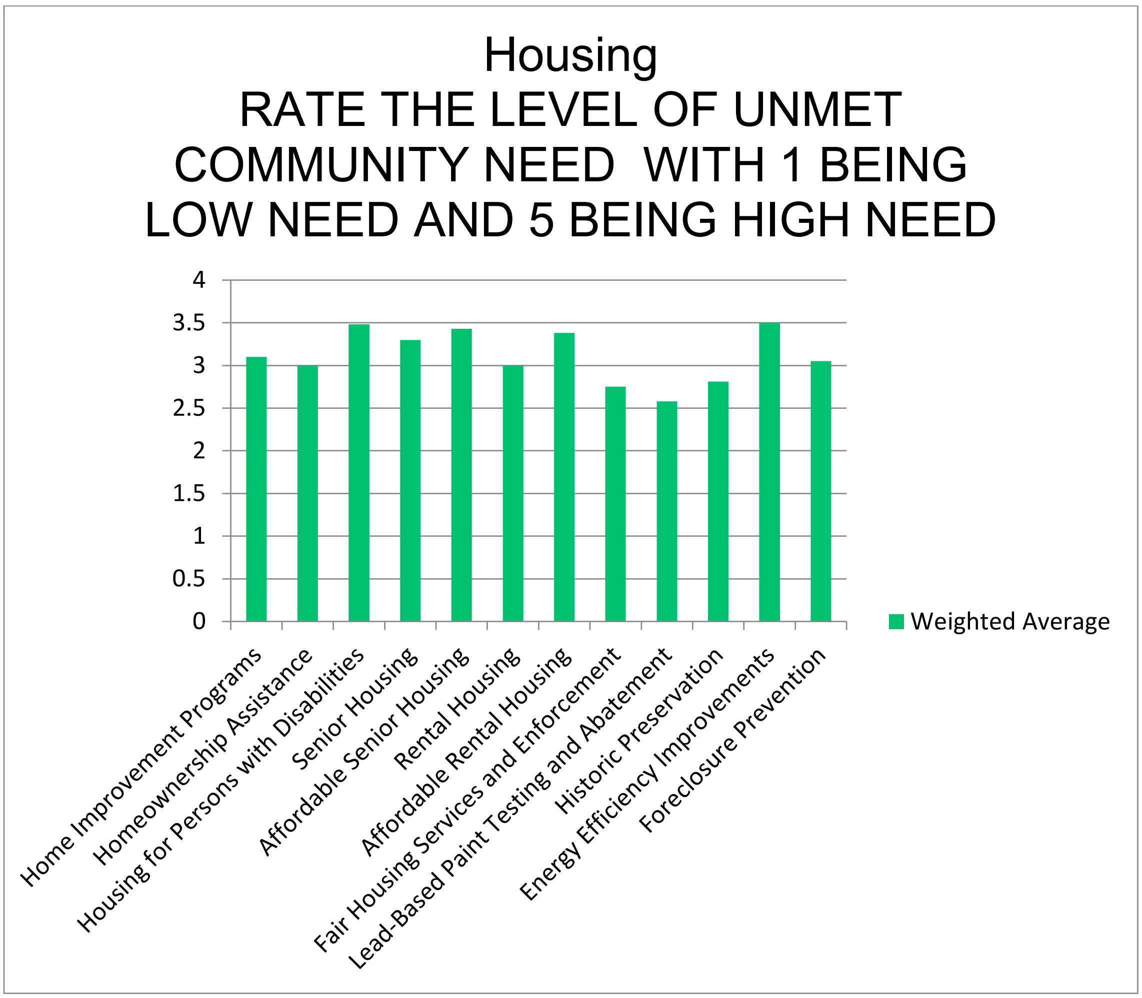


Housing

With respect to Housing, the survey included a list of various services with the instruction that respondents should rate the level of unmet community need from 1 to 5. A rating of 1 indicated a low need, and 5 indicated a high need. The responses to each service listed were averaged to provide a weighted score.

Among all services listed, *Energy Efficiency Improvements* was shown to have the highest community need, with a weighted score of 3.50 out of 5. The service with the second highest community need was *Housing for Persons with Disabilities* with a weighted score of 3.48 out of 5, followed by *Affordable Senior Housing* with a weighted score of 3.43 out of 5.

The service with the lowest community need was *Lead-Based Paint Testing and Abatement*, with a weighted score of 2.58 out of 5. The service with the second lowest community need was *Fair Housing Services and Enforcement* with a weighted score of 2.75 out of 5, followed by *Historic Preservation* with a weighted score of 2.81 out of 5.

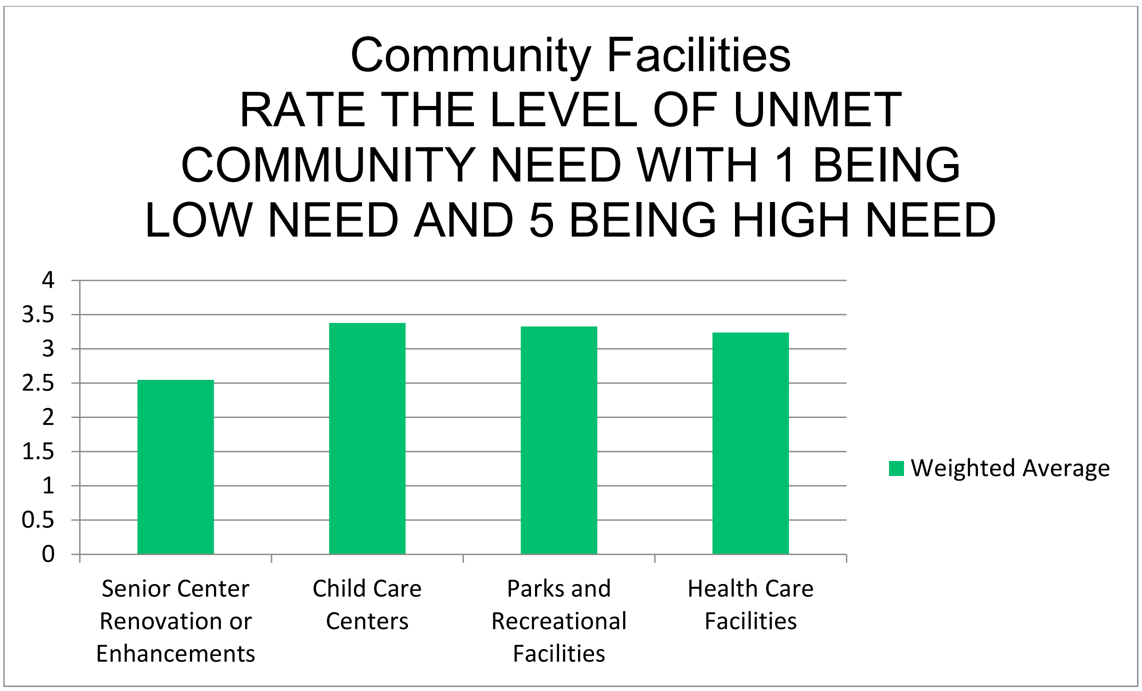


Community Facilities

With respect to Community Facilities, the survey included a list of four services with the instruction that respondents should rate the level of unmet community need from 1 to 5. A rating of 1 indicated a low need, and 5 indicated a high need. The responses to each service listed were averaged to provide a weighted score.

Among all services listed, *Child Care Centers* was shown to have the highest community need, with a weighted score of 3.38 out of 5. The service with the second highest community need was *Parks and Recreational Facilities* with a weighted score of 3.33 out of 5.

The service with the lowest community need was *Senior Center Renovation or Enhancements*, with a weighted score of 2.25 out of 5. The service with the second lowest community need was *Health Care Facilities* with a weighted score of 3.24 out of 5.

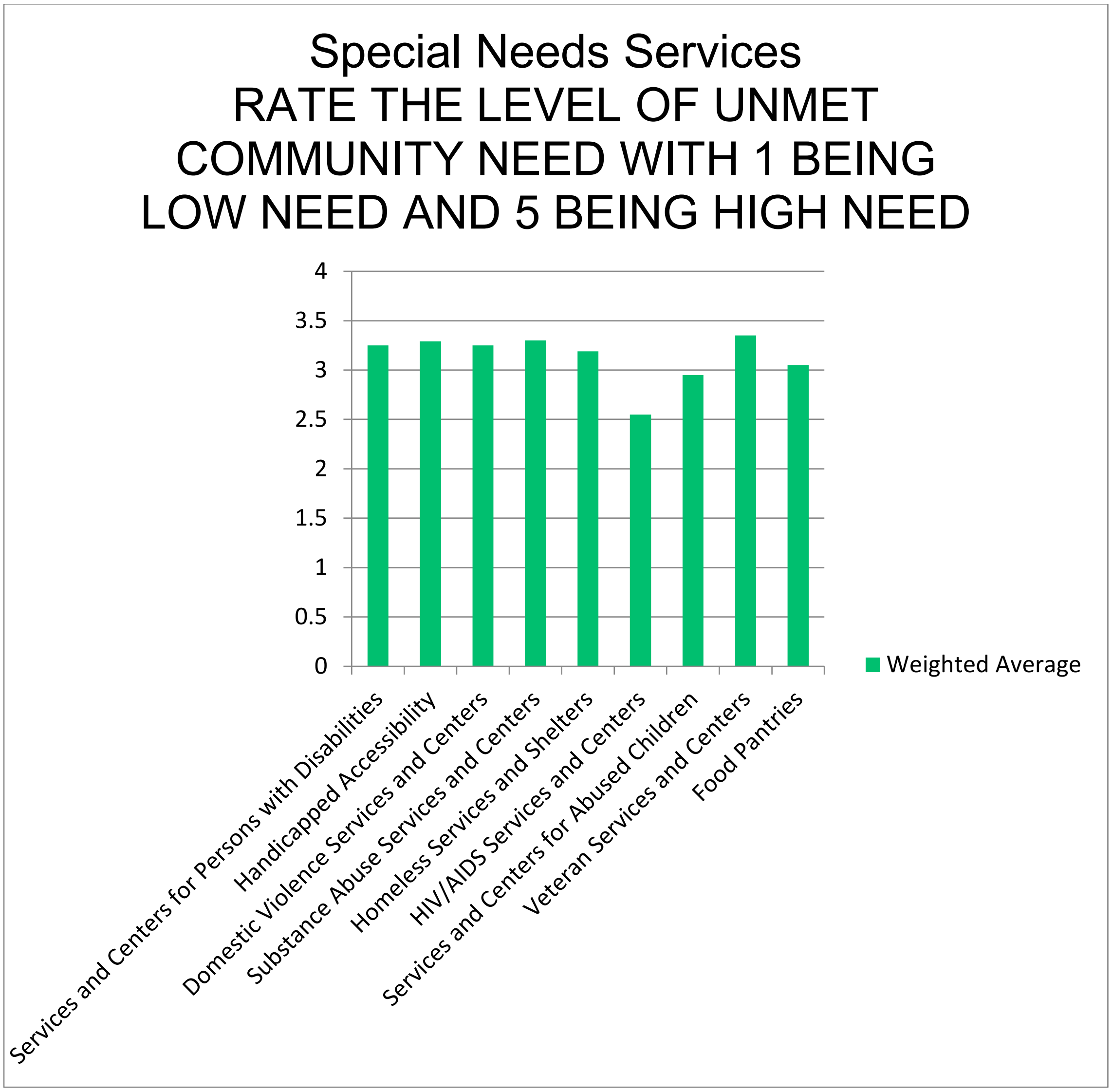


Special Needs Services

With respect to Special Needs Services, the survey included a list of various services with the instruction that respondents should rate the level of unmet community need from 1 to 5. A rating of 1 indicated a low need, and 5 indicated a high need. The responses to each service listed were averaged to provide a weighted score.

Among all services listed, *Veteran Services and Centers* was shown to have the highest community need, with a weighted score of 3.35 out of 5. The service with the second highest community need was *Substance Abuse Services and Centers* with a weighted score of 3.30 out of 5, followed by *Handicapped Accessibility* with a weighted score of 3.29 out of 5.

The service with the lowest community need was *HIV/AIDS Services and Centers*, with a weighted score of 2.55 out of 5. The service with the second lowest community need was *Services and Centers for Abused Children* with a weighted score of 2.95 out of 5, followed by *Food Pantries* with a weighted score of 3.05 out of 5.

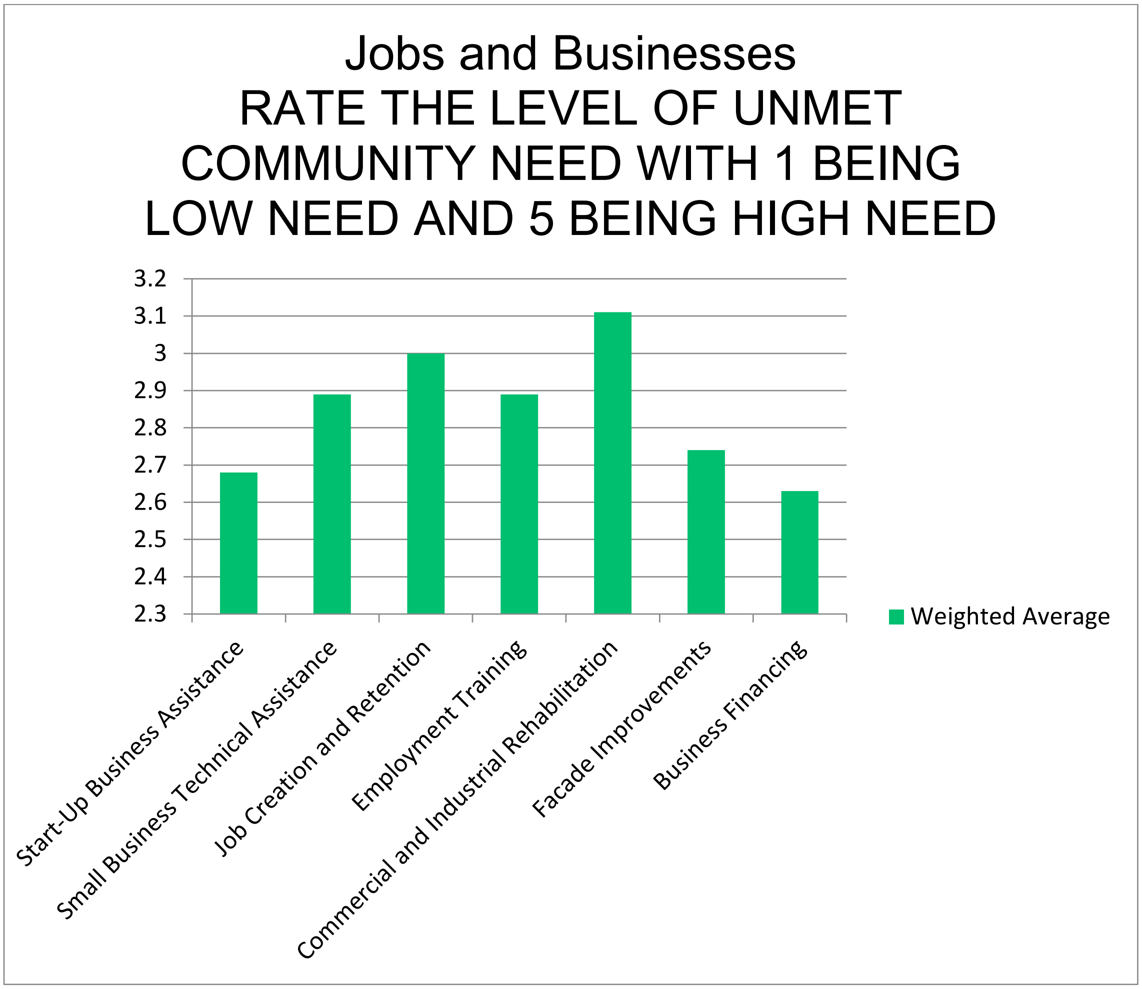


Jobs and Businesses

With respect to Jobs and Businesses, the survey included a list of various services with the instruction that respondents should rate the level of unmet community need from 1 to 5. A rating of 1 indicated a low need, and 5 indicated a high need. The responses to each service listed were averaged to provide a weighted score.

Among all services listed, *Commercial and Industrial Rehabilitation* was shown to have the highest community need, with a weighted score of 3.11 out of 5. The service with the second highest community need was *Job Creation and Retention* with a weighted score of 3.00 out of 5, followed by *Small Business Technical Assistance* with a weighted score of 2.89 out of 5.

The service with the lowest community need was *Business Financing*, with a weighted score of 2.63 out of 5. The service with the second lowest community need was *Start-Up Business Assistance* with a weighted score of 2.68 out of 5, followed by *Facade Improvements* with a weighted score of 2.74 out of 5.

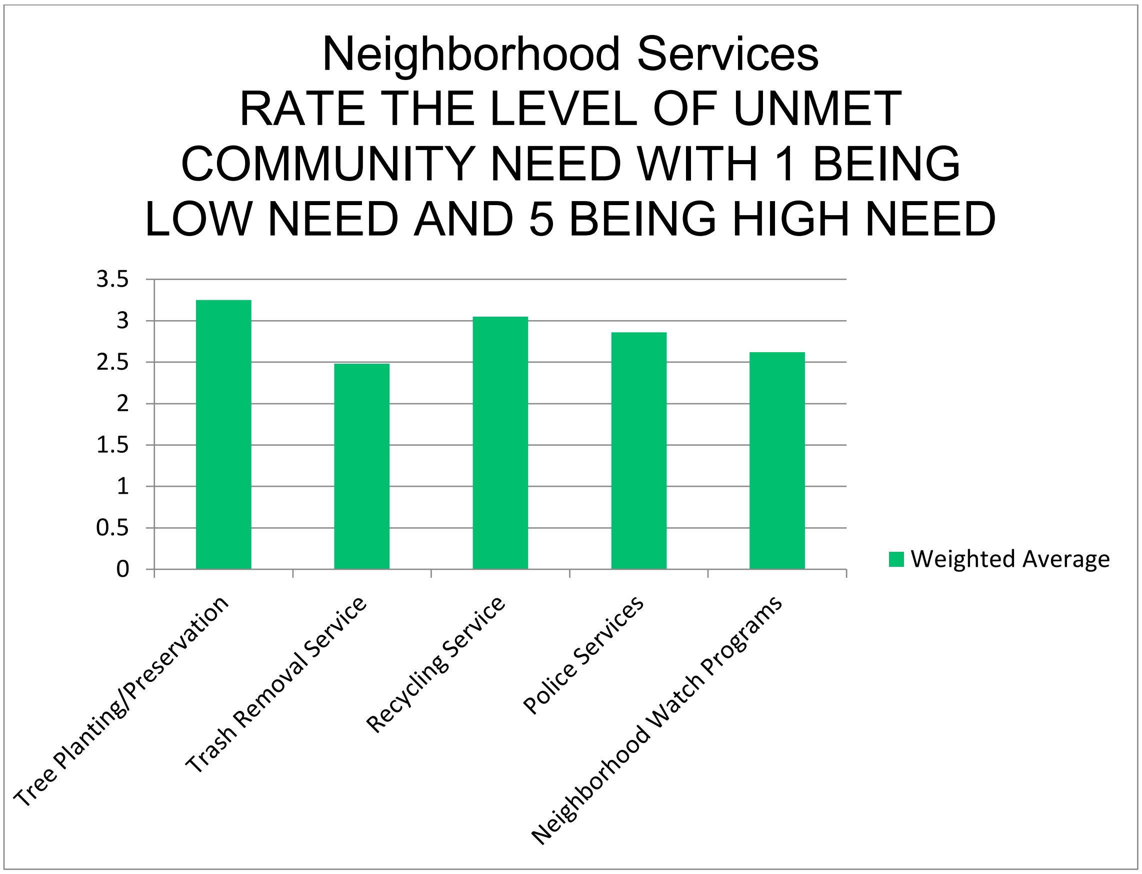


Neighborhood Services

With respect to Neighborhood Services, the survey included a list of various services with the instruction that respondents should rate the level of unmet community need from 1 to 5. A rating of 1 indicated a low need, and 5 indicated a high need. The responses to each service listed were averaged to provide a weighted score.

Among all services listed, *Tree Planting/Preservation* was shown to have the highest community need, with a weighted score of 3.25 out of 5. The service with the second highest community need was *Recycling Service* with a weighted score of 3.05 out of 5, followed by *Police Services* with a weighted score of 2.86 out of 5.

The service with the lowest community need was *Trash Removal Service*, with a weighted score of 2.48 out of 5. The service with the second lowest community need was *Neighborhood Watch Programs* with a weighted score of 2.62 out of 5.

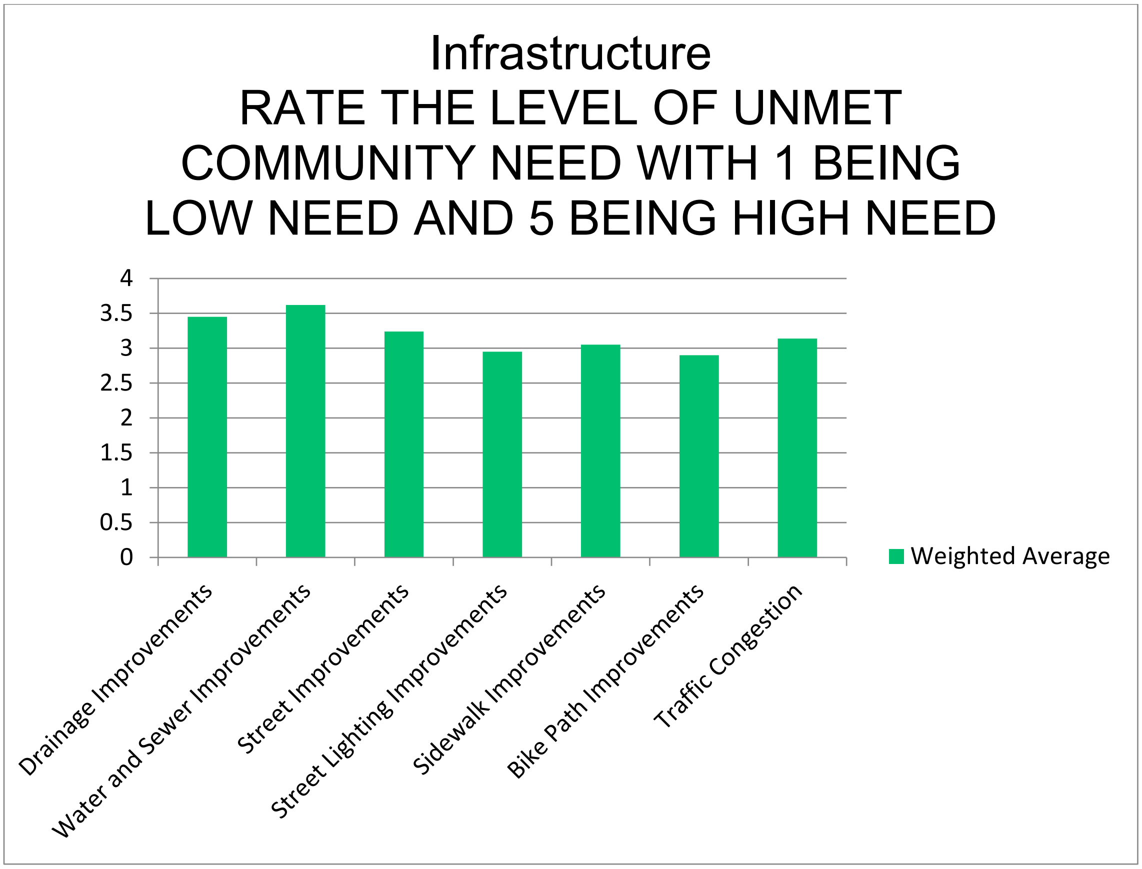


Infrastructure

With respect to Infrastructure, the survey included a list of various services with the instruction that respondents should rate the level of unmet community need from 1 to 5. A rating of 1 indicated a low need, and 5 indicated a high need. The 21 responses to each service listed were averaged to provide a weighted score.

Among all services listed, *Water and Sewer Improvements* was shown to have the highest community need, with a weighted score of 3.62 out of 5. The service with the second highest community need was *Drainage Improvements* with a weighted score of 3.45 out of 5, followed by *Street Improvements* with a weighted score of 3.24 out of 5.

The service with the lowest community need was *Bike Path Improvements*, with a weighted score of 2.90 out of 5. The service with the second lowest community need was *Street Lighting Improvements* with a weighted score of 2.95 out of 5, followed by *Sidewalk Improvements* with a weighted score of 3.05 out of 5.



Unlisted Needs

Respondents were invited to write in any needs not listed in categories of general Community Services, Housing, Community Facilities, Special needs Services, Jobs and Businesses, Neighborhood Services, and Infrastructure.

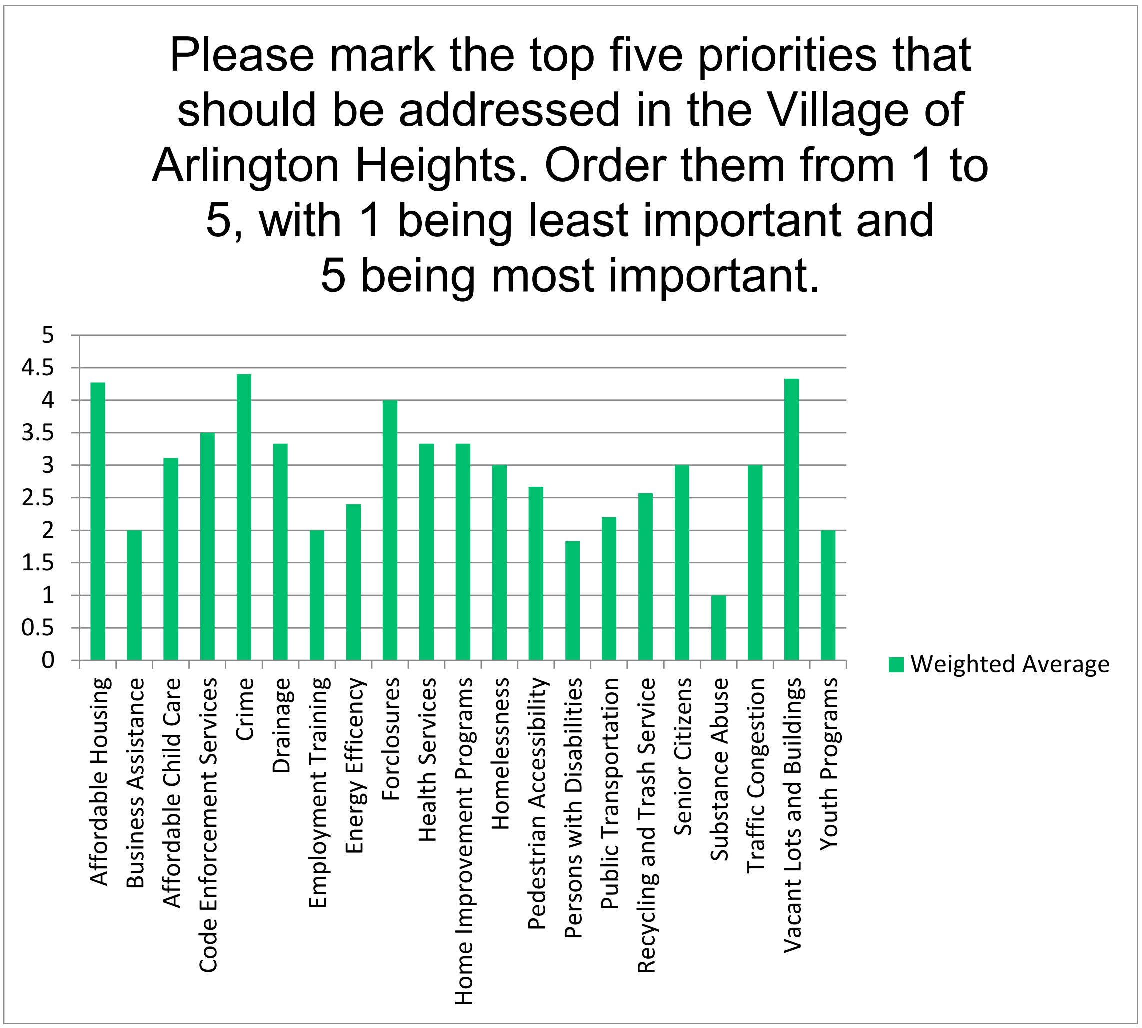
Eight responses were submitted. Of the eight, one was related to *Housing* (Mid-Level Rentals), three were related to *Neighborhood Services* (Establish and Enforce Property Maintenance Standards, one was related to *Infrastructure* (EV Charging Stations), Require Snow Removal from Sidewalks abutting Properties, and Deceased Animal Disposal/Lost Pet Reporting Services), and three were not applicable.

Top 5 Priorities

Survey Respondents were asked to pick 5 categories from a list of 21 priorities that should be addressed by the Village, and rank them from 1 to 5 in terms of importance. A rating of 1 indicated a low importance, and 5 indicated a high importance. The responses to each category listed were averaged to provide a weighted score.

Among all categories listed, *Crime* was shown to have the highest priority, with a weighted score of 4.40 out of 5. The category with the second highest importance was *Vacant Lots and Buildings* with a weighted score of 4.43 out of 5, followed by the third-highest rated *Affordable Housing category* with a weighted score of 4.27 out of 5. The fourth-highest rated category was *Foreclosures*, with a weighted score of 4.00 out of 5. The fifth-highest priority was *Code Enforcement Services*, with a weighted score of 3.50 out of 5.

The service with the lowest importance was *Substance Abuse*, with a weighted score of 1.00 out of 5. The service with the second lowest importance was *Persons with Disabilities* with a weighted score of 1.83 out of 5, followed by *Youth Programs* with a weighted score of 2.00 out of 5.



Specific Needs and Services

Respondents were asked to list specific needs or services not addressed by current housing, homelessness, or special needs services. Ten responses were submitted. Of those ten, one was related to *Crime* (Gang issues/Speed Enforcement), two were related to *Affordable Housing* (Lack of Mid-Level Rentals, Long Waitlists for Affordable Units), two were related to *Public Transportation* (Need for Transportation to Downtown Arlington Heights, Need for a Transit Line Linking Downtown Arlington Heights to the 606 Bus Line), and 5 were not applicable.

Obstacles to Affordable Housing

Respondents were asked to list primary obstacles facing the low and moderate income residents of the Village of Arlington Heights. Fourteen responses were submitted. Of the fourteen, five stated high rent as a primary obstacle, two listed high property taxes, one listed transportation, one listed transportation and affordability of childcare services, one listed the lack of homeownership assistance programs, one listed the prevalence of Section 8 tenants, one listed the Downtown Arlington Heights dining options, one listed segregation by location and the lack of racial diversity in the Fire and Police Departments.

Local Economic Improvement

Respondents were asked to list how the Village of Arlington Heights help improve the local economic situation. Fourteen responses were submitted. Of the fourteen, five suggested programs aimed at business attraction and occupancy of vacant properties, three suggested improving property affordability, one suggested increased use of Tax Increment Financing incentives, one suggested more flexible zoning and parking requirements to increase business activity, one suggested requirements for current residents to be offered occupancy priority in new buildings, one suggested improved wayfinding signage to public facilities and infrastructure maintenance, one suggested reduced high-rise development, and one was not applicable.

Awareness

Respondents were asked to list how the Village of Arlington Heights can raise awareness about programs benefiting residents. Thirteen responses were submitted. Suggestions included:

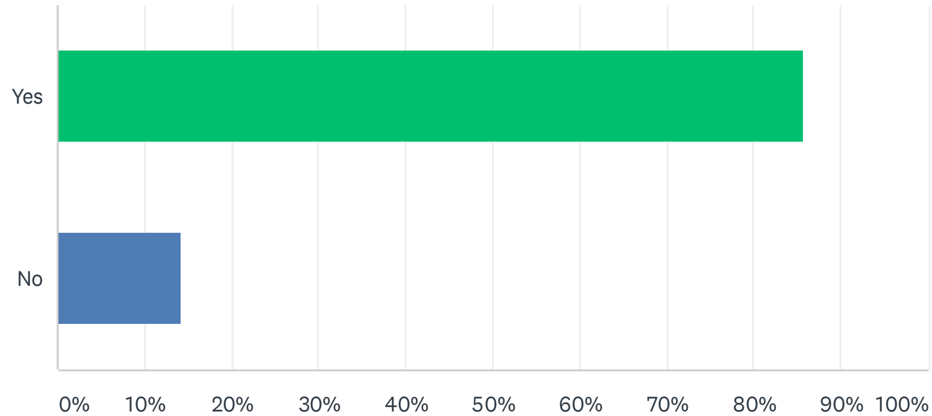
- Increased Advertising across print and digital mediums
- Holding regular open houses
- Promotion via the Village Website
- Increased promotion via Social Media
- Circulation of a regular print newsletter
- Promotion via Water Bills
- Promotion via Church, Library, and School Outreach
- Promotion at Village Events

Conclusion (DRAFT)

- Public Safety Emphasis
- Water-related infrastructure improvements desired
- Lack of support for bike infrastructure
- Lack of support for business financing
- Environmental services desired (tree-planting, recycling programs, energy-efficiency improvement incentives)
- Property Rehabilitation/Increased Code Enforcement desired
- Substance Abuse Programs had a high score under *Special Services*, but a low overall importance score
- Affordability concerns (rent, taxes)
- Support for greater business attraction and retention

Q1 Are you a Village of Arlington Heights Resident?

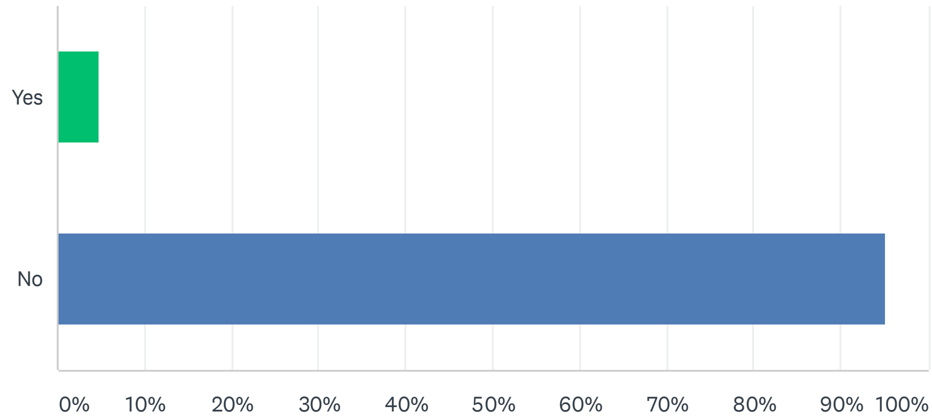
Answered: 21 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	85.71%	18
No	14.29%	3
TOTAL		21

Q2 Are you answering as a representative of a social service agency, affordable housing provider, or other entity that provides housing or other assistance to low and moderate income Arlington Heights residents?

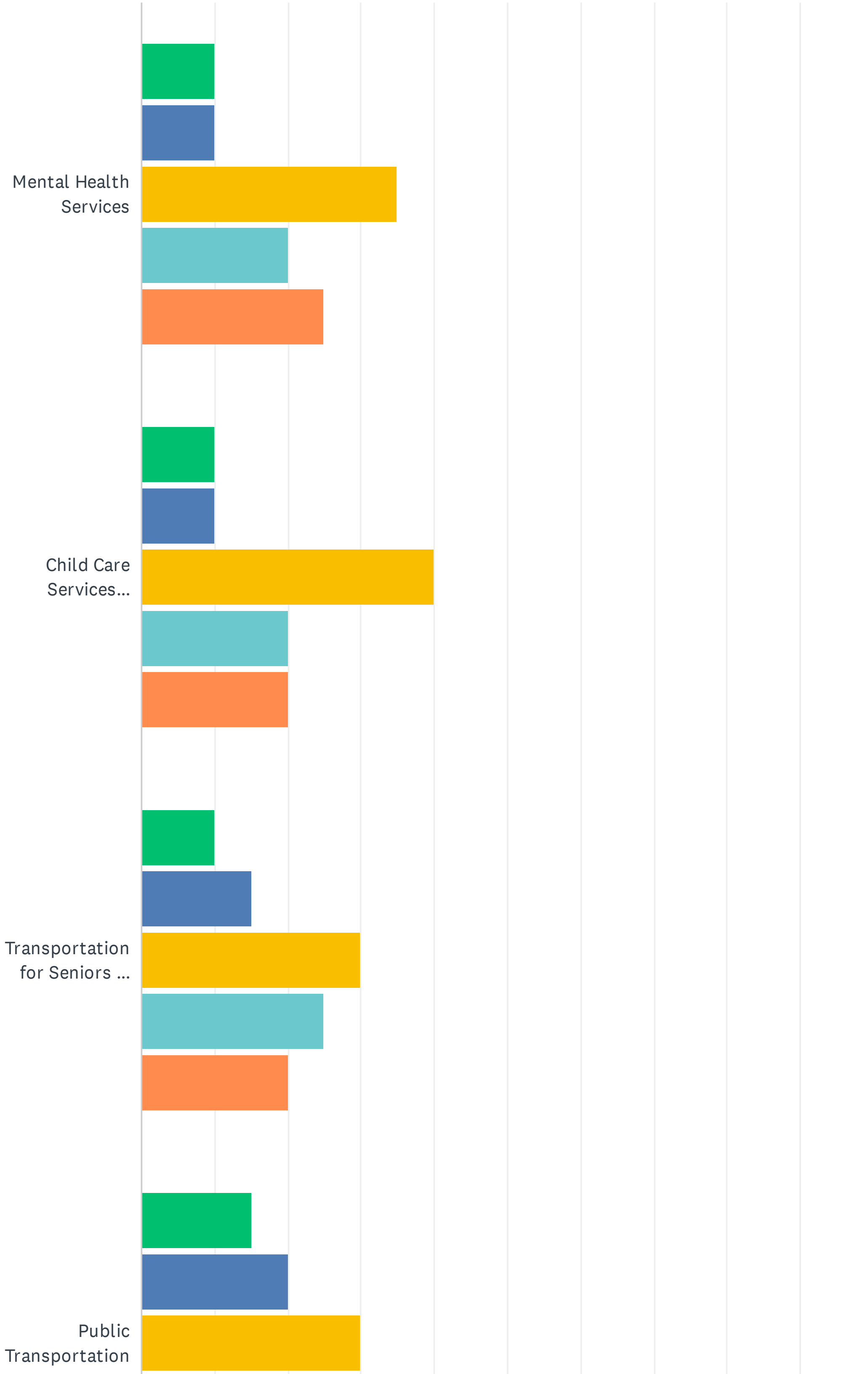
Answered: 21 Skipped: 0

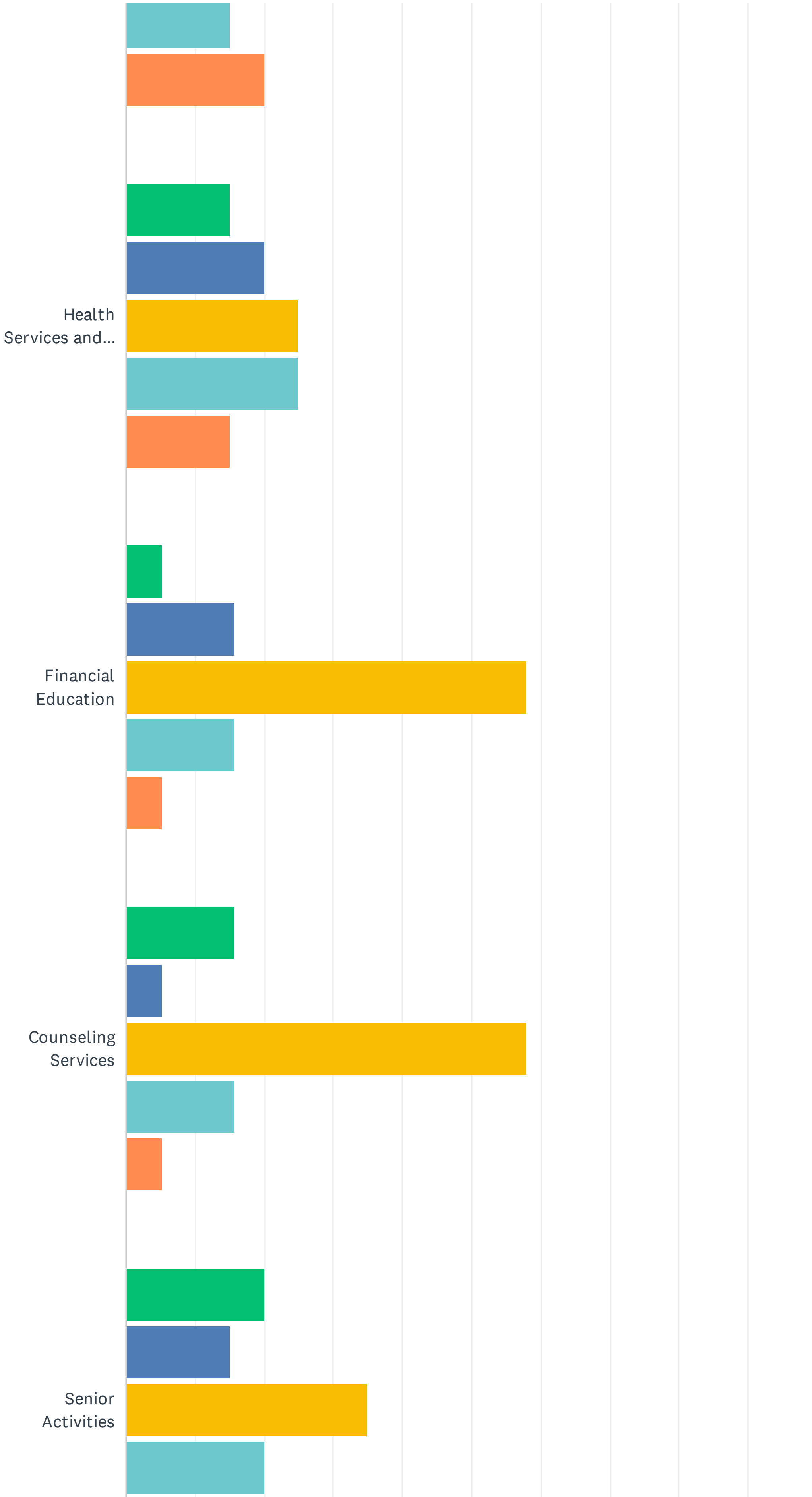


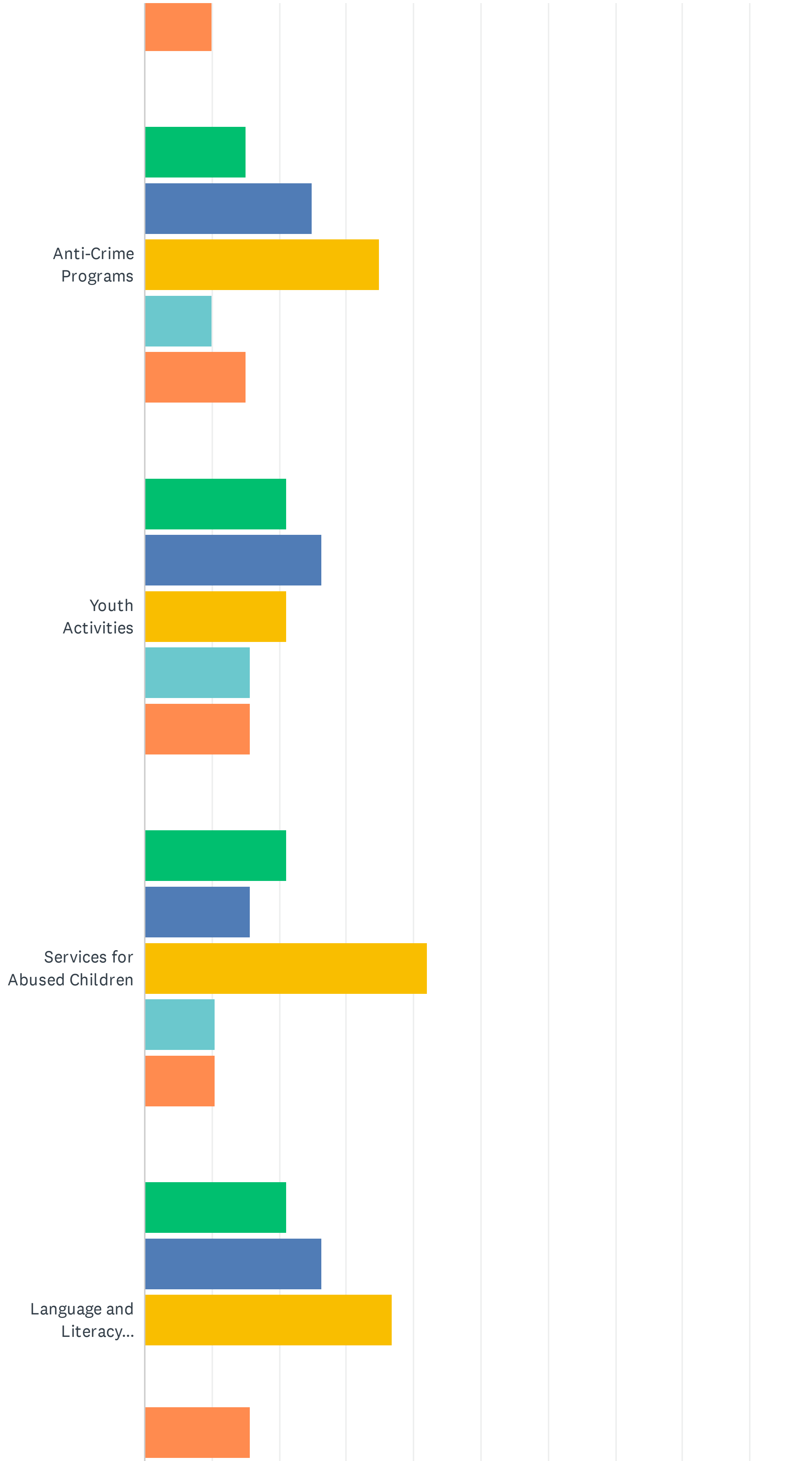
ANSWER CHOICES	RESPONSES	
Yes	4.76%	1
No	95.24%	20
TOTAL		21

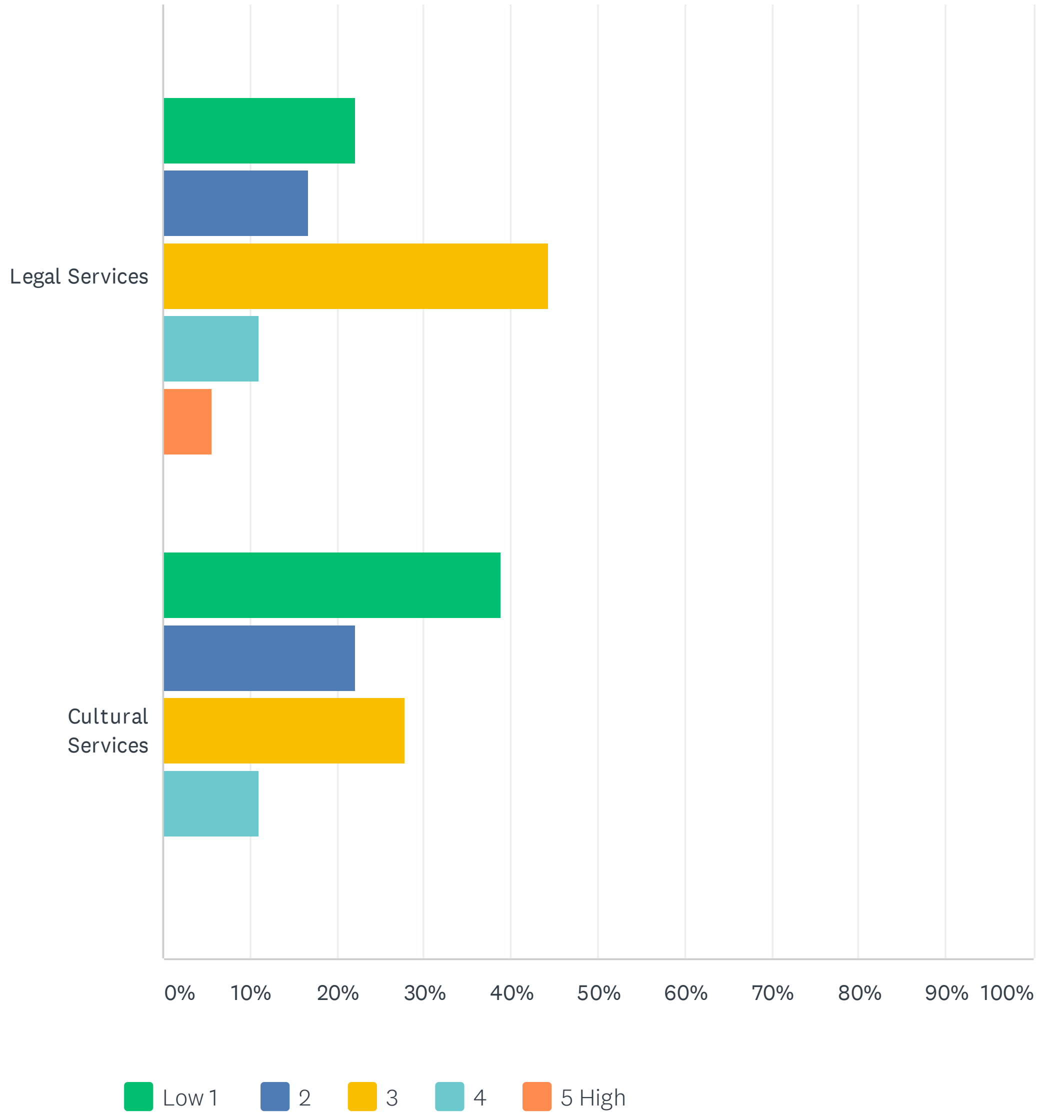
Q3 Community Services RATE THE LEVEL OF UNMET COMMUNITY NEED WITH 1 BEING LOW NEED AND 5 BEING HIGH NEED

Answered: 20 Skipped: 1




Health
Services and...
Financial
Education
Counseling
Services
Senior
Activities

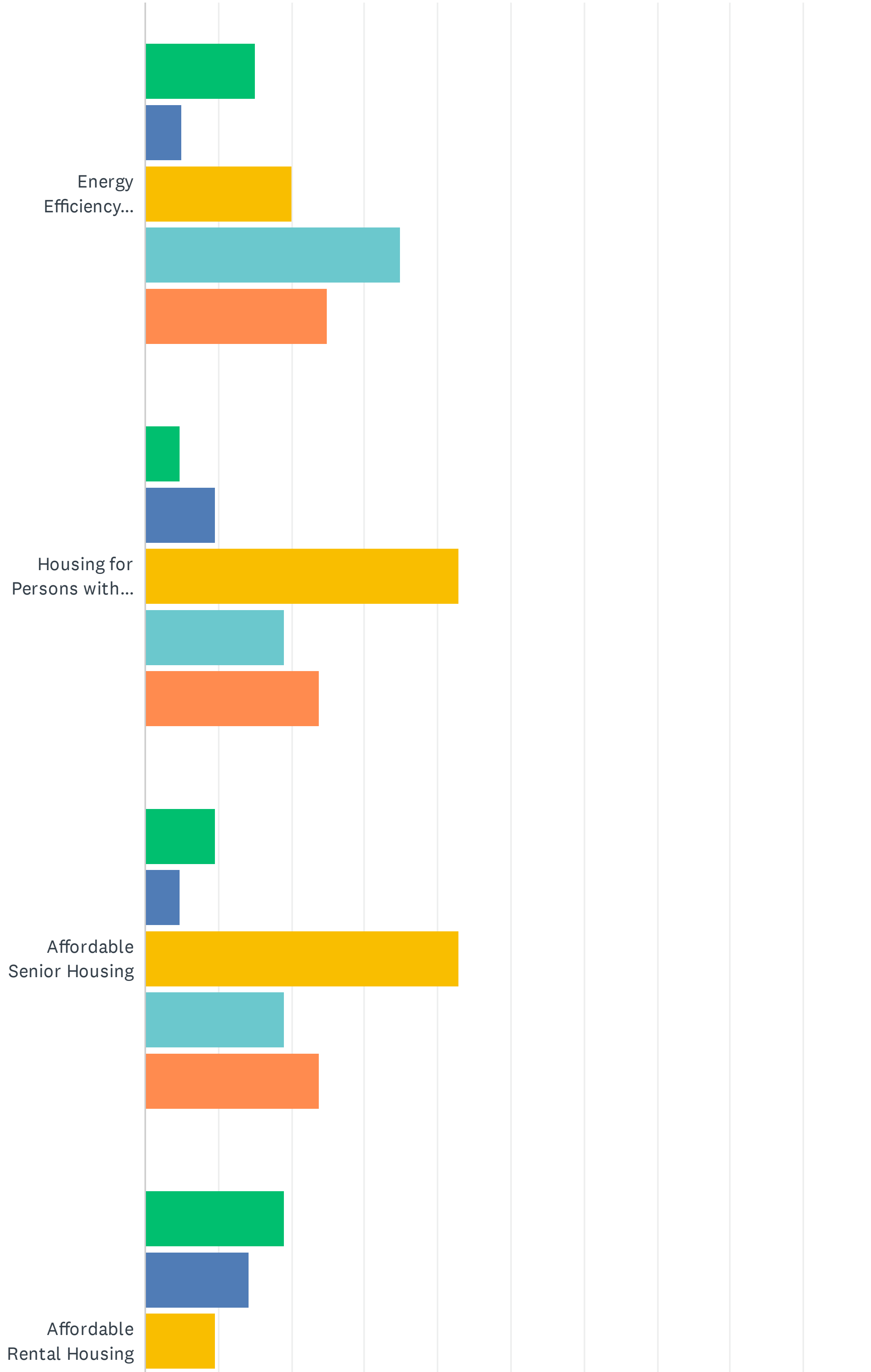

Anti-Crime Programs
Youth Activities
Services for Abused Children
Language and Literacy...

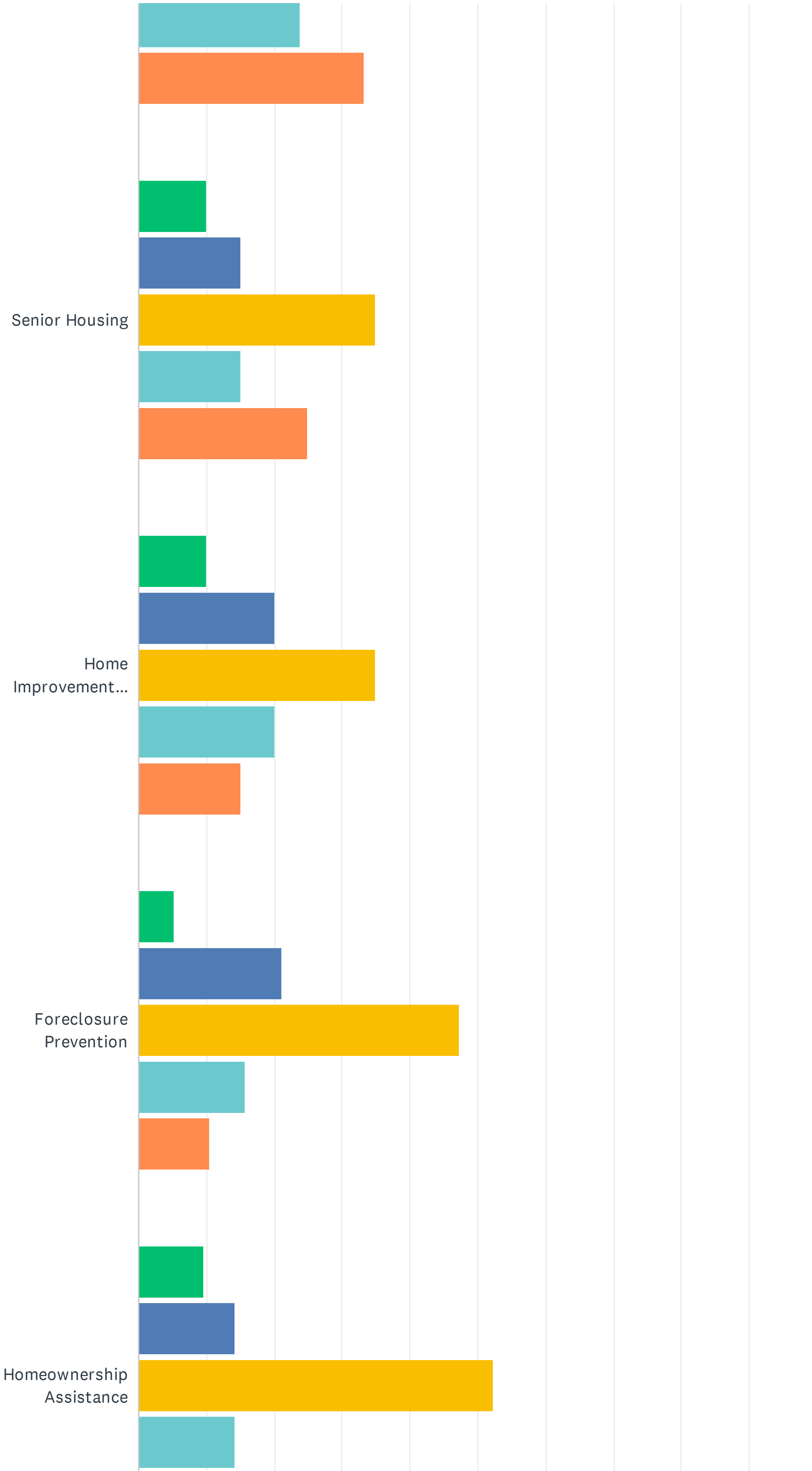

Legal Services
Cultural Services
0%
10%
20%
30%
40%
50%
60%
70%
80%
90%
100%
Low 1
2
3
4
5 High

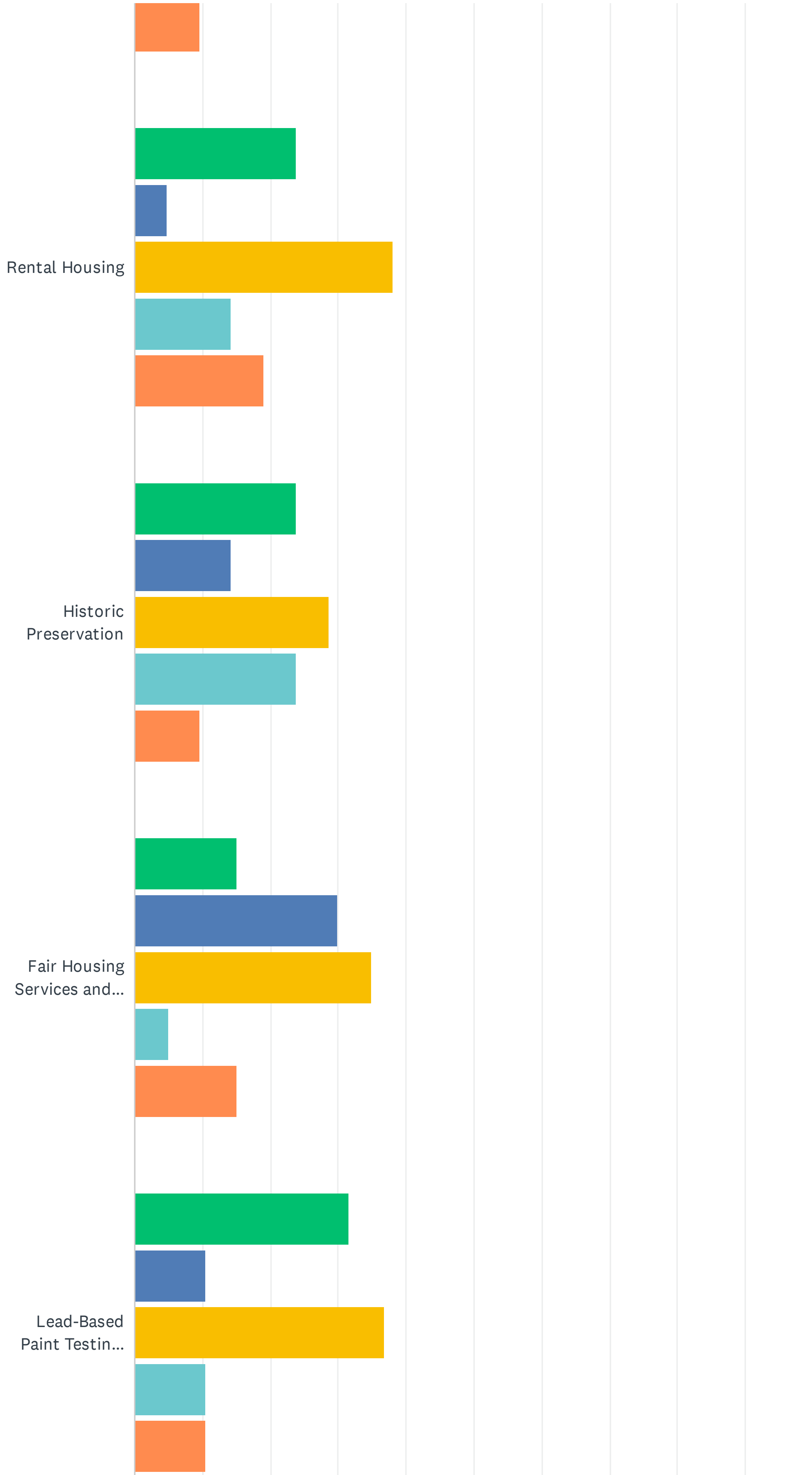
	LOW 1	2	3	4	5 HIGH	TOTAL	WEIGHTED AVERAGE
Mental Health Services	10.00% 2	10.00% 2	35.00% 7	20.00% 4	25.00% 5	20	3.40
Child Care Services including Affordable Day Care	10.00% 2	10.00% 2	40.00% 8	20.00% 4	20.00% 4	20	3.30
Transportation for Seniors and Persons with Disabilities to Medical Appointments	10.00% 2	15.00% 3	30.00% 6	25.00% 5	20.00% 4	20	3.30
Public Transportation	15.00% 3	20.00% 4	30.00% 6	15.00% 3	20.00% 4	20	3.05
Health Services and Clinics	15.00% 3	20.00% 4	25.00% 5	25.00% 5	15.00% 3	20	3.05
Financial Education	5.26% 1	15.79% 3	57.89% 11	15.79% 3	5.26% 1	19	3.00
Counseling Services	15.79% 3	5.26% 1	57.89% 11	15.79% 3	5.26% 1	19	2.89
Senior Activities	20.00% 4	15.00% 3	35.00% 7	20.00% 4	10.00% 2	20	2.85
Anti-Crime Programs	15.00% 3	25.00% 5	35.00% 7	10.00% 2	15.00% 3	20	2.85
Youth Activities	21.05% 4	26.32% 5	21.05% 4	15.79% 3	15.79% 3	19	2.79
Services for Abused Children	21.05% 4	15.79% 3	42.11% 8	10.53% 2	10.53% 2	19	2.74
Language and Literacy Programs	21.05% 4	26.32% 5	36.84% 7	0.00% 0	15.79% 3	19	2.63
Legal Services	22.22% 4	16.67% 3	44.44% 8	11.11% 2	5.56% 1	18	2.61
Cultural Services	38.89% 7	22.22% 4	27.78% 5	11.11% 2	0.00% 0	18	2.11

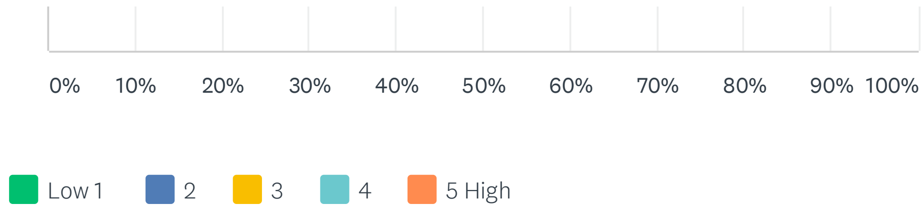
Q4 Housing RATE THE LEVEL OF UNMET COMMUNITY NEED WITH 1 BEING LOW NEED AND 5 BEING HIGH NEED

Answered: 21 Skipped: 0




Senior Housing
Home Improvement...
Foreclosure Prevention
Homeownership Assistance

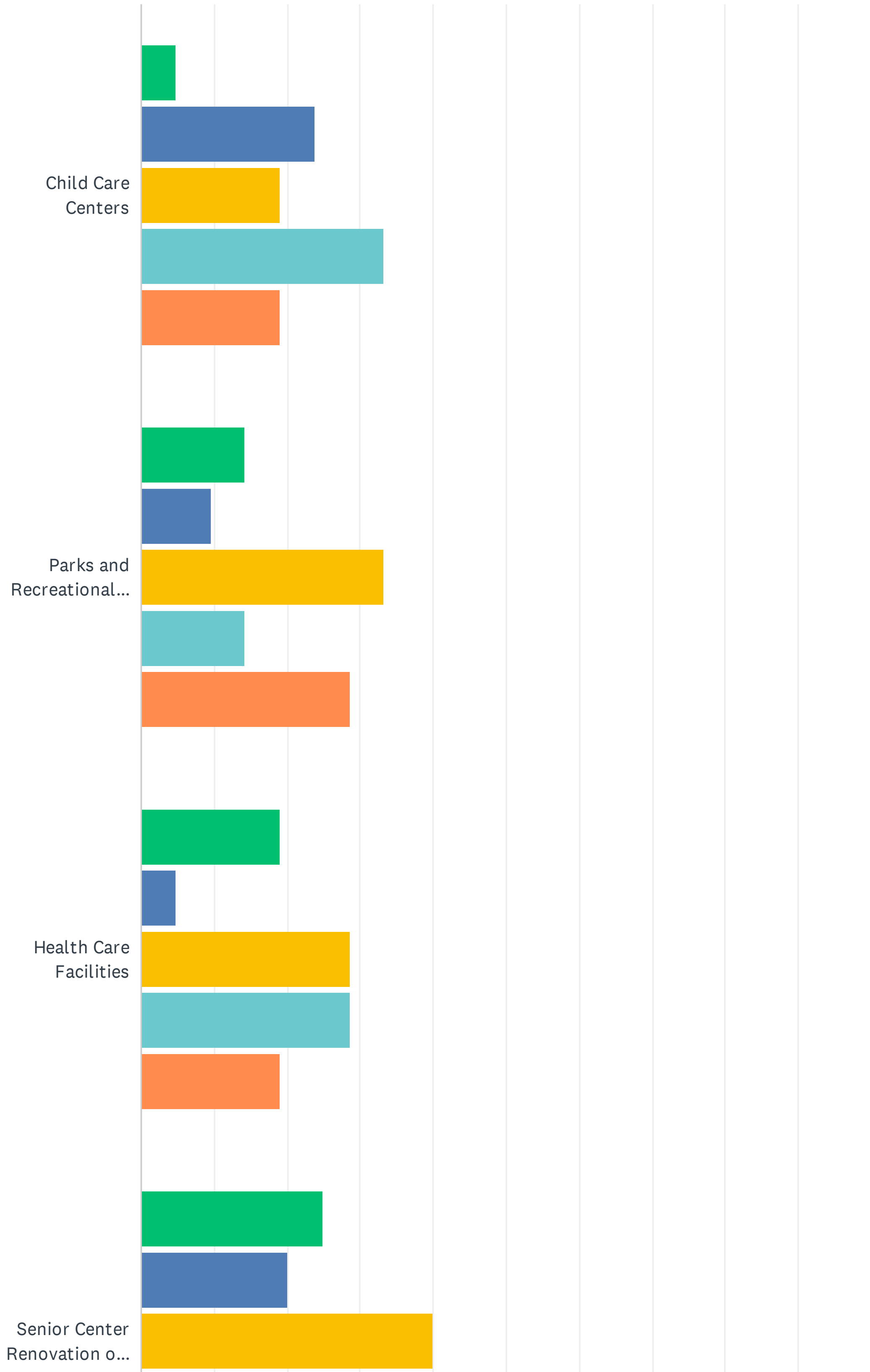

Rental Housing
Historic Preservation
Fair Housing Services and...
Lead-Based Paint Testin...

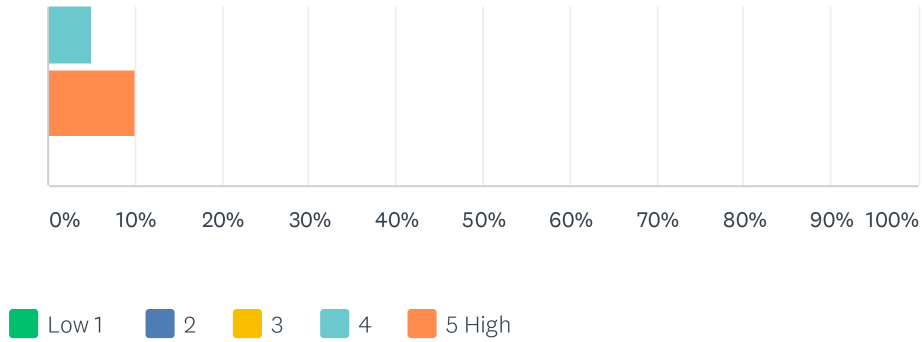


	LOW 1	2	3	4	5 HIGH	TOTAL	WEIGHTED AVERAGE
Energy Efficiency Improvements	15.00% 3	5.00% 1	20.00% 4	35.00% 7	25.00% 5	20	3.50
Housing for Persons with Disabilities	4.76% 1	9.52% 2	42.86% 9	19.05% 4	23.81% 5	21	3.48
Affordable Senior Housing	9.52% 2	4.76% 1	42.86% 9	19.05% 4	23.81% 5	21	3.43
Affordable Rental Housing	19.05% 4	14.29% 3	9.52% 2	23.81% 5	33.33% 7	21	3.38
Senior Housing	10.00% 2	15.00% 3	35.00% 7	15.00% 3	25.00% 5	20	3.30
Home Improvement Programs	10.00% 2	20.00% 4	35.00% 7	20.00% 4	15.00% 3	20	3.10
Foreclosure Prevention	5.26% 1	21.05% 4	47.37% 9	15.79% 3	10.53% 2	19	3.05
Homeownership Assistance	9.52% 2	14.29% 3	52.38% 11	14.29% 3	9.52% 2	21	3.00
Rental Housing	23.81% 5	4.76% 1	38.10% 8	14.29% 3	19.05% 4	21	3.00
Historic Preservation	23.81% 5	14.29% 3	28.57% 6	23.81% 5	9.52% 2	21	2.81
Fair Housing Services and Enforcement	15.00% 3	30.00% 6	35.00% 7	5.00% 1	15.00% 3	20	2.75
Lead-Based Paint Testing and Abatement	31.58% 6	10.53% 2	36.84% 7	10.53% 2	10.53% 2	19	2.58

Q5 Community FacilitiesRATE THE LEVEL OF UNMET COMMUNITY NEED WITH 1 BEING LOW NEED AND 5 BEING HIGH NEED

Answered: 21 Skipped: 0

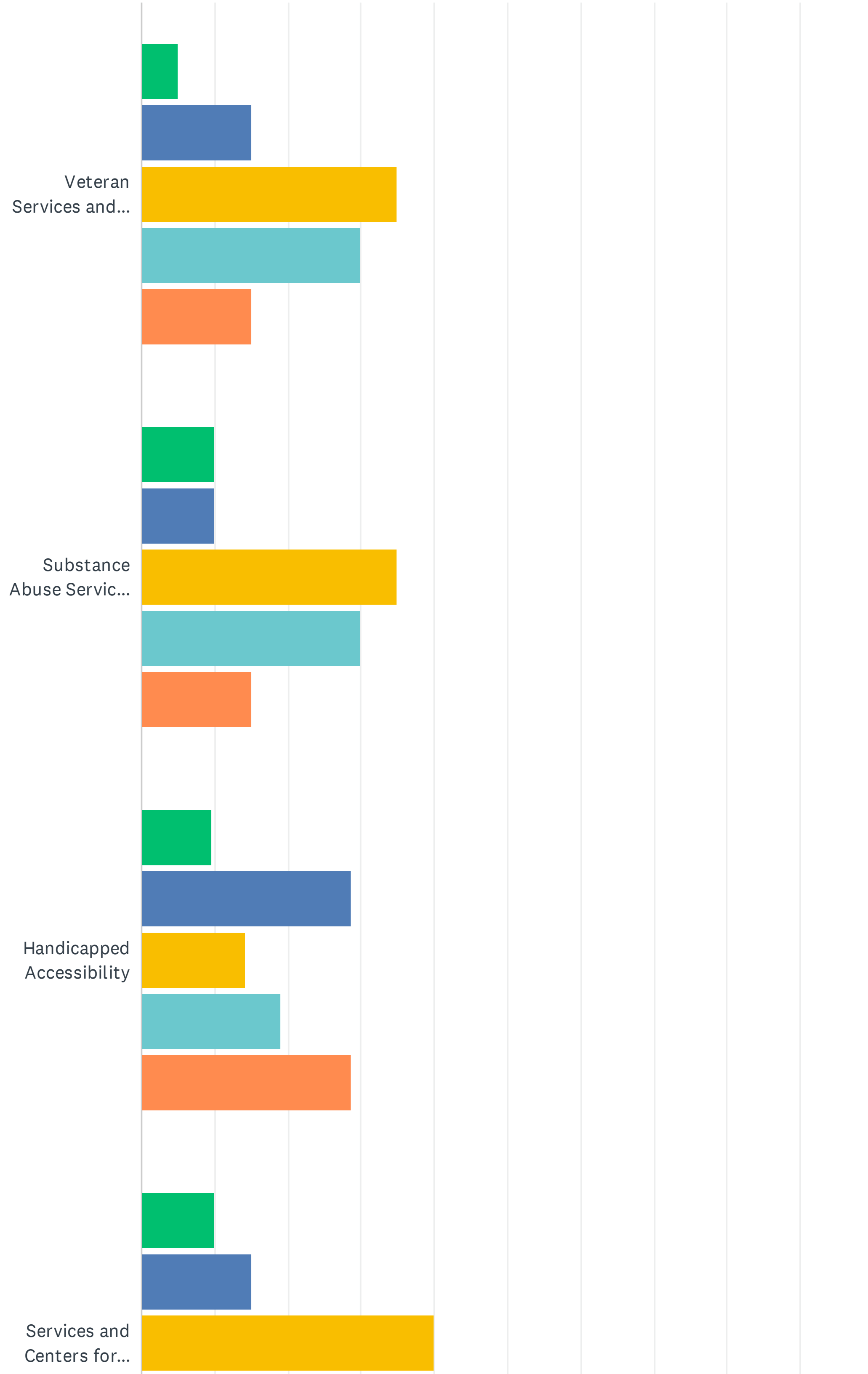


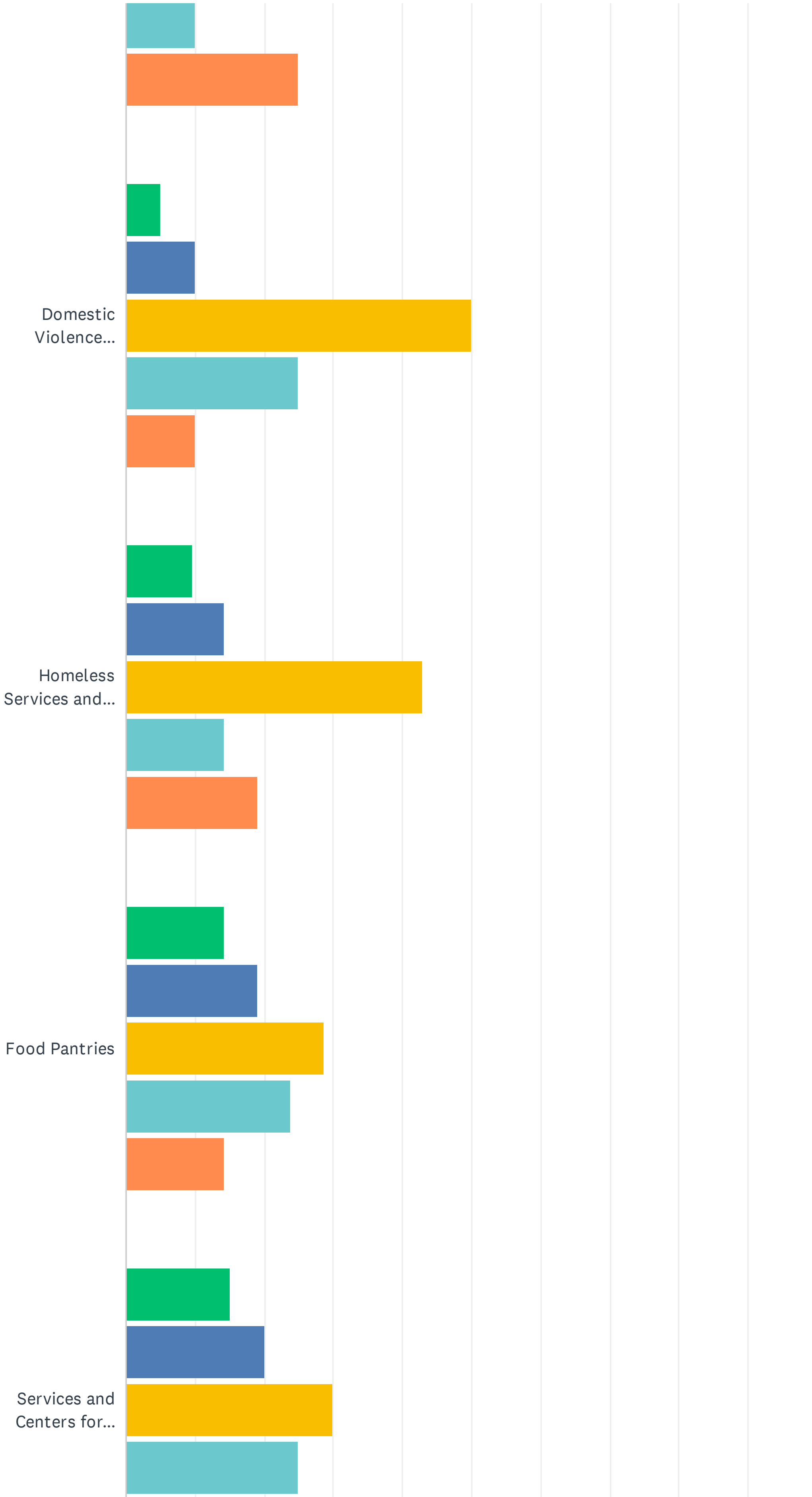


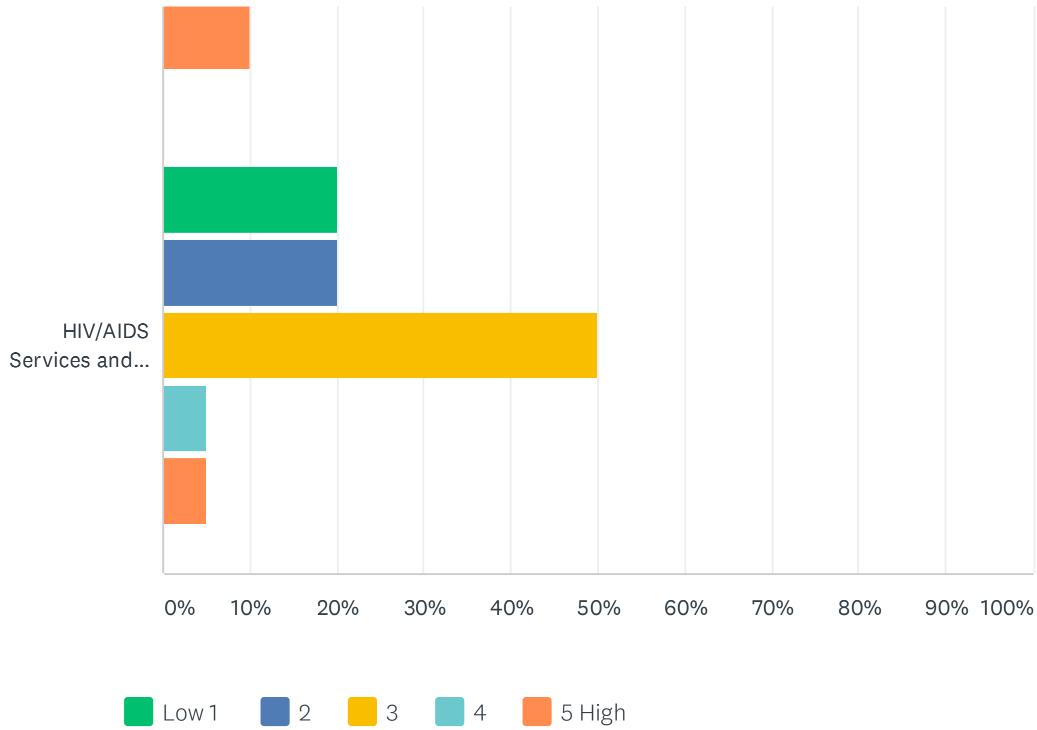
	LOW 1	2	3	4	5 HIGH	TOTAL	WEIGHTED AVERAGE
Child Care Centers	4.76% 1	23.81% 5	19.05% 4	33.33% 7	19.05% 4	21	3.38
Parks and Recreational Facilities	14.29% 3	9.52% 2	33.33% 7	14.29% 3	28.57% 6	21	3.33
Health Care Facilities	19.05% 4	4.76% 1	28.57% 6	28.57% 6	19.05% 4	21	3.24
Senior Center Renovation or Enhancements	25.00% 5	20.00% 4	40.00% 8	5.00% 1	10.00% 2	20	2.55

Q6 Special Needs ServicesRATE THE LEVEL OF UNMET COMMUNITY NEED WITH 1 BEING LOW NEED AND 5 BEING HIGH NEED

Answered: 21 Skipped: 0



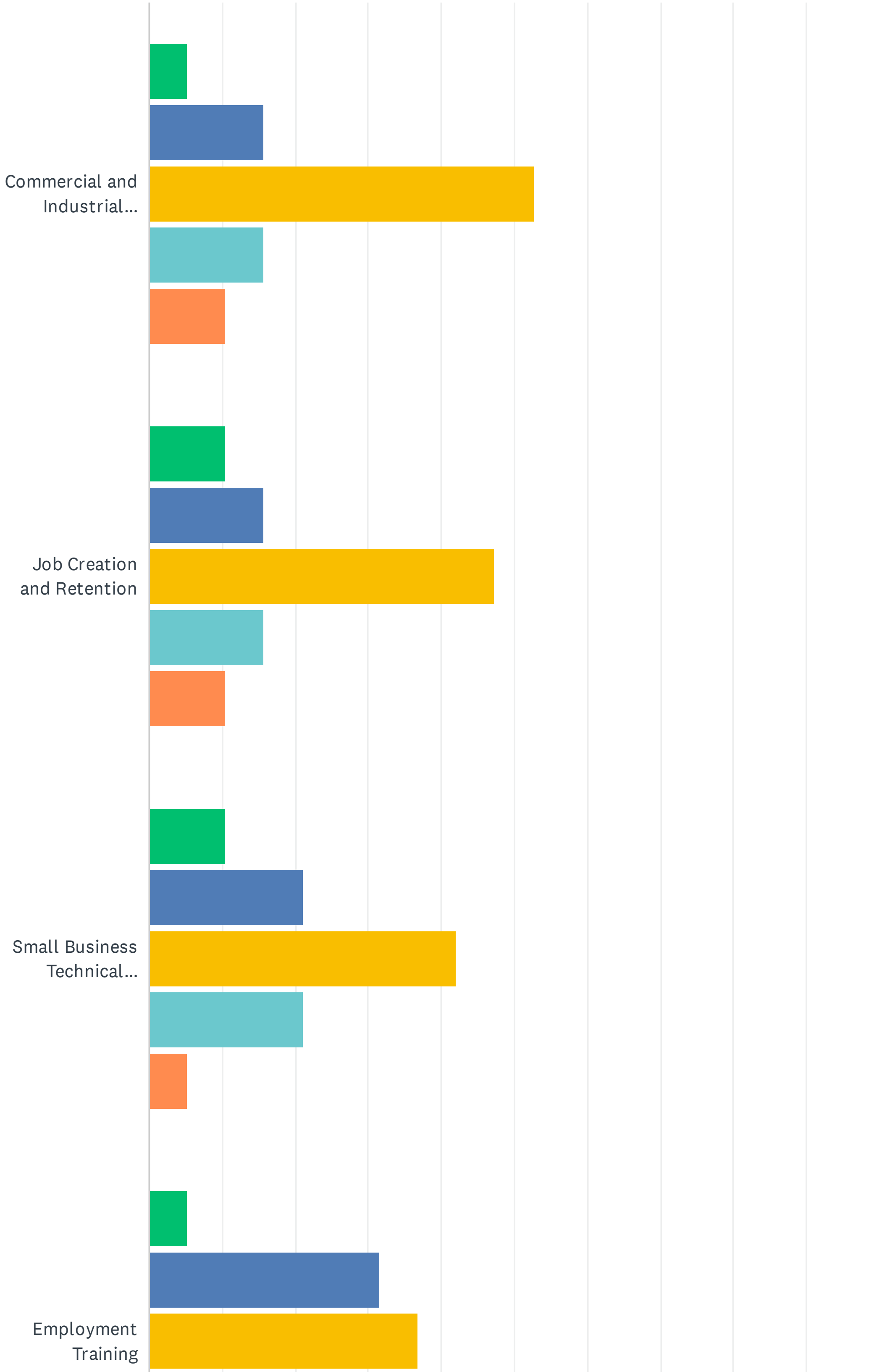

Domestic
Violence...
Homeless
Services and...
Food Pantries
Services and
Centers for...

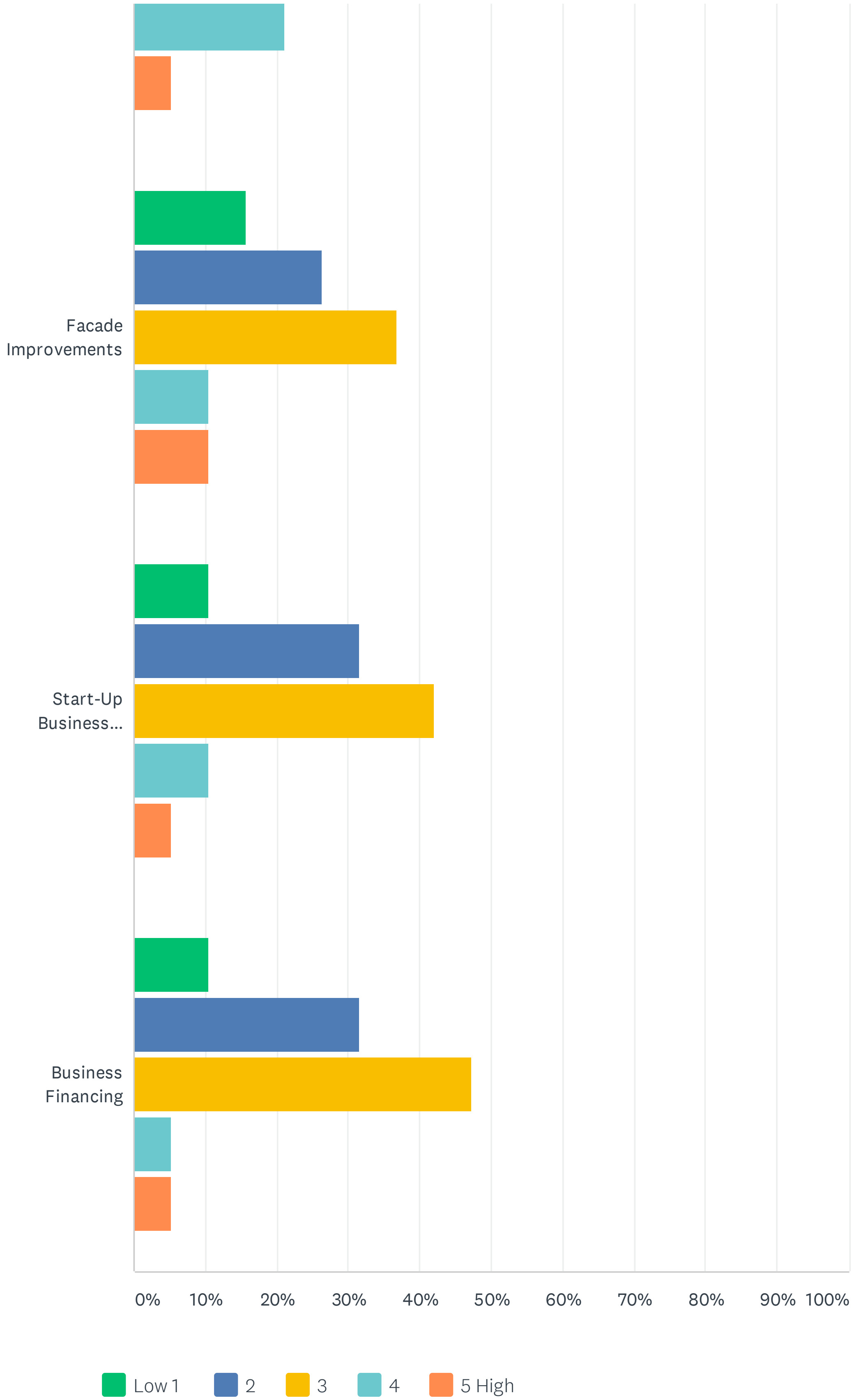


	LOW 1	2	3	4	5 HIGH	TOTAL	WEIGHTED AVERAGE
Veteran Services and Centers	5.00% 1	15.00% 3	35.00% 7	30.00% 6	15.00% 3	20	3.35
Substance Abuse Services and Centers	10.00% 2	10.00% 2	35.00% 7	30.00% 6	15.00% 3	20	3.30
Handicapped Accessibility	9.52% 2	28.57% 6	14.29% 3	19.05% 4	28.57% 6	21	3.29
Services and Centers for Persons with Disabilities	10.00% 2	15.00% 3	40.00% 8	10.00% 2	25.00% 5	20	3.25
Domestic Violence Services and Centers	5.00% 1	10.00% 2	50.00% 10	25.00% 5	10.00% 2	20	3.25
Homeless Services and Shelters	9.52% 2	14.29% 3	42.86% 9	14.29% 3	19.05% 4	21	3.19
Food Pantries	14.29% 3	19.05% 4	28.57% 6	23.81% 5	14.29% 3	21	3.05
Services and Centers for Abused Children	15.00% 3	20.00% 4	30.00% 6	25.00% 5	10.00% 2	20	2.95
HIV/AIDS Services and Centers	20.00% 4	20.00% 4	50.00% 10	5.00% 1	5.00% 1	20	2.55

Q7 Jobs and BusinessesRATE THE LEVEL OF UNMET COMMUNITY NEED WITH 1 BEING LOW NEED AND 5 BEING HIGH NEED

Answered: 19 Skipped: 2



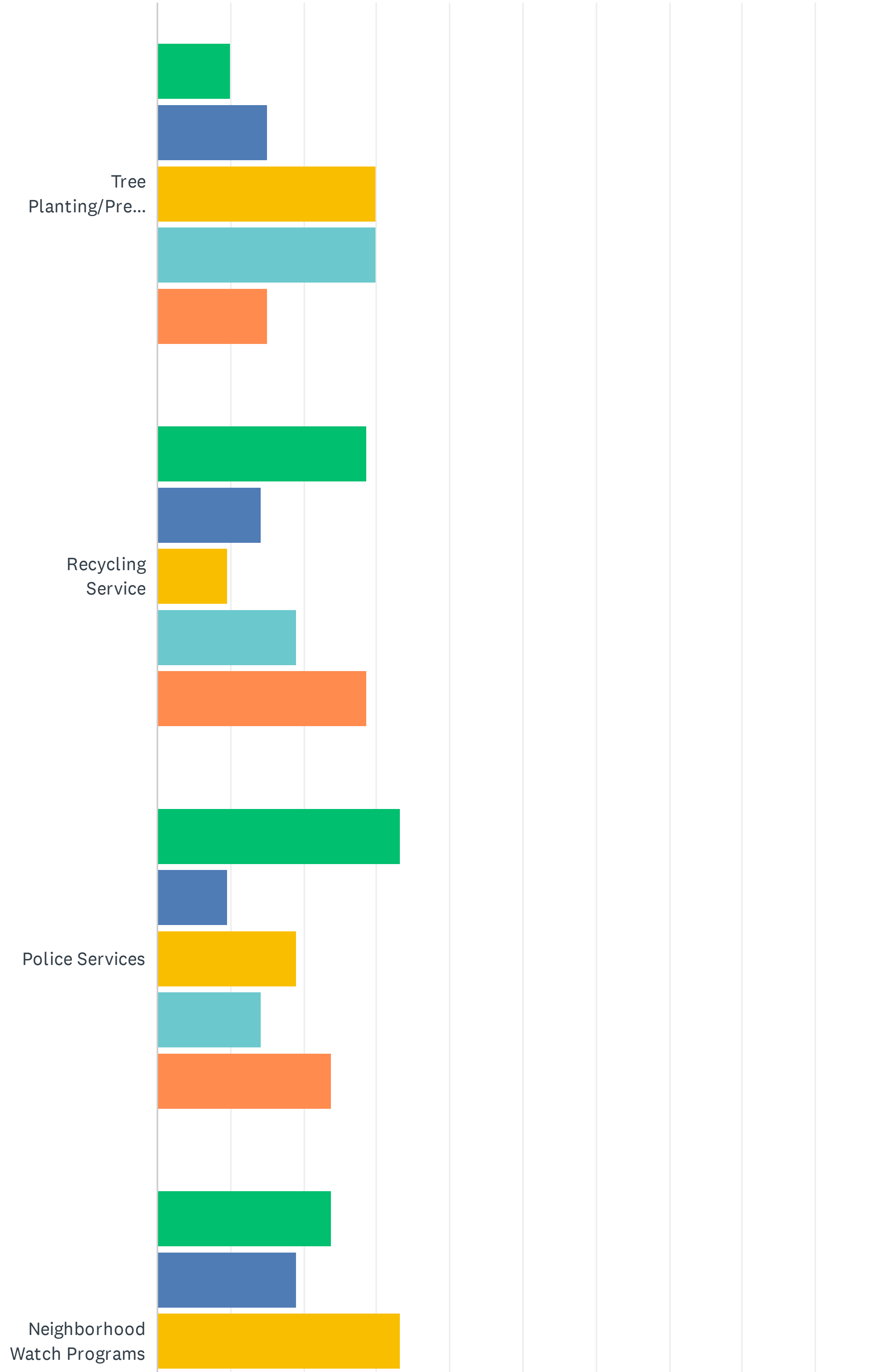


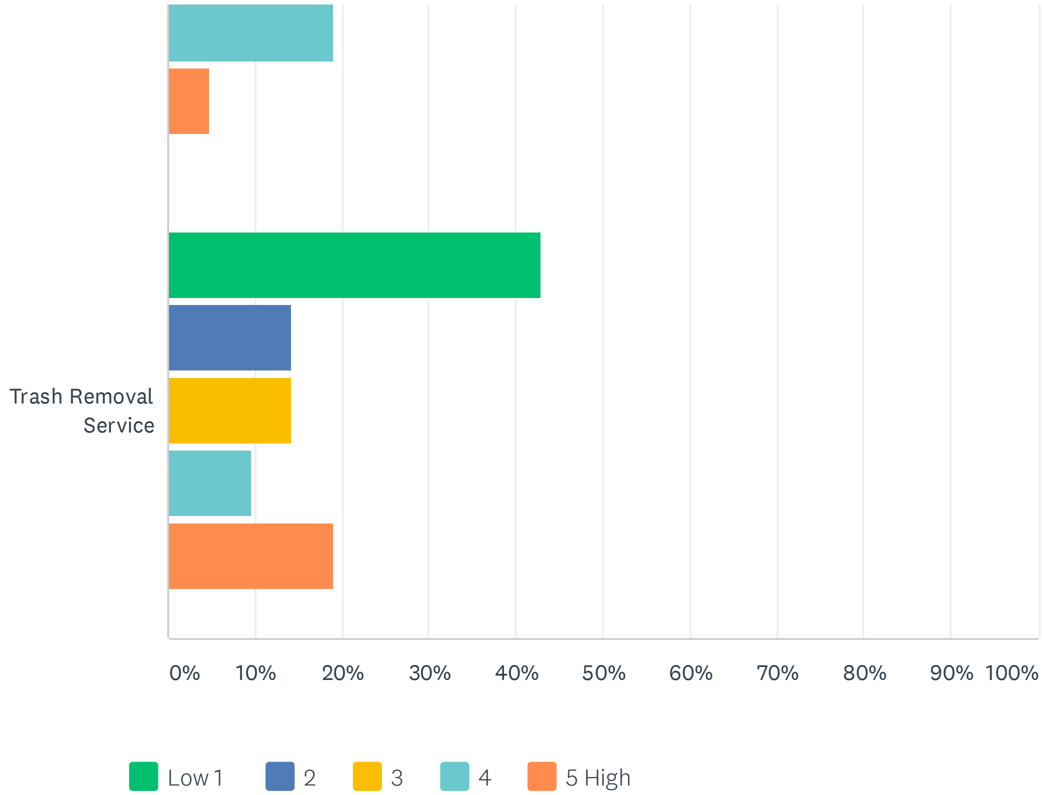
Facade Improvements
Start-Up Business...
Business Financing
0%
10%
20%
30%
40%
50%
60%
70%
80%
90%
100%
Low 1
2
3
4
5 High

	LOW 1	2	3	4	5 HIGH	TOTAL	WEIGHTED AVERAGE
Commercial and Industrial Rehabilitation	5.26% 1	15.79% 3	52.63% 10	15.79% 3	10.53% 2	19	3.11
Job Creation and Retention	10.53% 2	15.79% 3	47.37% 9	15.79% 3	10.53% 2	19	3.00
Small Business Technical Assistance	10.53% 2	21.05% 4	42.11% 8	21.05% 4	5.26% 1	19	2.89
Employment Training	5.26% 1	31.58% 6	36.84% 7	21.05% 4	5.26% 1	19	2.89
Facade Improvements	15.79% 3	26.32% 5	36.84% 7	10.53% 2	10.53% 2	19	2.74
Start-Up Business Assistance	10.53% 2	31.58% 6	42.11% 8	10.53% 2	5.26% 1	19	2.68
Business Financing	10.53% 2	31.58% 6	47.37% 9	5.26% 1	5.26% 1	19	2.63

Q8 Neighborhood ServicesRATE THE LEVEL OF UNMET COMMUNITY NEED WITH 1 BEING LOW NEED AND 5 BEING HIGH NEED

Answered: 21 Skipped: 0

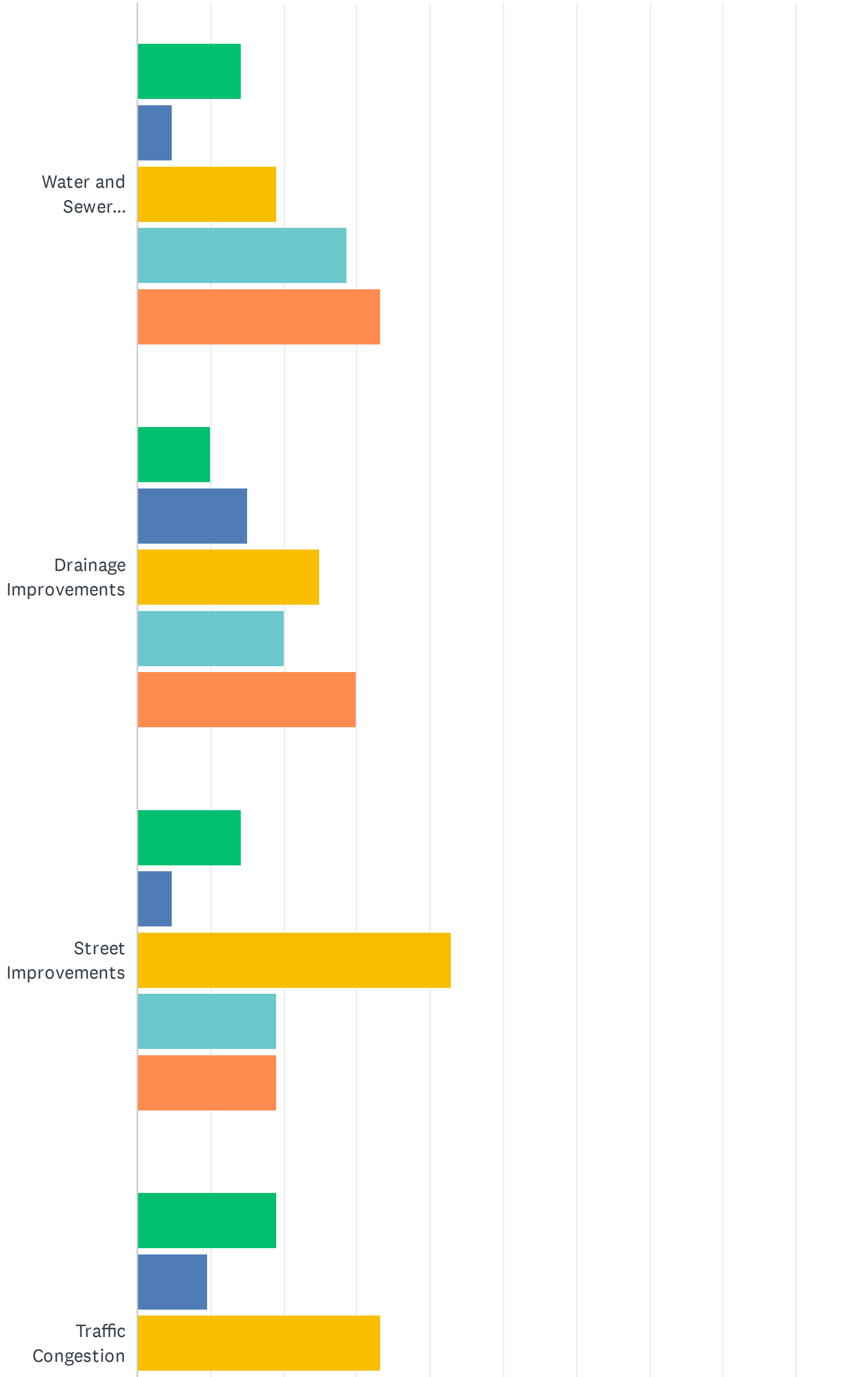


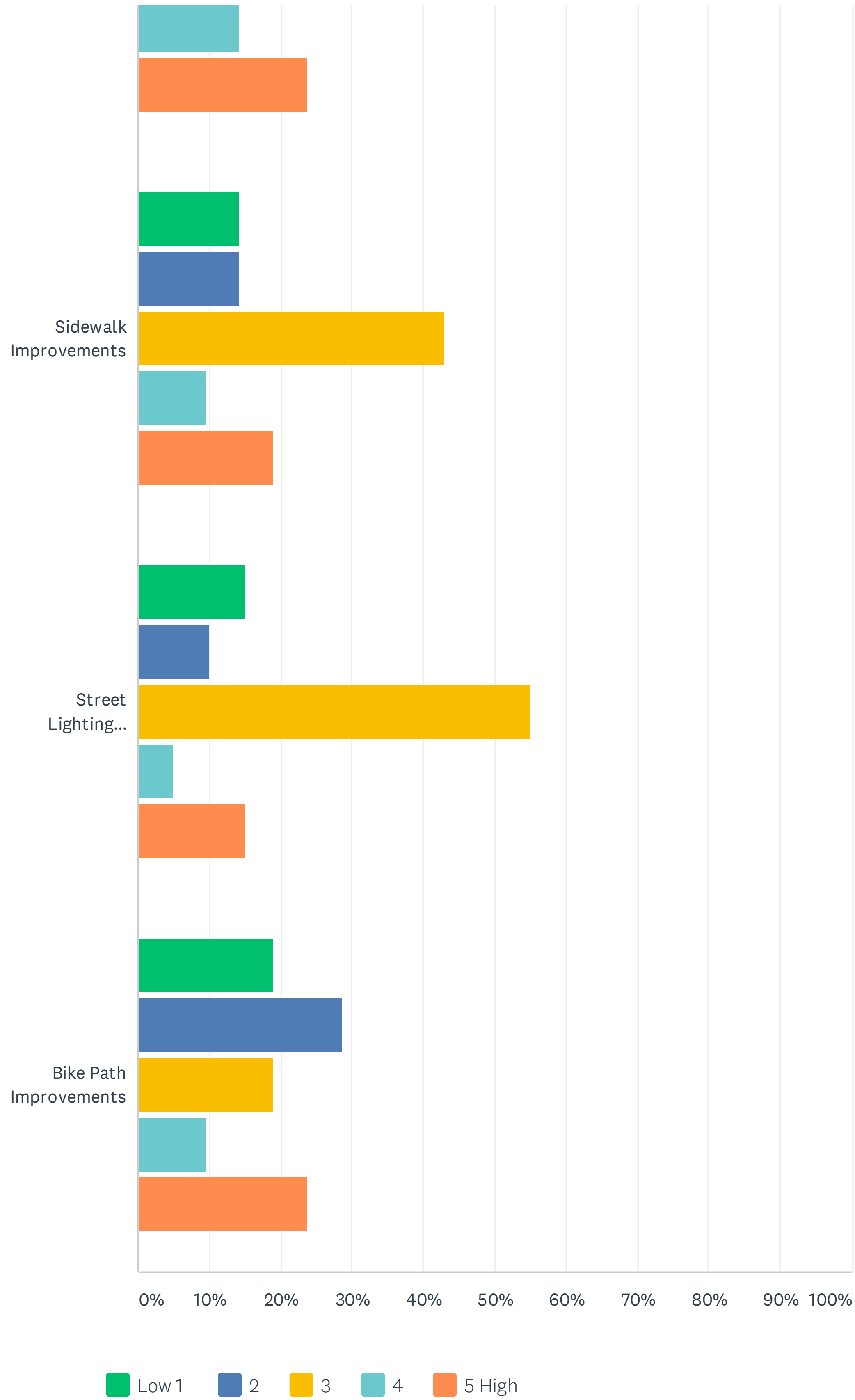


	LOW 1	2	3	4	5 HIGH	TOTAL	WEIGHTED AVERAGE
Tree Planting/Preservation	10.00% 2	15.00% 3	30.00% 6	30.00% 6	15.00% 3	20	3.25
Recycling Service	28.57% 6	14.29% 3	9.52% 2	19.05% 4	28.57% 6	21	3.05
Police Services	33.33% 7	9.52% 2	19.05% 4	14.29% 3	23.81% 5	21	2.86
Neighborhood Watch Programs	23.81% 5	19.05% 4	33.33% 7	19.05% 4	4.76% 1	21	2.62
Trash Removal Service	42.86% 9	14.29% 3	14.29% 3	9.52% 2	19.05% 4	21	2.48

Q9 InfrastructureRATE THE LEVEL OF UNMET COMMUNITY NEED WITH 1 BEING LOW NEED AND 5 BEING HIGH NEED

Answered: 21 Skipped: 0




Sidewalk
Improvements
Street
Lighting...
Bike Path
Improvements
0%
10%
20%
30%
40%
50%
60%
70%
80%
90%
100%
Low 1
2
3
4
5 High

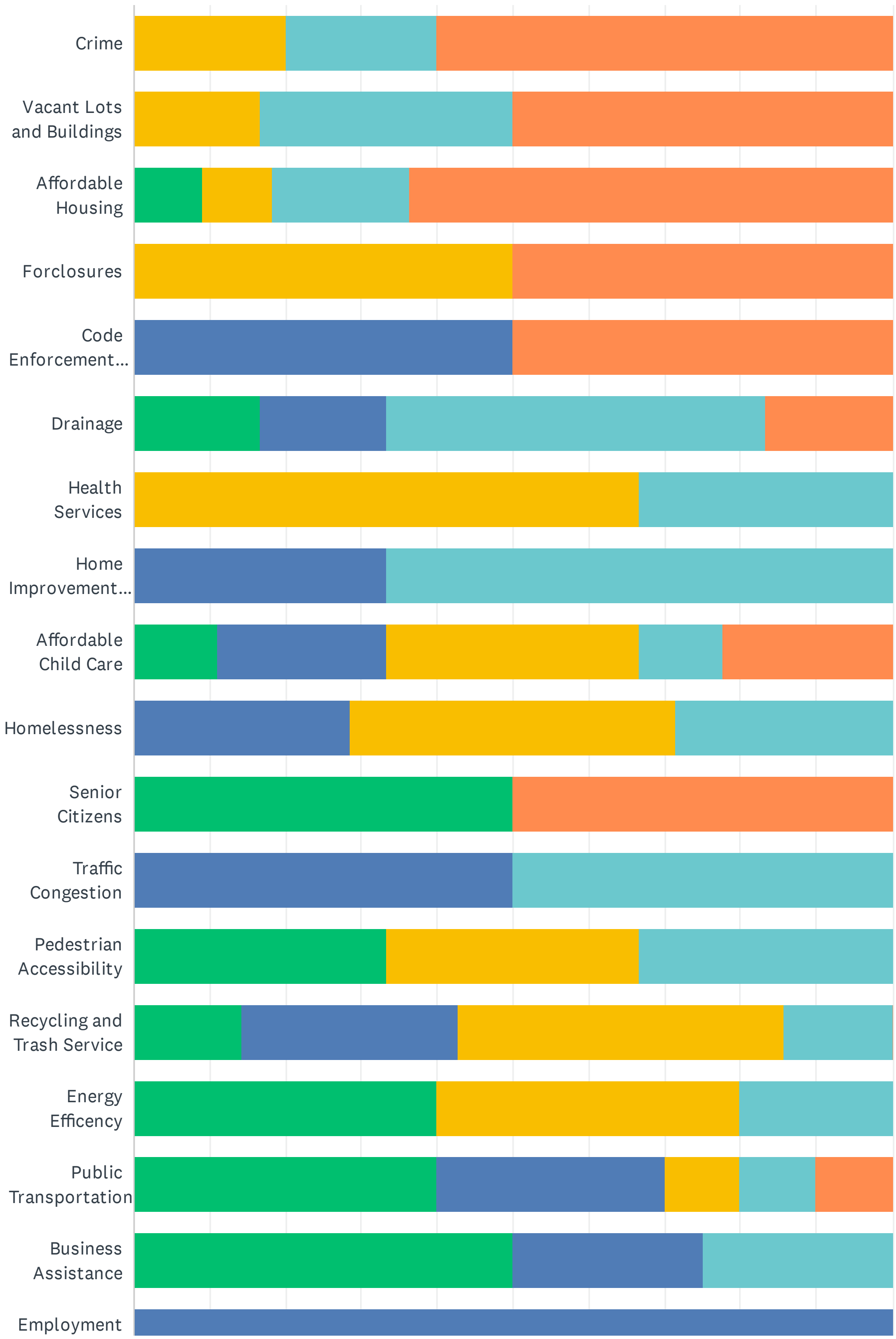
	LOW 1	2	3	4	5 HIGH	TOTAL	WEIGHTED AVERAGE
Water and Sewer Improvements	14.29% 3	4.76% 1	19.05% 4	28.57% 6	33.33% 7	21	3.62
Drainage Improvements	10.00% 2	15.00% 3	25.00% 5	20.00% 4	30.00% 6	20	3.45
Street Improvements	14.29% 3	4.76% 1	42.86% 9	19.05% 4	19.05% 4	21	3.24
Traffic Congestion	19.05% 4	9.52% 2	33.33% 7	14.29% 3	23.81% 5	21	3.14
Sidewalk Improvements	14.29% 3	14.29% 3	42.86% 9	9.52% 2	19.05% 4	21	3.05
Street Lighting Improvements	15.00% 3	10.00% 2	55.00% 11	5.00% 1	15.00% 3	20	2.95
Bike Path Improvements	19.05% 4	28.57% 6	19.05% 4	9.52% 2	23.81% 5	21	2.90

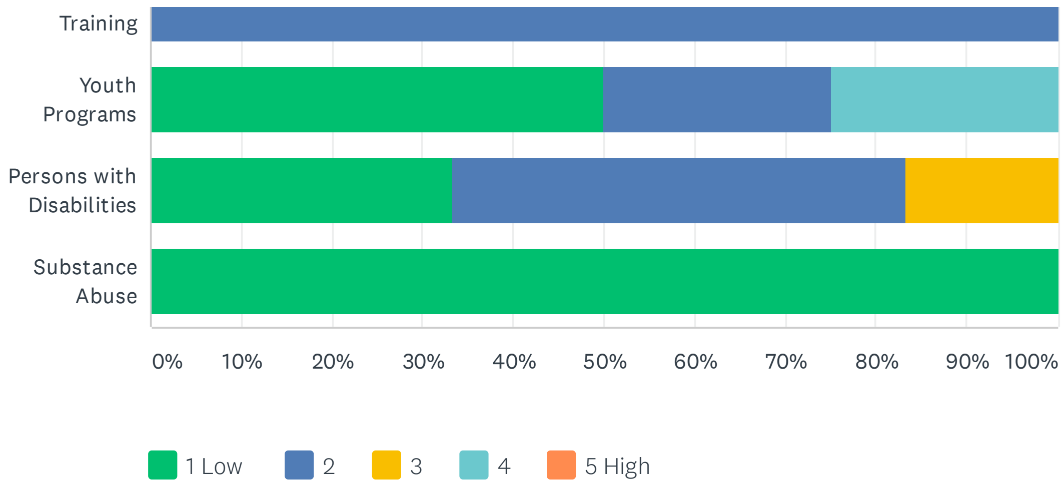
Q10 Please write in any needs not listed:

Answered: 8 Skipped: 13

Q11 Please mark the top five priorities that should be addressed in the Village of Arlington Heights. Order them from 1 to 5, with 1 being least important and 5 being most important.

Answered: 21 Skipped: 0




Training
Youth Programs
Persons with Disabilities
Substance Abuse
0%
10%
20%
30%
40%
50%
60%
70%
80%
90%
100%
1 Low
2
3
4
5 High

	1 LOW	2	3	4	5 HIGH	TOTAL	WEIGHTED AVERAGE
Crime	0.00% 0	0.00% 0	20.00% 1	20.00% 1	60.00% 3	5	4.40
Vacant Lots and Buildings	0.00% 0	0.00% 0	16.67% 1	33.33% 2	50.00% 3	6	4.33
Affordable Housing	9.09% 1	0.00% 0	9.09% 1	18.18% 2	63.64% 7	11	4.27
Forclosures	0.00% 0	0.00% 0	50.00% 1	0.00% 0	50.00% 1	2	4.00
Code Enforcement Services	0.00% 0	50.00% 1	0.00% 0	0.00% 0	50.00% 1	2	3.50
Drainage	16.67% 1	16.67% 1	0.00% 0	50.00% 3	16.67% 1	6	3.33
Health Services	0.00% 0	0.00% 0	66.67% 2	33.33% 1	0.00% 0	3	3.33
Home Improvement Programs	0.00% 0	33.33% 1	0.00% 0	66.67% 2	0.00% 0	3	3.33
Affordable Child Care	11.11% 1	22.22% 2	33.33% 3	11.11% 1	22.22% 2	9	3.11
Homelessness	0.00% 0	28.57% 2	42.86% 3	28.57% 2	0.00% 0	7	3.00
Senior Citizens	50.00% 2	0.00% 0	0.00% 0	0.00% 0	50.00% 2	4	3.00
Traffic Congestion	0.00% 0	50.00% 1	0.00% 0	50.00% 1	0.00% 0	2	3.00
Pedestrian Accessibility	33.33% 1	0.00% 0	33.33% 1	33.33% 1	0.00% 0	3	2.67
Recycling and Trash Service	14.29% 1	28.57% 2	42.86% 3	14.29% 1	0.00% 0	7	2.57
Energy Efficency	40.00% 2	0.00% 0	40.00% 2	20.00% 1	0.00% 0	5	2.40
Public Transportation	40.00% 4	30.00% 3	10.00% 1	10.00% 1	10.00% 1	10	2.20
Business Assistance	50.00% 2	25.00% 1	0.00% 0	25.00% 1	0.00% 0	4	2.00
Employment Training	0.00% 0	100.00% 1	0.00% 0	0.00% 0	0.00% 0	1	2.00
Youth Programs	50.00% 2	25.00% 1	0.00% 0	25.00% 1	0.00% 0	4	2.00
Persons with Disabilities	33.33% 2	50.00% 3	16.67% 1	0.00% 0	0.00% 0	6	1.83
Substance Abuse	100.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	1	1.00

Q12 Do you know of specific needs or services not addressed by current housing, homelessness, or special needs services?

Answered: 10 Skipped: 11

Q13 What are the primary obstacles facing the low and moderate income residents of the Village of Arlington Heights?

Answered: 14 Skipped: 7

Q14 How can the Village of Arlington Heights help improve the local economic situation?

Answered: 14 Skipped: 7

Q15 What can the Village do better to raise awareness about programs benefiting residents of the Village of Arlington Heights?

Answered: 13 Skipped: 8

OMB Number: 4040-0004
Expiration Date: 10/31/2019

Application for Federal Assistance SF-424

* 1. Type of Submission:	* 2. Type of Application:	* If Revision, select appropriate letter(s):
☐ Preapplication	☒ New	
☒ Application	☐ Continuation	* Other (Specify):
☐ Changed/Corrected Application	☐ Revision	

* 3. Date Received:
4. Applicant Identifier:

5a. Federal Entity Identifier:
5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:
7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: Village of Arlington Heights

* b. Employer/Taxpayer Identification Number (EIN/TIN): 36-6005774
* c. Organizational DUNS: 072318629

d. Address:

* Street1: 33 S. Arlington Heights Road
Street2:
* City: Arlington Heights
County/Parish:
* State: IL: Illinois
Province:
* Country:
* Zip / Postal Code: 60005

e. Organizational Unit:

Department Name:
Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:
* First Name: Nora
Middle Name:
* Last Name: Boyer
Suffix:

Title:

Organizational Affiliation:

* Telephone Number: 847-368-5214
Fax Number:

* Email: nboyer@vah.com

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

HUD

11. Catalog of Federal Domestic Assistance Number:

CFDA Title:

*** 12. Funding Opportunity Number:**

14.218

* Title:

Community Development Block Grant Entitlement

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment | Delete Attachment | View Attachment

*** 15. Descriptive Title of Applicant's Project:**

A variety of CDBG eligible projects will be funded including (ex. housing, infrastructure, public facilities, homeless services and public services).

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant: 6 8 10
* b. Program/Project: 6 8 10

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 10/1/2020
* b. End Date: 09/30/2021

18. Estimated Funding ($):

* a. Federal	278,890
* b. Applicant	
* c. State	
* d. Local	
* e. Other	31,870
* f. Program Income	50,000
* g. TOTAL	$360,760

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .

☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:
* First Name: Randall

Middle Name:

* Last Name: Recklaus

Suffix:

* Title: Village Manager

* Telephone Number: 847-368-5100
Fax Number:

* Email: rrecklaus@vah.com

* Signature of Authorized Representative:
* Date Signed:

Instructions for Application for Federal Assistance (SF-424)

This is a standard form required for use as a cover sheet for submission of pre-applications and applications and related information under discretionary programs. Some of the items are required and some are optional at the discretion of the applicant or the federal agency (agency). Required fields on the form are identified with an asterisk (*) and are also specified as "Required" in the instructions below. In addition to these instructions, applicants must consult agency instructions to determine other specific requirements.

Item	Field Name	Information
1.	Type of Submission:	(Required) Select one type of submission in accordance with agency instructions. • Pre-application • Application • Changed/Corrected Application - Check if this submission is to change or correct a previously submitted application. Unless requested by the agency, applicants may not use this form to submit changes after the closing date.
2.	Type of Application:	(Required) Select one type of application in accordance with agency instructions. • New - An application that is being submitted to an agency for the first time. • Continuation - An extension for an additional funding/budget period for a project with a projected completion date. This can include renewals. • Revision - Any change in the federal government's financial obligation or contingent liability from an existing obligation. If a revision, enter the appropriate letter(s). More than one may be selected. If "Other" is selected, please specify in text box provided. A. Increase Award B. Decrease Award C. Increase Duration D. Decrease Duration E. Other (specify)
3.	Date Received:	Leave this field blank. This date will be assigned by the Federal agency.
4.	Applicant Identifier:	Enter the entity identifier assigned by the Federal agency, if any, or the applicant's control number if applicable.
5a.	Federal Entity Identifier:	Enter the number assigned to your organization by the federal agency, if any.
5b.	Federal Award Identifier:	For new applications leave blank. For a continuation or revision to an existing award, enter the previously assigned federal award identifier number. If a changed/corrected application, enter the federal identifier in accordance with agency instructions.
6.	Date Received by State:	Leave this field blank. This date will be assigned by the state, if applicable.
7.	State Application Identifier:	Leave this field blank. This identifier will be assigned by the state, if applicable.
8.	Applicant Information:	Enter the following in accordance with agency instructions:
	a. Legal Name:	(Required) Enter the legal name of applicant that will undertake the assistance activity. This is the organization that has registered with the Central Contractor Registry (CCR). Information on registering with CCR may be obtained by visiting www.Grants.gov.
	b. Employer/Taxpayer Number (EIN/TIN):	(Required) Enter the employer or taxpayer identification number (EIN or TIN) as assigned by the Internal Revenue Service. If your organization is not in the US, enter 44-4444444.
	c. Organizational DUNS:	(Required) Enter the organization's DUNS or DUNS+4 number received from

		Dun and Bradstreet. Information on obtaining a DUNS number may be obtained by visiting www.Grants.gov.
	d. Address:	Enter address: Street 1 (Required); city (Required); County/Parish, State (Required if country is US), Province, Country (Required), 9-digit zip/postal code (Required if country US).
	e. Organizational Unit:	Enter the name of the primary organizational unit, department or division that will undertake the assistance activity.
	f. Name and contact information of person to be contacted on matters involving this application:	Enter the first and last name (Required); prefix, middle name, suffix, title. Enter organizational affiliation if affiliated with an organization other than that in 7.a. Telephone number and email (Required); fax number.
9.	Type of Applicant: (Required) Select up to three applicant type(s) in accordance with agency instructions.	A. State Government B. County Government C. City or Township Government D. Special District Government E. Regional Organization F. U.S. Territory or Possession G. Independent School District H. Public/State Controlled Institution of Higher Education I. Indian/Native American Tribal Government (Federally Recognized) J. Indian/Native American Tribal Government (Other than Federally Recognized) K. Indian/Native American Tribally Designated Organization L. Public/Indian Housing M. Nonprofit N. Private Institution of Higher Education O. Individual P. For-Profit Organization (Other than Small Business) Q. Small Business R. Hispanic-serving Institution S. Historically Black Colleges and Universities (HBCUs) T. Tribally Controlled Colleges and Universities (TCCUs) U. Alaska Native and Native Hawaiian Serving Institutions V. Non-US Entity W. Other (specify)
10.	Name Of Federal Agency:	(Required) Enter the name of the federal agency from which assistance is being requested with this application.
11.	Catalog Of Federal Domestic Assistance Number/Title:	Enter the Catalog of Federal Domestic Assistance number and title of the program under which assistance is requested, as found in the program announcement, if applicable.
12.	Funding Opportunity Number/Title:	(Required) Enter the Funding Opportunity Number and title of the opportunity under which assistance is requested, as found in the program announcement.
13.	Competition Identification Number/Title:	Enter the competition identification number and title of the competition under which assistance is requested, if applicable.
14.	Areas Affected By Project:	This data element is intended for use only by programs for which the area(s) affected are likely to be different than the place(s) of performance reported on the SF-424 Project/Performance Site Location(s) Form. Add attachment to enter additional areas, if needed.
15.	Descriptive Title of Applicant's Project:	(Required) Enter a brief descriptive title of the project. If appropriate, attach a map showing project location (e.g., construction or real property projects). For pre-applications, attach a summary description of the project.
16.	Congressional Districts Of:	15a. (Required) Enter the applicant's congressional district. 15b. Enter all district(s) affected by the program or project. Enter in the format: 2 characters state abbreviation - 3 characters district number, e.g., CA-005 for California 5th district, CA-012 for California 12 district, NC-103 for North Carolina's 103 district. If all congressional districts in a state are affected, enter "all" for the district number, e.g., MD-all for all congressional districts in Maryland. If

		nationwide, i.e. all districts within all states are affected, enter US-all. If the program/project is outside the US, enter 00-000. This optional data element is intended for use only by programs for which the area(s) affected are likely to be different than place(s) of performance reported on the SF-424 Project/Performance Site Location(s) Form. Attach an additional list of program/project congressional districts, if needed.
17.	Proposed Project Start and End Dates:	(Required) Enter the proposed start date and end date of the project.
18.	Estimated Funding:	(Required) Enter the amount requested, or to be contributed during the first funding/budget period by each contributor. Value of in-kind contributions should be included on appropriate lines, as applicable. If the action will result in a dollar change to an existing award, indicate only the amount of the change. For decreases, enclose the amounts in parentheses.
19.	Is Application Subject to Review by State Under Executive Order 12372 Process?	(Required) Applicants should contact the State Single Point of Contact (SPOC) for Federal Executive Order 12372 to determine whether the application is subject to the State intergovernmental review process. Select the appropriate box. If "a." is selected, enter the date the application was submitted to the State.
20.	Is the Applicant Delinquent on any Federal Debt?	(Required) Select the appropriate box. This question applies to the applicant organization, not the person who signs as the authorized representative. Categories of federal debt include; but, may not be limited to: delinquent audit disallowances, loans and taxes. If yes, include an explanation in an attachment.
21.	Authorized Representative:	To be signed and dated by the authorized representative of the applicant organization. Enter the first and last name (Required); prefix, middle name, suffix. Enter title, telephone number, email (Required); and fax number. A copy of the governing body's authorization for you to sign this application as the official representative must be on file in the applicant's office. (Certain federal agencies may require that this authorization be submitted as part of the application.)

ASSURANCES - CONSTRUCTION PROGRAMS

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of the project described in this application.

2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.

3. Will not dispose of, modify the use of, or change the terms of the real property title, or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal interest in the title of real property in accordance with awarding agency directives and will include a covenant in the title of real property aquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.

4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.

5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progress reports and such other information as may be required by the assistance awarding agency or State.

6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.

7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.

8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards for merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).

9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.

10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and, (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.

12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.

14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is $10,000 or more.

15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).

16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.

17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).

18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."

19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE Village Manager
APPLICANT ORGANIZATION Village of Arlington Heights	DATE SUBMITTED July 21, 2020

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and

3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 135.

_______________________________ ____________
Signature of Authorized Official Date

____
Title

Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) ______________________ [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

Compliance with Laws -- It will comply with applicable laws.

______________________________ ______________

Signature of Authorized Official Date

____

Title

OPTIONAL Community Development Block Grant Certification

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

Signature of Authorized Official

Date

Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

Eligible Activities and Costs -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §§92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

Subsidy layering -- Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

Signature of Authorized Official Date

Title

Emergency Solutions Grants Certifications

The Emergency Solutions Grants Program recipient certifies that:

Major rehabilitation/conversion/renovation – If an emergency shelter's rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation.

If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion.

In all other cases where ESG funds are used for renovation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

Essential Services and Operating Costs – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the recipient will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the recipient serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

Renovation – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services – The recipient will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal State, local, and private assistance available for these individuals.

Matching Funds – The recipient will obtain matching amounts required under 24 CFR 576.201.

Confidentiality – The recipient has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement – To the maximum extent practicable, the recipient will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

Consolidated Plan – All activities the recipient undertakes with assistance under ESG are consistent with its consolidated plan.

Discharge Policy – The recipient will establish and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

________________________________ _______________
Signature of Authorized Official Date

____
Title

Housing Opportunities for Persons With AIDS Certifications

The HOPWA grantee certifies that:

Activities -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building -- Any building or structure assisted under that program shall be operated for the purpose specified in the consolidated plan:

1. For a period of not less than 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,

2. For a period of not less than 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

______________________________ ______________
Signature of Authorized Official Date

____
Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification
This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

Village Board
7/20/2020

Item: Inclusionary Housing Ordinance / Affordable Housing

Department: Planning & Community Development

In September 2019, the Village Board Committee of the Whole discussed at great length a detailed report, data and a series of recommendations regarding refining Arlington Heights Affordable Guidelines. At the conclusion of the Committee of the Whole meeting, the Board directed Staff to prepare an Inclusionary Housing Ordinance.

Since then, Staff has conducted extensive research on other communities that have Inclusionary Housing Ordinances, as well as gathering additional data and preparing a draft Inclusionary Housing Ordinance. In December 2019, a draft ordinance was provided to the Village Board for early review and feedback. In January, the Committee of the Whole discussed the draft Inclusionary Housing Ordinance and provided direction on a series of issues. The Board asked that the Housing Commission be given the opportunity to comment on the final draft ordinance.

On February 4, the Housing Commission discussed the Ordinance and made three motions addressing concerns. The draft Inclusionary Zoning Ordinance was originally placed on the March 16th Village Board meeting which was subsequently cancelled due to the COVID-19 pandemic.

Recommendation
It is recommended that the Board provide feedback, direction and recommend any desired changes to the final draft ordinance and authorize Staff to make such changes for Village Board action.

ATTACHMENTS:

Description	**Type**
Final Draft Inclusionary Housing Ordinance/Affordable Housing 3-10-20	Memorandum
Final Draft Inclusionary Housing Ordinance 3-16-20	Exhibits
Summary/Analysis and options on Housing Commission key topics	Exhibits

Revised Inclusionary Housing Ordinance Memo Re-Issued 3/3/2020	Memorandum
Report to the Village Board for the Committee of the Whole meeting 1-13-2020	Memorandum
Refining Arlington Heights Affordable Housing Guidelines	Exhibits
Minutes COW Meeting 9-9-19	Minutes
Minutes COW Meeting 1-13-20	Minutes
Housing Commission Draft Minutes 2-4-20	Minutes

MEMORANDUM

TO: Randy Recklaus, Village Manager

FROM: Charles Witherington-Perkins
Director of Planning and Community Development

DATE: March 10, 2020

SUBJECT: *Final Draft - Inclusionary Housing Ordinance/Affordable Housing*

On January 13, 2020 the Committee of the Whole held its second meeting to discuss affordable housing and in particular the draft Inclusionary Housing Ordinance. At that meeting the Village Board asked that the Housing Commission be given the opportunity to comment on direction given to Staff at the Committee of the Whole meeting prior to the development of the final Inclusionary Ordinance Draft. On January 16, a memorandum was distributed summarizing the consensus recommendations made by the Committee of the Whole, along with a revised ordinance. On February 4 the revised draft Inclusionary Housing Ordinance was discussed by the Village's Housing Commission. At the Housing Commission meeting, the commission made three specific recommendations and commented on several other areas of the most recent draft of the Inclusionary Housing Ordinance.

The following is summary of the key Housing Commission items:

1. A recommendation was made to treat Senior Housing developments the same as For Sale housing developments.
2. To reinstate the alternative contributions provisions that the Village Board indicated it preferred to eliminate.
3. To include preferences for leasing of rental units.
4. A discussion occurred regarding what constitutes the definition of a teardown. The Board also discussed this item and it will be addressed in the administrative guidelines.
5. There was a discussion regarding the fee for multifamily as it relates to the size of development applied to five units vs. nine units and whether the $75,000 cap is appropriate.

Additional materials that have previously been submitted regarding this issue are available on the Village's website under the Inclusionary Housing Program banner.

The Inclusionary Housing Ordinance will be placed on the March 16th Board meeting. At that time, the Village Board can determine if it wishes to include any of the new recommendations of the Housing Commission, make any further unrelated adjustments, or move forward with the Ordinance as drafted.

C: Nora Boyer: Housing Planner

CW-P:lmp

CHAPTER 7 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 issue 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.

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 and 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. Affordable units shall be leased to households whose incomes are at or below 60% of area median income, adjusted for household size. 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 requirement 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 affordable units shall be sold to households whose incomes are at or below 80% of area median income, adjusted for household size. 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.

Summary/Analysis and Options on
Housing Commission Key Discussion Topics
from the February 4, 2020 Meeting on the
Final Draft Inclusionary Housing Ordinance

Topic: Senior Housing

Committee of the Whole Change:
Section 7-1702 Definitions - Removed the definition of Senior Residential Community &
Section 7–1709 Senior Residential Community - Removed entire section pertaining to affordable housing requirements in Senior Residential Communities

Section 7-1702 Definition (n)

~~n.~~ ~~Senior Residential Community. A senior living facility containing one or more of the following and housing and services: independent living, assisted living, memory care/Alzheimer care, and nursing home~~.

~~Section 7-1709 Senior Residential Community. Developers of Senior Residential Communities shall provide to the Village a breakdown of the types of units in the facility (memory care, assisted living, or nursing home units). The requirements for affordable units in Senior Residential Communities as follows:~~

~~a.~~ ~~No affordable units or fee-in-lieu of affordable units are required for memory care units, assisted living units, or nursing home units in a Senior Residential Community.~~

~~b.~~ ~~If a Senior Residential Community contains independent living units, 5% of the independent living units are to be on-site affordable units. If affordable on-site units are not provided, a fee-in-lieu of affordable units shall be required for $75,000 for each of 10% of the independent living units in the Senior Residential Community.~~

~~c.~~ ~~The maximum gross rent to include housing and services, including but not limited to meals, transportation, laundry and other services, shall be affordable to households with annual incomes at 60% of area median income devoting no more than 55 percent of their gross income to monthly housing and services expenses.~~

Housing Commission Motion
A motion was made by Commissioner Creer, seconded by Commissioner Eggum to treat senior housing developments the same as for-sale housing under Section 7-1708, exempting them from mandated affordable units and requiring the same fee structure. The motion was approved Ayes: 6 and Nays: 0.

Housing Commission Discussion (from Housing Commission Draft 2/4/2020 Minutes)
The removal of the definition of Senior Residential Community prompted a discussion concerning the Committee of the Whole's removal of senior housing independent living from the requirements of the Ordinance. Ms. Boyer explained that, as she recalled, the discussion had to do with not wanting other

senior residents to have to absorb the cost of the affordable units. With regard to removing the requirement for senior housing, Commissioner Kiefer said that the Trustees commented that they did not want to discourage the development of senior housing since it is a community need.

Commissioner Eggum stated that senior communities are unique in that residents move from one level of care to another. Several Commissioners stated that it does not make sense to them that senior housing developments should be excused entirely without at least paying a fee into the Affordable Housing Trust Fund. It was suggested that if affordable units are not going to be included in senior developments that they should be treated like for-sale developments and be excused from including affordable units but be required to pay a fee into the Affordable Housing Trust Fund. Excusing senior housing developments completely from making an affordable housing contribution was viewed as inequitable.

Options

1. Make no change.
2. Reinstate the definition of Senior Housing Community and the original Section 7-1709 Senior Housing Community requirements exempting memory care, assisted living, and nursing home developments and requiring that for developments of 10 or more units, 5% affordable units in senior independent living buildings be affordable or that the developer pay a $75,000 fee in lieu for 10% of the total units in the senior independent living.
3. Revise Ordinance to reflect the Housing Commission recommendation that developments of 10 units or more that for all types of senior housing (independent living, assisted living, memory care, and nursing home units) be exempt from providing affordable units but pay a fee in lieu for 10% of the total units at a rate of 12.5% of the value of the units with a cap of $75,000 fee per affordable unit as recommended by the Housing Commission.
4. Modify Housing Commission recommendation and require fee only for senior independent living.

Analysis

The Housing Commission recommends applying an affordable housing requirement to all senior for-sale units and rental units including independent living, assisted living, memory care, and nursing homes. Senior housing can be complicated in that extensive amounts of services may be included in the monthly costs, with the services being especially heavy for assisted living, memory care, and nursing homes. Senior housing is sometimes also provided as a hybrid where the senior pays a sometimes significant entry fee and then a monthly cost for rent including services. Senior housing can also be complex by the involvement of medical insurance and Medicaid. Due to these complications, especially for assisted living, memory care, and nursing homes; staff's original proposal applied affordability requirements only to independent-living senior housing at this time. An alternative to the Housing Commission recommendations could be a fee for senior independent units.

Topic: Alternative Contributions

Committee of the Whole Change:

Section 7 – 1712 Alternative Contributions – Removed entire Section.

~~**Section 7-1712 Alternative Contributions.** The Village Board may approve one or more of the alternatives set forth below as an alternative contribution for affordable units required by Sections 7-1707 and 7-1709. Alternative contributions shall not be considered unless the applicant demonstrates to the satisfaction of the Village Board that the alternative means of compliance will further affordable housing opportunities in the Village to an equal or greater extent than compliance with the otherwise applicable on-site requirements of this Article. Proposals for alternatives shall be considered on a case-by-case basis by the Village Board and may be approved at the Village Board's sole discretion.~~

~~The available alternatives are:~~

~~a. The providing of off-site affordable units within ¼ mile of a Covered Development Project in the Downtown District (B-5) or within ½ mile of a Covered Development Project in all other zoning districts.~~

~~b. Dedication of land and/or building to the Village or a non-profit organization approved by the Village intended to be used for an affordable housing development.~~

Housing Commission Motion

A motion was made by Commissioner Kiefer, seconded by Commissioner Hageli to recommend to the Village Board that Section 7-1712 be reinstated into the Inclusionary Housing Ordinance with the clarification that this provision is not intended to permit the concentration of affordable units but rather to provide an opportunity for the Village to consider creative, alternative contributions that the developer would need to demonstrate to the satisfaction of the Village Board are of equal or greater in addressing the Village's affordable housing goals than complying with the other applicable requirements of the Ordinance. The motion was approved Ayes: 6 and Nays: 0.

Housing Commission Discussion (from Housing Commission Draft 2/4/2020 Minutes)

Chairman Hageli commented that he was disappointed that the Committee of the Whole removed this section, and that he thought it was creative on the part of the Housing Commission. Commissioner Kiefer said that he thinks it was a perception problem that he thinks was unfortunate. He said that Committee of the Whole was concerned that this section would lead to concentrations of affordable units rather than the units being disbursed in certain buildings or areas. He said that he does not think that is the intent of the Housing Commission or the provision in the Ordinance. He said that the provision would have injected a little more flexibility, and he does not see any harm in leaving it in the Ordinance.

Commissioner Hageli said that he would like the message to get to the Trustees that it is not the intention of the Housing Commission to promote the concentration of affordable units. Rather, the intent is to be open to alternatives that may result in more affordable units. The Housing Commission pointed out at an earlier meeting that safeguards would need to be put in place to insure that off-site units were well maintained. Commissioner Creer pointed out that the language says that an alternative contribution would have to further the Village's affordable housing goals "to an equal or greater extent" than the applicable requirements of the Ordinance and that the Village Board has the authority to accept or reject proposed alternatives. The members of the Housing Commission like the possibilities of creative solution that might be developed under this provision.

Commissioner Hageli offered that a representative(s) of the Housing Commission could come before the Village Board to explain the reasoning behind this recommendation.

Options

1. Make no change.
2. Reinstate original Section 7-1712 Alternative Contributions with additional language stating that this provision is not intended to permit the concentration of affordable units but rather to provide an opportunity for the Village to consider creative, alternative contributions.

Analysis

The decision regarding whether to include a section in the Ordinance regarding alternative contributions appears to be a matter of message since the Village would have the authority to accept (or not accept) alternative contributions at its sole discretion. Including the section could call in into question the level of commitment on the part of the Village to enforce either the inclusion of on-site units or the payments of fees in lieu of units. Alternatively, not communicating that the Village is willing to listen to alternatives proposed by the developer may cause the Village to miss out on creative alternatives or partnerships that could result in benefits equal to or greater than those required in the other provisions of the Ordinance.

Topic: Preferences in Leasing of Rental Units

Section: Not applicable. Preferences were not included in the Draft Inclusionary Housing Ordinance. It was intended that preferences would be addressed in administrative guidelines.

Housing Commission Motion

A motion was made by Commissioner Eggum, seconded by Commissioner Miller to recommend to the Village Board that it add a Section 7-1714 to the Inclusionary Housing Ordinance stating that preference shall be extended for affordable units for rental to persons who meet one of more of the following criteria:

1. **Veterans**
2. **Persons with disabilities**
3. **Long term Arlington Heights residents defined as residents who lived in Arlington Heights for a minimum of 15 of the past 25 years**
4. **People who are employees of Arlington Heights business or organizations.**

The motion was approved Ayes: 6 and Nays: 0.

Housing Commission Discussion (from Housing Commission Draft 2/4/2020 Minutes)

Commissioner Eggum asked about the discussion of preferences in the leasing of affordable rental units, which was previously discussed by the Housing Commission, and which is not addressed in the draft Ordinance. Commissioner Kiefer commented that the Trustee, as the Committee of the Whole, asked for more information on this subject. Ms. Boyer responded that the intention is to include the preferences in the program guidelines.

Commissioner Eggum advocated for the Village to establish the preference categories by Ordinance. Implementation of those preferences could be handled in the guidelines. He offered a definition of long term residents. There was a discussion of the pros and cons of including the preferences in the Ordinance versus in the guidelines, and a consensus was reached to recommend including the preference categories in the Ordinance.

There was also a discussion concerning the preferences previously discussed by the Housing Commission. A member of the audience was concerned that including a preference for long time Arlington Heights residents worked against more diversity in the community. He asked if underrepresented minorities could be included as a group that receives preference. Commissioner Eggum said that may be equal protection concerns and he is not comfortable with something that is not certainly within Illinois law. Some other communities' inclusionary housing programs include preferences.

It was clarified that the classifications are equal, not ranked.

Options

1. Make no change and address preferences in the administrative guidelines.
2. Modify the Ordinance to include the unranked preference categories as recommended by the Housing Commission.
3. Modify the Ordinance to include the preferences suggested by the Housing Commission with the exception of "long term" Arlington Heights residents.
4. Modify the Ordinance to include the preferences suggested by the Housing Commission but changing the preference for "long term" Arlington Heights residents to a preference for current Arlington Heights residents who have lived in Arlington Heights for at least two years prior to application for a unit. This two-year residency requirement is consistent with the residency requirement under the Village's Single Family Rehab Program.

Analysis

The Ordinance as originally proposed did not include preferences for the leasing of affordable units. Rather, it was proposed that preferences be included in the administrative guidelines in order to permit some administrative flexibility in implementation. There is a concern that documenting long term residency (15 of the past 25 years as recommended by the Housing Commission) would be too cumbersome to implement.

If the Village Board wishes to add preferences to the Ordinance as opposed to just in the administrative guidelines, the following could be considered:

Section Number to be Determined Preferences

Priority for affordable dwelling units will be given first to qualified households who meet one or more of the following unranked qualifications:

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

MEMORANDUM

TO: Randy Recklaus, Village Manager

FROM: Charles Witherington-Perkins
Director of Planning and Community Development

DATE: January 16, 2020 *Re- issued March 3, 2020*

SUBJECT: *Revised Inclusionary Housing Ordinance*

Attached, please find a revised inclusionary Housing Ordinance reflecting the consensus recommendations made by the Committee of the Whole on January 13, 2020.

In summary the changes include the following key elements.

1. Removal of Senior Residential Community definition and requirements.
2. Removal of linkage fee requirements for single family additions of 50% or more.
3. Modification of the multi-family linkage fee for developments containing 9 or fewer units from $7,500 to $3,500 with the added language for rental developments that a developer may voluntarily provide onsite affordable units and no fee.
4. Modification of the linkage fee for multi-family for sale developments containing 9 or fewer units from $7,500 to $3,500.
5. For section 7-1708 there was a consensus of the Board to develop a tiered approach based upon proposed or potential sale price of the units. However, a tiered approach with different percentages for various tiers, could result in significant fee changes between each particular tier. After further review, it is proposed that a percentage based on the value of the unit be included for 10% of units with a cap of $75,000 as discussed. This approach we believe addresses the Committee of the Whole's desire to have a proportional fee as illustrated in the example below.

   The chart below will be included in administrative guidelines as an example, not the ordinance:

Value of Unit	Percent	In Lieu fee/per required affordable unit
$300,000	12.5%	$37,500
$500,000	12.5%	$62,500
$600,000	12.5%	$75,000
$700,000	12.5%	$87,500 (pays cap of $75,000)

   e.g. 10 unit development / average sale price $600,000
   10% affordable = 1 unit x 12.5% / $600,000 = $75,000

   16 unit development / average sale price $300,000
   10% affordable = 1.6 unit x 12.5% / $300,000 = $60,000

6. It was requested that a fee waiver repayment provision be included within section 7-1709. After consultation with In–House Counsel, general penalty provisions and enforcement are already covered in the Municipal Code. If a developer received a permit fee waiver and is later found non-compliant with the Inclusionary Housing Ordinance, the Village would likely pursue enforcement of the affordable housing requirements and, if appropriate, penalties pursuant to the general penalty provisions. Requiring repayment of the fees waived will only serve to accept the failure to comply with the ordinance requirements.

It is anticipated that this draft of the proposed Inclusionary Housing Ordinance would be presented to the Housing Commission in February as directed by Committee of the Whole.

C: Robin Ward, In-House Counsel
Nora Boyer: Housing Planner

Attachment

MEMORANDUM

TO: Randy Recklaus, Village Manager

FROM: Charles Witherington-Perkins
Director of Planning and Community Development

DATE: January 8, 2020

SUBJECT: *Refining Arlington Heights Affordable Housing Guidelines/Inclusionary Housing Ordinance - Committee of the Whole January 13, 2020*

Background

In September 2019, the Village Board Committee of the Whole discussed at great length a detailed report, data and a series of recommendations regarding refining Arlington Heights Affordable Guidelines. At the conclusion of the Committee of the Whole meeting, the Board directed Staff to prepare an Inclusionary Housing Ordinance. Since then, Staff has conducted extensive research on other communities that have Inclusionary Housing Ordinances, as well as gathering additional data and preparing the attached Inclusionary Housing Ordinance. In December 2019, a draft ordinance was provided to the Village Board for early review and feedback.

Village Board Feedback on Draft Ordinance

At the January 2020 Committee of the Whole meeting, a presentation will be made of the key elements of the draft ordinance. In particular, Staff is seeking Village Board feedback on a number of areas relative to the draft Inclusionary Housing Ordinance.

1. Staff and Housing Commission recommendations. Staff and the Housing Commission were generally in agreement with the series of recommendations contained in the September report. However, there were a few areas where there were different recommendations that Staff is seeking feedback from the Village Board.
   a. Development size application: Staff had recommended maintaining the existing criteria for development size of application of the Inclusionary Housing Ordinance at five or fewer units being exempt but providing a small linkage fee. The Housing Commission had recommended nine or fewer being exempt, but also concurred with a small linkage fee. The draft ordinance includes a small linkage fee of $7,500 per market rate multi family unit for developments falling under the minimum threshold. If this linkage fee remains in the draft ordinance and the percentages of fee in lieu of providing units for larger developments remain as a proposed, then there is no difference or impact on revenue that might be received that would go into the trust fund. Therefore, based upon the attached draft Inclusionary Housing Ordinances, Staff does not object to exempting developments of 9 or fewer units and requiring a linkage fee.

      Does the Board concur with the development threshold of nine or fewer units being exempt and requiring the linkage fee?

   b. Multi-family developments within the Downtown B-5 district: Staff had recommended application of a formula consistent with what was negotiated with Arlington 425. This required affordability of 7.5% of the development units as affordable with a minimum 5% of actual units and a maximum of 2.5% as a fee in lieu of, calculated at $25,000. If no units were to be provided a 10% affordability fee is proposed at $75,000 per unit. The Housing Commission recommended higher percentages (12.5% required with 7.5% actual units and 5% fee) and increasing the fee from $75,000 to $100,000 if no units are included. Since application of the current Village affordable housing guidelines, this year was the first time that a fee in the amount of $75,000 per unit was actually agreed upon and most likely to be followed through by a developer which was relative to the Sigwalt 16 for sale product. Therefore, Staff is concerned about the higher fee and higher percentages potentially stifling development. Feedback from the Village Board is needed regarding Staff and Housing Commission differences detailed in Section 7-1707 b1.

Does the Board prefer the requirement be 7.5% required units (5% actual and 2.5% fee)?

or

Does the Board prefer the requirement be 12.5% required units (7.5% actual and 5% fee)?

If no units are provided does the Board prefer a fee in lieu of $75,000 or $100,000?

c. With respect to multi-family for sale developments, both Staff and the Housing Commission recommended that no actual units be provided at this time and that a fee be provided. Staff recommended a fee of $75,000 per market rate unit for 10% of the total number of units in the development. The Housing Commission suggested using a proportional method where the fee changes, based upon the sale price or other computed valuation of the units. While a proportional sliding scale fee appears more equitable, it is also significantly more challenging to implement. As proposed, the flat rate fee would be collected at the time of issuance of a building permit, but a percentage fee based upon the sale price or other valuation of the units would be difficult to accurately compute or would need to be collected at a later date. While Staff could develop an alternate formula, before doing so, we are seeking feedback from the Village Board regarding this item.

Does the Board prefer a flat fee or a proportional fee based upon unit estimated value or sale price?

2. Proposed linkage fee for multi-family developments: The draft Inclusionary Housing Ordinance includes a proposed linkage fee of $7,500 per market rate unit due as part of a building permit fee for developments under the minimum threshold. Without a linkage fee, a multi-family development of nine or fewer units have no requirement, while a ten unit development would be required to pay a fee in lieu of $75,000 ($7,000 pro-rated across all 10 units). Therefore, a $7,500 linkage fee per market rate unit is more equitable.

3. A small linkage fee has also been proposed for new single family dwelling units or expansion/additions to existing family dwelling units, where a dwelling unit increases by 50% or more. The fee proposed is $3,500 per unit and would be applied to teardowns, new homes and additions or expansions as noted. In 2018 there were 26 teardowns, 16 new homes, and 20 additions of 50% or more reviewed through the design review process. At $3,500 per unit, this would have provided $217,000 towards the affordable housing trust fund. Staff also evaluated six single family teardowns looking at previous sale prices and post teardown list sale prices. The six teardowns looked at the homes sold from 2016 - 2019, with sales prices ranging from, $187,000 to $275,000. The new homes after the teardown were listed for sale ranging between $775,000 and $989,000. This data illustrates that the homes being torn down and being replaced are substantially less affordable then pre-teardown. As a result, a small linkage fee as proposed would be appropriate. Staff is seeking preliminary feedback from the Village Board regarding this proposed linkage fee as well.

Does the Board concur with this proposed linkage fee of $3,500 for single family dwelling units as described?

4. A section within the draft ordinance has been created to deal with Senior Residential Communities such as Lutheran Home/Village and Moorings and other proposed new developments. As proposed no affordable units or fee in lieu of would be required for memory care units, assisted

living, or nursing home units, as these often include extensive medical and insurance components. It is proposed that independent living units provide some units or a fee in lieu of providing units. This is still being vetted, due to the fact that many Senior Residential Communities that provide independent living also included many amenities such as food service, housekeeping, etc. Many rents are in the $3,200 - $4,200 per month range on new developments and an affordable unit would only be able to pay approximately $1,000 rent for a one bedroom unit, yet part of the cost also includes other components. Staff has included this provision in the draft ordinance for feedback from the Village Board, but is continuing to evaluate how this may be applied, which may necessitate negotiations on a case by case basis.

Does the Board concur with including this for continued discussion or is it preferred to defer this concept for future consideration?

Village Board Feedback on Process/Next Steps

The Housing Commission has requested at their meetings to review the draft Inclusionary Housing Ordinance. As both Staff and the Housing Commission have made their recommendations to the Village Board, this topic is typically discussed further at the Village Board level. However, the Village Board could refer back to the Housing Commission or direct Staff to make necessary changes to the ordinance as a result of discussion at the Committee of the Whole meeting. The Housing Commission, for profit and non-profit developers who participated in the survey last year were invited to attend the Committee of the Whole meeting to provide further input. Additionally, the September 2019 meeting was televised and general public were available to attend these meetings.

In conclusion, one an ordinance is adopted, Staff will prepare guidelines to implement the Inclusionary Housing Ordinance and then develop detailed criteria for utilizing Affordable Housing Trust Funds. Also, it will be important to continually monitor how implementation impacts proposed developments, and the Village should be prepared to make adjustments as necessary.

Recommendation

It is recommended that the Committee of the Whole provide feedback, direction and recommend any desired changes to the draft ordinance and authorize Staff to make such changes for Village Board review and/or refer to the Housing Commission.

Attachments:

Additional data
Draft Inclusionary Housing Ordinance
Draft Inclusionary Housing Guidelines Outline
Comparison Chart of Staff and Housing Commission Recommendations (re-issued)
Report - Refining Arlington Heights Affordable Housing Guidelines

C: Robin Ward, In-House Counsel
Nora Boyer: Housing Planner

CW-P:lmp

Affordable Housing Study - Additional Data

Single-Family Teardowns - Pre and Post Sales

Address	Lot Size	Home Size	Height	2019 List Price	Previous Sale Price	% Increase	Previous Sale Year
514 S Dryden Place	6,587 SF	3,243 SF	28' 10"	$845,000	$200,000	422.5%	2019
1401 N Chicago Ave.	9,263 SF	4,228 SF	31' 6"	$974,999	$275,000	354.5%	2017
1440 N Race Ave.	8,712 SF	4,285 SF	30' 6"	$989,000	$260,000	380.4%	2018
1107 N Chicago Ave.	6,963 SF	3,672 SF	27' 10"	$975,000	$250,000	390.0%	2018
223 S Dunton Ave.	6,957 SF	3,710 SF	30' 2"	$898,888	$240,000	374.5%	2017
1017 N Beverly Lane	6,960 SF	3,528 SF	28' 7"	$775,000	$187,500	413.3%	2016

Source: Zillow.com, DC Records

Homeownership / For Sale Affordability

80% AMI Income	Available Purchase Price
2 Person - $57,050	$158,472
3 person - $64,200	$178,333
4 Person - $71,300	$198,056

Market Rate Rental Apartment

	2019 Rental 60% AMI IHDA Max Monthly Rent	Market Rate Monthly Rent at $2.32/sf*	Difference	Difference Lost Over 12 Months per One Unit	Lost Value per Unit**
Studio (596 sf)	$936	$1,383	($447)	($5,364)	($82,523)
1 Bedroom (815 sf)	$1,002	$1,891	($889)	($10,668)	($164,123)
2 Bedroom (1,100 sf)	$1,203	$2,552	($1,349)	($16,188)	($249,046)

* Market rents based on Arlington 425 proposed rents

**Lost value is arrived by taking the monthly rent difference, multiplying by 12 and dividing by the capitalization rate of 6.5%.

Summary of Single-Family Design Commission Approvals (As of 11-20-19)

	2018	2019 YTD
Teardowns	26	23
New Homes	16	6
Additions (50% or more size increase)	20	20
TOTALS	62	49

Senior Independent Living - Rental - 30% Housing Cost

	2019 Rental 60% AMI IHDA Max Monthly Rent	Senior Community Monthly Fee*	Difference per Month per Unit	Difference Lost Over 12 Months per One Unit	Lost Value per Unit**
1 Bedroom Full Service Independent Senior Living Apartment Monthly Fee	$1,002	$3,400	($2,398)	($28,776)	($442,708)
2 Bedroom Full Service Independent Living Apartment Monthly Fee	$1,203	$5,000	($3,797)	($45,564)	($700,985)

*Senior monthly fee includes services such as meals, transportation, etc.
**Lost value is arrived by taking the monthly rent difference, multiplying by 12 and dividing by the capitalization rate of 6.5%.
***30% Housing Cost

Affordable Senior Independent Living - Rental - 55% Housing Cost

	60% AMI	Senior Community Monthly Fee*	2019 Rental 55% Income towards Rent	Difference per Month per Unit	Difference Lost Over 12 Months per One Unit	Lost Value per Unit**
Studio or 1-Bedroom 1 Person	$37,440	$3,400	$1,716	($1,684)	($20,208)	($310,892)
1 Bedroom 2 Persons	$42,780	$3,400	$1,960	($1,440)	($17,280)	($265,846)

*Senior monthly fee includes services such as meals, transportation, etc.
**Lost value is arrived by taking the monthly rent difference, multiplying by 12 and dividing by the capitalization rate of 6.5%.
***55% Housing Cost

Draft
Inclusionary Housing Guidelines

Subject to change as criteria are developed to reflect final approved ordinance

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

Outline

I. Affordable Housing Plan – Minimum contents of Affordable Housing Plan for the types of development required by the ordinance to submit an Affordable Housing Plan.

II. Annual adjusting fee-in-lieu amount and listing of current fees

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

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

V. Calculations

   a. Non-fractional for units
   b. Fractional for fees in lieu

VI. Income determination

   a. Income inclusions
   b. Income exclusions
   c. Treatment of assets

VII. Preferences
   a. Categories and prioritization of households receiving preference in tenancy

VIII. Annual reporting to the Village
   a. Requirement
   b. Form

IX. Income re-certification
   a. Frequency and timing
   b. Continuing/Non-Continuing eligibility if tenant income increases

Refining Arlington Heights Affordable Housing Guidelines

August 9, 2019
Updated January 8, 2020

The Village of
Arlington Heights
Illinois
Planning & Community
Development Department

Recipient of the Daniel Burnham Award for Excellence in Planning for Affordable Housing Development

Refining Arlington Heights Affordable Housing Guidelines

Attachments

1. Summary Arlington Heights Guidelines
2. History of Affordable Housing in Arlington Heights
3. Affordable Housing Outreach and Survey 2019
4. Income Restricted and Special Needs Housing in Arlington Heights

Refining Arlington Heights Affordable Housing Guidelines

A. *Background / Introduction*

Last year during the discussion of the Arlington Downs Amendment and the 4 North Hickory proposed development, the Village Board expressed a desire to see actual affordable units included within new developments. This direction resulted in extensive discussions during review of the Arlington 425 and Sigwalt 16 developments. As part of the negotiations and hearings relative to the Arlington 425 development, it was recommended that moving forward the Village's Affordable Housing Guidelines be refined with input from the development community, interested parties, Housing Commission, Staff, and the Village Board. It was noted that it was important to develop an acceptable standard of furthering the inclusion of affordable housing units at different locations, while still encouraging quality developments. While the 2018-19 Business Plan calls for the draft Phase I Report on Housing needs and trends to be completed before year end, Staff recommended refining the Affordable Housing Guidelines first and deferring the aforementioned report. In the aftermath of the Arlington 425 development discussion, Staff has continued to explore options and approaches to refining the affordable housing guidelines.

B. *Affordable Housing in Illinois*

In 2003, the State of Illinois adopted the Affordable Housing Planning and Appeals Act. The Act was created based upon a shortage of affordable housing within the state and requires municipalities with less than 10% affordable housing, to adopt an Affordable Housing Plan and also contains an appeal procedure for aggrieved developers to seek relief from local decisions. Communities that exceed the 10% stipulation are identified as exempt on a list that is periodically distributed by the State. The most recent calculation indicated that Arlington Heights had 19.1% of units as affordable.

Based upon best available information, there are currently six communities in Illinois, in addition to Arlington Heights that have Inclusionary Housing Ordinances. These include, Chicago, Highland Park, Evanston, Lake Forest, St. Charles, and Oak Park. Oak Park adopted their ordinance in March. Other communities have the same challenges that Arlington Heights does in implementing their requirements without stifling development. Arlington Heights does not have its guidelines adopted by ordinance. They are detailed in a toolkit and each proposed development has been negotiated on a case by case basis over the years, taking into account factors such as the economy, the proposed development, and input from the community.

C. *History of Affordable Housing in Arlington Heights*

The Village's efforts in the area of affordable housing can be traced back to the Joint Study Committee on Low-Moderate Income Housing report adopted by the Village Board in March 1972. This report recommended the creation of the Village's Housing Commission and set certain goals for the creation of affordable housing units in Arlington Heights.

During the 1970s and 1980s, the Village experienced an increase in affordable housing apartment building. During this time, 388 subsidized apartment units were developed at Albert Goedke Apartments, Cedar Village of Arlington Heights, and Linden Place.

Also at this time, six apartment buildings and complexes were built using financing from the Industrial Revenue Bond (IRB) program required 20% of the units be set aside for affordable tenants. The total number of affordable apartments was approximately 300. The affordable housing restrictions on most of these buildings has expired leaving only Dunton Tower where 20% of the units (44 units) must meet the affordable housing requirements of the IRB bond financing.

In the late 1970s, the Village began receiving federal funding through the Community Development Block Grant (CDBG) program, a portion of which has been used for affordable housing programs in the Village including the Single Family Rehab Loan Program, Multi-Family Rehabilitation Loan Program, and Group Home and Transitional Housing Grant Program.

From 1996 to 2006, the Village received Federal HOME funding through the Illinois Housing Development Authority (IHDA) to provide a First Time Homebuyer Program. IHDA now operates first-time homebuyer programs directly, for which residents of Arlington Heights are eligible.

In December 1998, the Village Board adopted the Multi-Family Affordable Housing Policy that states, ***"It is the policy of the Village of Arlington Heights to promote adequate housing for all the community's people; to create and/or maintain sound viable neighborhoods; to meet the needs for housing by increasing the number of housing units for low and moderate income families and individuals; and to expand housing opportunities for all members of the community."***

In 2008, the affordable housing tool kit ("for sale") was created, and in 2010 the affordable housing tool kit ("rental") was created. After the great recession, the tool kits began to be implemented on a case by case basis.

Also in 2008, the Village was the recipient of the prestigious Daniel Burnham Award for Excellence in Planning for the affordable housing development at Timber Court Condominiums

In 2013, the Village Board created an Affordable Housing Trust Fund. Also, several community and regional housing reports were completed in 2013.

In 2018 and 2019, increased focus on affordable housing has led to increased discussion and a request to re-evaluate the affordable housing guidelines in the toolkits.

D. Process Undertaken

The following process has been followed for evaluating the affordable housing guidelines.

Step 1: Staff met and held telephone conferences with developers of market rate and affordable housing. The purpose of this step was to meet and discuss with developers the importance of affordable housing, the challenge providing units present to them, efforts to determine an acceptable percentage without jeopardizing market rate developments, while still pushing for the maximum feasible number of units that could be included under various scenarios. At the conclusion of these meetings and calls, a survey was distributed.

Step 2: Meetings with interested parties and groups such as non-profits and other agencies that manage and operate affordable housing developments took place.

Step 3: Further detailed research on other communities on their efforts and challenges on implementing an Affordable Housing program has occurred.

Step 4: A detailed report has been prepared.

Step 5: Commence discussions with the Housing Commission and Village Board.

E. Current Pending Developments

The Village has or is currently in discussions with other proposed developments, each of which have provided differing responses to the affordable housing guidelines and are summarized as follows.

The Boulevard - located at Arlington Heights Road and Seegers Road. The developer had requested early review with the Village Board relative to their concerns over providing affordable units in the development. The proposal consists of 240 units. The developer's initial proposal to meet the current 15%, 36 unit requirement was $360,000 or $10,000 per unit. Staff has been waiting for a revised proposal from the developer before placing this matter on the Village Board agenda for early review. On May 7, and July 16, Village Manger Randy Recklaus and Charles Witherington Perkins met with the land owners who need to provide an extension to the real estate contract to the developer. The land owners expressed their concerns about providing affordable units for future developments moving forward, and suggested that they may not be able to provide affordable units and that the Board consider lower standards, for different areas of the community. After the July meeting, they were planning to respond with a proposal or what they felt may be feasible.

Former Molon Motors Property at Ridge and Northwest Highway - A Real Estate Group had proposed a conceptual plan for 228 rental units. This plan has not been forwarded to any commission at this point and preliminary staff comments were provided to the developer. The developer contacted the Village and indicated that they no longer were moving forward with this proposal due to two concerns. First, the affordable housing requirement and the fact that there could be no buy out and units would need to be provided. Second, a bigger concern relative to market absorption and to how deep the market was especially relative to the close proximately to Arlington 425. Charles Witherington Perkins contacted the developer's representative on May 7, and they confirmed the above with commentary that they felt they could find some work around for some affordable units, but their bigger concern for them was market absorption

4 North Douglas, Phase 2 - This is the phase 2 development located in the Hickory/Kensington TIF District. The first phase was approved with a fee in lieu of $25,000 per unit. This development is a TIF assisted rental apartment development for phase 2, the developer has initially proposed 5 units out of 64 for 7.5% as affordable units to be included in the development.

F. Application of Current Affordable Housing Guidelines

Since the Affordable Housing Guidelines were developed they have been applied to several developments. Some have provided actual units, others have been exempted for some portion and/or paid a fee in lieu of providing units. Each project has been reviewed and recommended by the Housing Commission. The most recent amount negotiate is the highest the Village has received to date. The following is a quick summary as follows:

2004: Timber Court, for sale units received a density increase in return for providing 14 affordable units, 20% out of 72 units total plus 7 additional units in the third unbuilt building. The Village paid $100,000 in road improvements.

2011: Arlington Downs original approval (including One Arlington) first 300 units 0% after that 5% of all units to be affordable or fee of $100,000 per unit in lieu. Second phase has been renegotiated.

2012: Arbor Lane, for sale, 2 affordable units required, and payment in lieu provided in the amount of $15,189
per unit. $30,378 has been paid into the trust fund.

2014: Parkview, rental, 15%, 7 units out of 45 units provided as affordable. Project funded through low income tax credits. Village recently advised 41 units are affordable.

2016: Lexington Town Homes, for sale, 15%, 7 units required out of 48 units. Fee approved at $15,312 per affordable unit not provided or $2,500 per unit spread across all units. Development is under construction.

2017: Hearts Place, supportive housing for persons with disabilities, 15%, 2 units required. Funded by low income tax credits and Illinois Housing Development Authority. 100% affordable provided.

2017: CA Ventures, rental, 15%, 80 units proposed, 12 affordable units required, fee proposed $25,000 per affordable unit or a total of $300,000 or $3,750 spread across all units. The development was not approved.

2018: 4 North Hickory, rental, 15%, 11 units required out of a total 76 units, fee proposed $25,000 per affordable unit or $275,000 total or $3,666 spread across all units. TIF assisted. Development has not commenced yet.

2018: Arlington Downs amendment Phase II, rental, Housing Commission approved, 39 affordable units required out of 263 units, $25,000 per affordable unit or $975,000 or $3,707 spread across all units or a combination of affordable units and fees with a strong recommendation that some affordable units be provided. After direction from the Village Board for a desire to see actual units, Staff renegotiated with the developer. The Village Board approved 9 actual affordable units (3.4%) at 60% AMI and 4 units in lieu of $25,000/unit or $100,000. Total 13 units, 5%.

2019: Arlington 425, rental 15% at 361 units or 54 units required. Approval 5%, 18 included units and a fee of $25,000 per unit in lieu of providing 9 additional units totaling $225,000. Total 7.5%, 27 units.

Sigwalt 16, for sale 10% 1.6 units. Approved fee in lieu of providing units at $75,000 for 1.6 units totaling $120,000

Since inception of Affordable Guidelines, fees in lieu have moved from $0 to $25,000/unit at 15% or $100,000/ unit at 5%. Actual units provided have ranged from 100% to 0%. Unsubsidized market rate rental units actually provided have moved from 0% to 3.4% Arlington Downs phase II to the Arlington 425, 5% plus 2.5% fee at $25,000 for 9 additional units, or a total of 7.5%. Most recently in 2019, 5% of actual units and 2.5% at $25,000 fee has been obtained for Arlington 425 and for sale fee in lieu at 15% $75,000 per unit.

G. Affordable Housing Trust Fund

A Housing Trust Fund Task Force was created and held their first meeting in 2011. The Task Force membership included representatives from the business community, Housing Commission, and Village Staff. After significant research and discussion, the Village Board, in July 2013, adopted the Affordable Housing Trust Fund Ordinance. The Trust Fund Ordinance delineates the purpose, procedures, sources of funds, and eligibility requirement for use of funds. Sources of funds as delineated in the ordinance, are from three primary sources.

1. Cash payments in lieu of constructing affordable units.
2. Income from fees collected from the Village's transfer of Industrial Revenue Bond Cap
3. 1% of all gaming revenue received annually by the Village after the first full fiscal year the Village receives any gaming revenue as well 10% of any gaming revenue from slot machines received by the Village in the full first year.

The Housing Trust Fund currently has a fund balance of approximately $188,000 and is projected to have a fund balance of approximately $870,000 upon completion of all residential developments that have committed to pay a fee in lieu of providing affordable units. The Trust Fund Ordinance establishes eligibility of requirements for use of the funds as follows:

a. The use of Housing Trust Fund resources shall be limited to supporting, in whole or in part, one or more of the following Eligible Activities:

    1. Creation and preservation of Attainable Housing including, without limitations, new construction, rehabilitation, and adaptive reuse;
    2. Acquisition and disposition, including without limitation, vacant land, single family homes, multi-unit buildings, and other existing structures that may be used in whole or part to provide Attainable Housing;
    3. Payments for costs incurred in connection with administering the Housing Trust Fund. No costs shall be reimbursed except pursuant to a written agreement between the Village and any third-party approved by the Village to administer a program or a funded program.

b. All Housing Trust Fund resources shall be applied exclusively to Eligible Activities within the corporate limits of the Village. Criteria shall be developed by the Village, in consultation with the Housing Commission, for the award of grants and loans prior to accepting any applications..

Up until recently, there has been insufficient funds in the Affordable Housing Trust Fund to utilize and create or maintain affordable units in the community. As funds in the account begin to grow, the Housing Commission is charged with developing criteria for utilizing these funds in accordance with the ordinance.

H. *Outreach & Survey*

As part of the research to refine the Arlington Heights Affordable Housing guidelines, staff met with, and or held telephone calls with residential developers, non-profits, Senior and Affordable Housing Developers. The purpose of this outreach was to discuss the importance of affordable housing, understanding the challenges of providing affordable units to the development sector, and discussing various options and alternatives.

As part of this process, background information was provided regarding a summary of affordable housing guidelines in Arlington Heights. A survey was distributed to 23 for-profit residential developers, affordable housing developers, senior institution for profit developers, non-profits or interested groups. 13 responses were received, broken down as follows: 6 for-profit residential developers, 2 non-profit developers, 2 affordable housing developers, and 3 non-profit/interested group or senior for-profit housing developers.

Analysis of the responses to the survey, are attached in two reports. One analysis is for all 13 responses and the other analysis is for the 6 for-profit developers only.

I. *Affordable Housing Research/Summary of Findings*

The Northeastern Illinois region in the seven county Chicago Metropolitan Agency for Planning (CMAP) area contains 284 communities. Based upon the available information the following six (6) suburban communities (excluding the City of Chicago) have inclusionary affordable housing programs: Arlington Heights, Evanston, Highland Park, Lake Forest, Oak Park, and St. Charles. All programs other than in Arlington Heights have been adopted by ordinance. This section summarizes the 5 communities' affordable housing requirements, compared to Arlington Heights requirements, national trends, and local feedback from developers.

Inclusionary Affordable Housing Program Type

In order to maintain flexibility, Arlington Heights' affordable housing inclusionary program parameters have been communicated to developers through the Village's Tool Kits and responses to the Village's guidelines have been negotiated on a case-by-case basis. The other Chicago suburban communities have all adopted their inclusionary affordable housing policies as ordinances but are also negotiated as part of development approvals.

Covered Projects

There are differences among the communities according to the types of developments that are subject to their inclusionary housing requirements. The Village's Multi-Family Affordable Housing Policy states that the policy applies to new multi-family PUDs and substantial amendments to existing multi-family PUDs. The Village has applied its guidelines to new construction rental and for-sale developments. The guidelines have not been applied to residential renovation projects or residential developments that do not require any type of zoning approvals, as they are currently exempt.

Other communities apply their inclusionary affordable housing policies to certain renovations of existing multi-family structures. In these instances, the projects are covered by the inclusionary housing ordinances if 50% of more of the square footage of the building(s) is affected by the renovation; the renovation results in changes in the numbers of bedrooms in the buildings; and/or the renovation involves an increase in the number of units in the building(s). Some suburbs also apply their policies to instances when the use of buildings or developments is changed from non-residential to residential and when buildings are converted from rental to condominiums or vice versa. Most suburbs exclude single family home developments although some have linkage fees in the form of demolition fees. Some communities apply their policies to certain geographical areas or have different requirements for different areas.

Arlington Heights may wish to evaluate:

1. Make no changes in the types of development covered by the guidelines;

2. Creating a tiered approach based upon criteria such as location and assistance provided;
3. Applying the guidelines to substantial rehabilitation or reconstruction of existing multi-family residential buildings;
4. Applying the guidelines to adaptive reuse of non-residential buildings to residential use; and
5. Applying the guidelines to conversion of apartments to condominiums or vice versa.

RECOMMENDATION

Address current guidelines first with a tiered approach and as a future phase explore renovations, adaptive re-use, and condominium/apartment conversions.

Percentage Affordable Housing Requirement

Staff compared the percentage of affordable units required in the Arlington Heights guidelines to the other 5 Chicago suburban communities. The Village of Arlington Heights' guidelines call for:

Arlington Heights Current Requirements	
Total Units in Project	Percentage to be Affordable
0 – 5	0%
6 – 25	10%
26 or more	15%

For privately financed developments Arlington Heights' 10% requirement for developments of 6 – 25 units is consistent with the policies of three other suburbs (St Charles, Evanston and Oak Park) but the 15% requirement for development over twenty-five units exceeds the requirements of these communities.

Affordable Housing Requirement
Percentage of All Units in Developments

	Number of Units in Development	Percentage Affordable
Arlington Heights	0 – 5 6 – 25 26 or more	0% 10% 15%
St Charles	1 – 15 More than 15	5% 10%
Evanston*	5 or more	10% in privately financed developments 20% if there is public funding
Oak Park	25 or more	10%
Lake Forest	5 or more	15%
Highland Park	5 or more	20% (15% after bonuses are applied)

Evanston, if any variances are granted, requires that a minimum of 5% of the units in any development be provided as on-site units with the exception of condominium development which may fulfill their obligation by paying 100% of the obligation as a fee-in-lieu but at 1.5 times the established fee in lieu amount.

The City of Lake Forest requires 15% affordable units in developments of 5 or more dwelling units.

The Village of Highland Park requires 20% affordable units in developments of 5 or more units. However, once density bonuses and other incentives are applied, the actual proportion of affordable units in market-rate developments is reported by the Village of Highland Park to be 15 – 16%.

An article in the Patch (June 11, 2019) reports that since Highland Park adopted its inclusionary housing ordinance in 2003, Highland Park has created 53 affordable housing units through grant making (presumably through Highland Park's Affordable Housing Trust Fund) and the following numbers of affordable units in market rate developments:

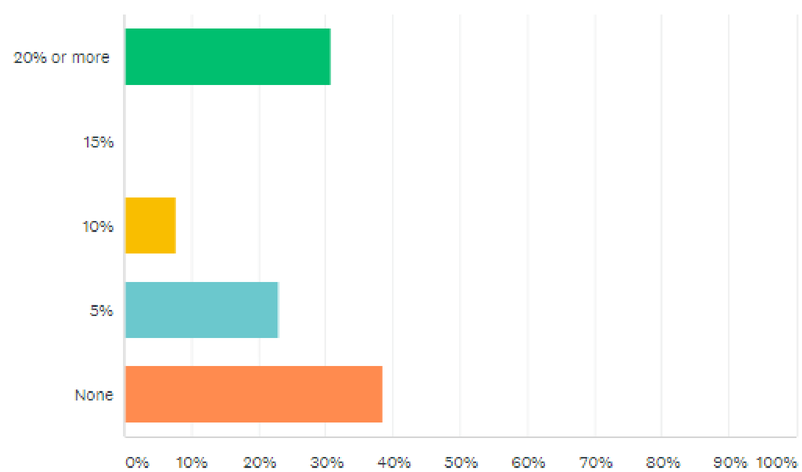
Number of Affordable Units in Market Rate Developments 2003-2019		
	Highland Park	Arlington Heights
Completed affordable units in market rate developments	19	23*
Affordable units in market rate developments that are approved or under construction	29	27
Total	48	50

This 23 includes the actual 14 affordable units of the 21 affordable units approved at Timber Court. It also includes only the 7 units at Parkview Apartments that the Village required be affordable although 41 units are reportedly affordable; and it includes only the 2 units at Hearts Place that the Village required be affordable although all 18 units are Hearts Place are affordable. The total of all Arlington Heights required and non-required affordable units created since the inclusionary guidelines have been put into practice is 100.

Developers responded to a recently conducted Arlington Heights survey with the percentage of affordable units they could reasonably provide. Five (5) of the thirteen responded none. Four (4) for-profit developers responded 5% or 10%. Four (4) non-profit developers responded 20% and stated that this could be achieved using financing sources such as HOME, CDBG and TIF funds. These non-profit developers have experience and interest in stacking various types of public and private financing to create affordable housing.

3. What is an agreeable percentage of actual affordable units you could provide in a development?

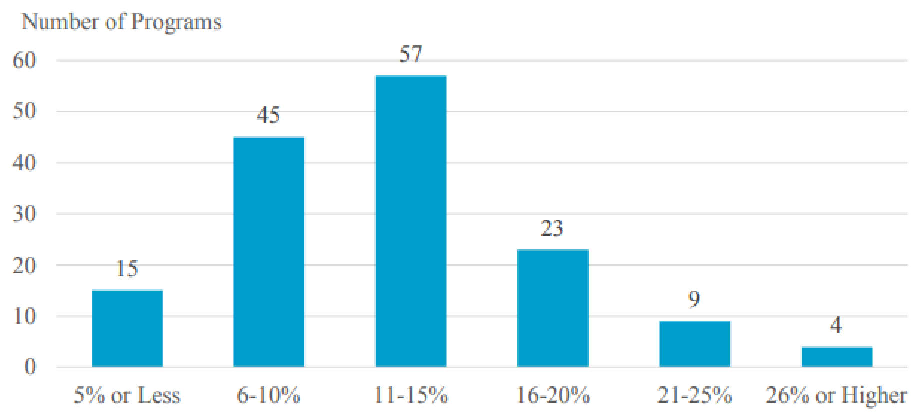
Answered: 13 Skipped: 0



ANSWER CHOICES	RESPONSES	
20% or more	30.77%	4
15%	0.00%	0
10%	7.69%	1
5%	23.08%	3
None	38.46%	5
TOTAL		13

According to Inclusionary Housing in the United States: Prevalence, Impact, and Practices. Working Paper WP17ET1, Emily Thaden and Ruoniu Wang, September 2017, the highest percentage of communities surveyed require that 11 – 15% of units in new development be affordable. The second highest range is 6 – 10%. It is important to note that some states such as California have more strict affordable housing mandates.

Figure 8: Number of Inclusionary Housing Programs with a Minimum Percentage of Units in a New Development that are Required to Be Affordable by the Percentage (n = 153)



(Thaden and Wang 46)

Arlington Heights may wish to evaluate:

1. Keeping the percentage of affordable housing requirement as-is.
2. Lowering the percentage of required affordable units in developments of 6 or more units.
3. Requiring a minimum percentage of on-site units with developer having the option of paying the fee in lieu for the balance of the required number of units.

RECOMMENDATION

It is recommended that the 15% requirement be lowered and that a tiered approach be developed for downtown, community-wide, and developments receiving financial assistance; and also require that a minimum percentage of the required units be provided on-site. Apply to developments of 6 or more units.

Fee in Lieu

Arlington Heights includes the payment of a fee in lieu of providing affordable housing units as an option for developers to meet their affordable housing obligation. Originally, the Village's fee in lieu amount was $100,000 but the amount was reduced in 2014 at the recommendation of the Housing Commission to $75,000 in response to housing market conditions and the cost of some affordable condominium units at that time and in order to not discourage private development which has slowed during the great recession of the 2000s.

All of the communities surveyed provide a fee-in-lieu alternative to providing actual affordable units. There is a wide range in fee in lieu amounts among these suburbs. At the lower end (under $100,000) are St Charles which currently requires $39,665.75 per unit in lieu of affordable units and Arlington Heights which requires $75,000.

In the middle are Oak Park at $100,000; Highland Park at $125,000; and Lake Forest at $130,000. Highland Park and Lake Forest's fee amounts were set before the great recession. Oak Park's fee at $100,000 was set most recently, and under current housing market conditions, in 2019.

At the high end is Evanston which requires $175,000 in all Downtown and Research Park zoning districts and $150,000 in other zoning districts in lieu of affordable units. These fees were recently increased from $150,000 and $75,000 respectively. At the same time that the minimum on-site units requirement was instituted in order to ensure more on-site units and to discourage the payment of fees. In Evanston, a minimum of 5% of the units must be provided as on-site affordable units. For condominium developments, the developer may provide no affordable units but then must pay 1.5 times the required fee in lieu amount.

In order to really compare fees across communities, a housing cost/rent comparison would need to be undertaken.

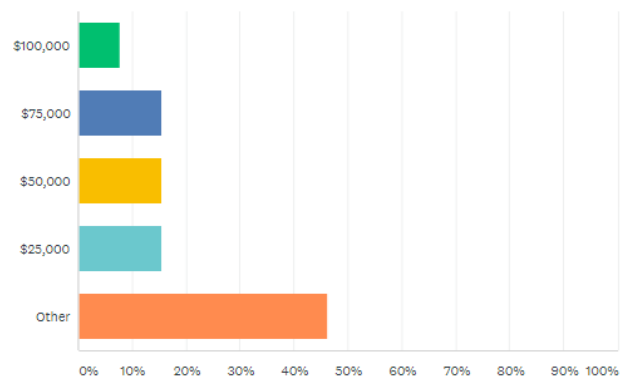
When the developer survey asked a question about the appropriate fee in lieu amount for affordable units not provided, five (5) responded $50,000 or more. Six (6) responded “other” with the following comments:

- 1 for-profit developer suggested $10,000/affordable units.
- 2 developers provide an insurance product, and preferred to continue to support residents through a life care program (senior housing).
- 1 non-profit developer suggested that the fee should be on a sliding scale depending on net profit.
- 1 for-profit, senior housing developer was uncertain because there are a lot of factors to consider.
- 1 for-profit developer suggested that 1% of the sale price be paid at the time of closing on for-sale affordable units.

Overall Survey result:

5. If a fee in lieu is allowed, what is an acceptable amount per unit?

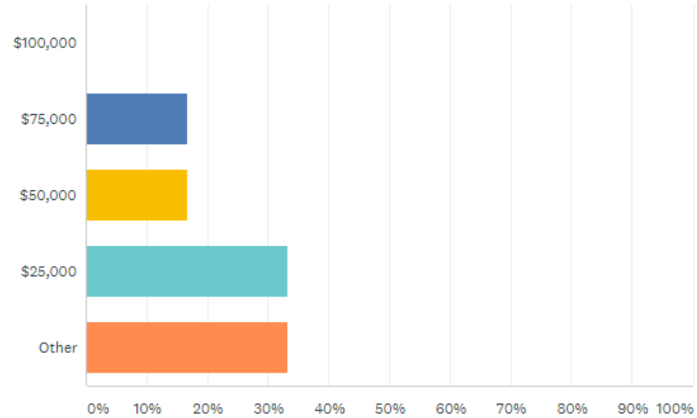
Answered: 13 Skipped: 0



ANSWER CHOICES	RESPONSES	
$100,000	7.69%	1
$75,000	15.38%	2
$50,000	15.38%	2
$25,000	15.38%	2
Other	46.15%	6
TOTAL		13

5. If a fee in lieu is allowed, what is an acceptable amount per unit?

Answered: 6 Skipped: 0



ANSWER CHOICES	RESPONSES	
$100,000	0.00%	0
$75,000	16.67%	1
$50,000	16.67%	1
$25,000	33.33%	2
Other	33.33%	2
TOTAL		6

Nationally, approximately 48% of inclusionary housing programs offer a fee in lieu option for meeting affordability requirements. “Interestingly, the share of programs offering the option to pay a fee in-lieu of on-site or off-site development was 15 percent less in programs established after 2006.” This trend could indicate a desire for local governments to optimize the impact of their programs. According to Thaden and Wang, “in-lieu fees are often set lower than the cost of producing an affordable unit in an area where the new development is located; hence, minimizing in-lieu fee options (or ensuring fees are priced correctly) may be an effective shift to promote affordable housing in asset-rich neighborhoods” (Thaden and Wang 57).

Arlington Heights may wish to evaluate:

1. Keeping the fee in lieu amount as is.
2. Requiring a minimum percentage of affordable units on-site and allow the balance to be paid as a fee.
3. Having different requirements for downtown and non-downtown areas.
4. Creating a modest linkage fee for small developments of 0 to 5 units.
5. Have the fee in lieu indexed to the Consumer Price Index (CPI).

RECOMMENDATION

Maintain the current fee in lieu amount to be adjusted annually to the CPI; and explore a modest linkage fee for small developments of 0 to 5 units.

Income Eligibility

Arlington Heights income eligibility standards set the maximum households incomes for participating in the Village’s guidelines at 80% of area median income (adjusted for household size) for home ownership units and 60% of area median income (adjusted for household size) for rental units. State of Illinois requirements is based upon 60% AMI.

Maximum sale and resale prices are determined according to a formula prescribed by the Village based on households spending no more than 30% of their monthly incomes for monthly housing costs. Maximum rents are tied to the Illinois Housing Development Authority's calculation (adjusted annually) of maximum monthly rent for a household at 60% of area median income.

2019 Household Area Median Income
Chicago-Joliet-Naperville Metro Area

Household Size	60% Area Median Income	80% Area Median Income
1	$37,440	$49,950
2	$42,780	$57,050
3	$48,120	$64,200
4	$53,460	$71,300
5	$57,780	$77,050
6	$62,040	$82,750

Source: U.S. Department of Housing and Urban Development

All of the communities surveyed also base eligibility for their affordable units on the income limits set by HUD for various percentages of area median income.

<u>Income Eligibility for Home Ownership Units</u>:
For home ownership units, the maximum household income for eligibility to purchase an affordable unit in Arlington Heights and St Charles is 80% of area median income.

Evanston's standard income eligibility for ownership units is 100% of area median income; however, a developer may propose a mix of affordability levels in an ownership program resulting in some units being affordable to households with income at lower levels (ex. 80% or 60% are area median income) while selling other affordable units to eligible households up to a maximum of 120% of area median income.

Highland Park and Lake Forest have tiered systems. In Highland Park and Lake Forest, at least one and no less than 50% of units must be sold to households at or below 80% or area median income. The remainder of the units may be sold to households at or below 120% of area median income. Allowing higher area median income percentages for for-sale units may result in more actual units, but these units would not meet the State's mandate for affordable units.

For Arlington Heights, using the maximum income eligibility standard of 80% of area median income results in an approximate sale price (calculated for 2019) of $150,000 - $158,000 for a one-bedroom affordable housing unit and $160,000 - $169,000 for a two-bedroom affordable housing unit. If Arlington Heights set the maximum income eligibility standard to 100% of area median income, the result would be a maximum sale price of $187,500 -$197,500 for a one-bedroom unit and $200,000 - $211,000 for a two-bedroom unit.

<u>Income Eligibility for Rental Units</u>:
Arlington Heights, Oak Park and St Charles all set their income eligibility maximum for rental units at 60% of area median income.

Evanston's standard income eligibility for rental units is 60% of area median income; however, a developer may propose a mix of affordability levels in an rental program resulting in some units being rented to households with lower income levels (ex. 50% or 30% are area median income) while are renting other units affordable up to households with income us to a maximum income of 80% of area median income.

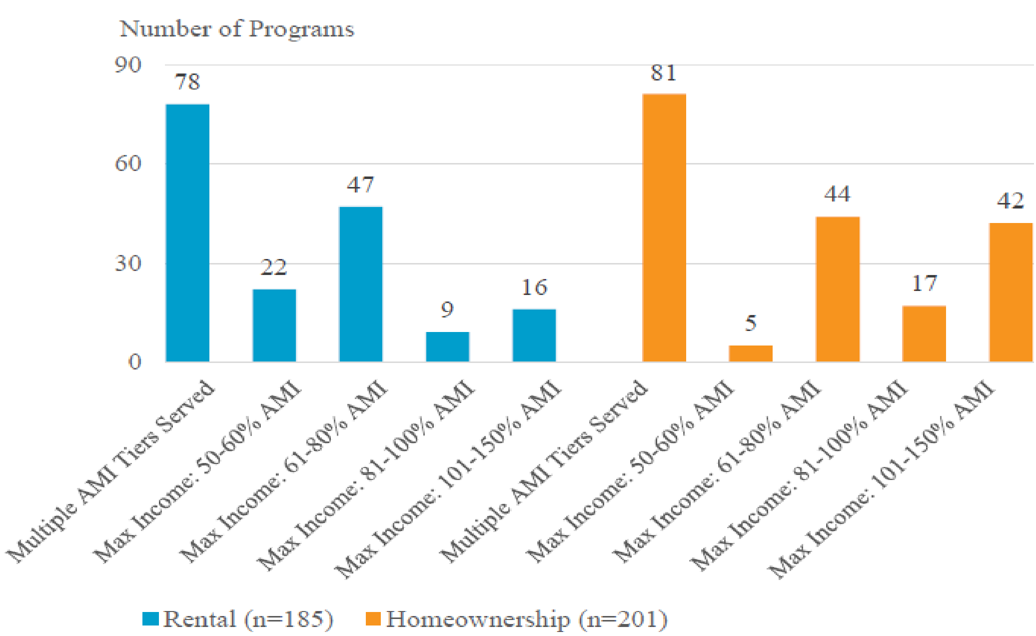
Arlington Heights applies the affordable income amounts calculated by the Illinois Housing Development Authority (IHDA) for households at or below 60% of area median income to affordable rental units in Arlington Heights. IHDA last calculated those rents using the 2018 area median income figures to arrive at the following maximum monthly rents: $889 for a studio unit, $952 for a one-bedroom unit, $1,143 for a two-bedroom unit, and $1,320 for a four-bedroom unit.

Again, Highland Park and Lake Forest use tiered approaches. In Highland Park no less than 33% of rental units must be affordable to renters at 50% of area median income, no less than 33% of the units must be affordable to renters at 51 - 80%, and no more than 33% of the units may be affordable to renters at 81-120%. In Lake Forest, at least half of affordable rental units must be affordable to households at 60% of area median income and the balance of the units must be affordable to households up to and including 80% of area median income.

Nationally, most inclusionary housing programs have multi-tier income eligibility levels such as those in Lake Forest and Highland Park. As shown below, among communities with a single income eligibility level for home ownership and for rental programs, most communities have higher income eligibility levels for home ownership programs than for programs. Among non-tiered programs like as Arlington Heights, 45.4% have maximum income eligibility levels for for-sale programs that are at or below 80% of area median income while 54.6% have maximum income eligibility levels at or above 81% of area median income.

In order to avoid confusion and complexity, a tiered approach is not suggested for rental units.

Figure 9: Number of Inclusionary Housing Programs by Income Level Served



(Thaden and Wang 47)

Arlington Heights may wish to evaluate:

1. Keep its income eligibility standards as is at 60% of area median income for rental units and 80% of area median income for home ownership units.
2. Consider raising the income eligibility level for home ownership programs above 80% of area median income.
3. Further evaluate income eligibility standards in home ownership developments.

RECOMMENDATION

Maintain the household income eligibility for rental units at 60% of area median income. Further evaluate income level for for-sale projects.

Term of Affordability

In Arlington Heights, affordable units created through the Village's inclusionary affordable housing program for home ownership and rental must remain affordable in perpetuity.

Home Ownership Affordability Periods

In most cases, the other communities require that the affordable units for home ownership must remain affordable in perpetuity. In the case of Evanston, home ownership units are required to be affordable for 99 years with the period renewable upon each sale of the property.

The exception to these long term affordability periods is St Charles where the affordability restrictions renew with each sale but under certain circumstances the unit may be sold at market value with excess sales proceeds being paid to the City.

Rental Affordability Periods

For rental developments, Arlington Heights, Lake Forest and St Charles require that rental units remain affordable in perpetuity. The affordability for affordable rental units in Evanston is 30 years; in Highland Park is 25 years; and in Oak Park is 30 years.

Nationally, "the vast majority of inclusionary housing programs require that the affordable housing units have long-term or lasting affordability restrictions." Twenty-seven 27% percent of programs apply affordability periods that are in perpetuity or for the life of the building for for-sale projects, and 25% apply affordability periods that are in perpetuity or for the life of the building for rental projects.

Arlington Heights may wish to evaluate:

1. Keep the affordability period for home ownership and rental units in perpetuity.
2. Consider a lower affordability period for rental developments.

RECOMMENDATION

Make no change. Maintain the "in perpetuity" affordability period.

Local Preferences

Arlington Heights' guidelines do not address local preferences for buyer or renters of affordable units. However, the Village included a condition for local preference in a recently approved development (Arlington 425).

The other Chicago suburban communities all provide for local preferences although they vary somewhat. Most provide preferences for current residents, former residents who previously resided with current residents (ex. an adult child of a current resident), and current employees of entities doing business (public or private) in the community.

It should be noted that some developments that receive some type of public financing may be limited or may not be able to comply with local preference guidelines due to conditions associated with the public financing.

Arlington Heights may wish to evaluate:

1. Continuing to discuss local preferences with developers on a case by case basis.
2. Including local preference guidelines in the Village's program to give notice to developer that these local preferences are desired when possible.

RECOMMENDATION

Include local preferences in the Village's guidelines for current Arlington Heights residents, employees of Arlington Heights businesses or organizations, and/or veterans.

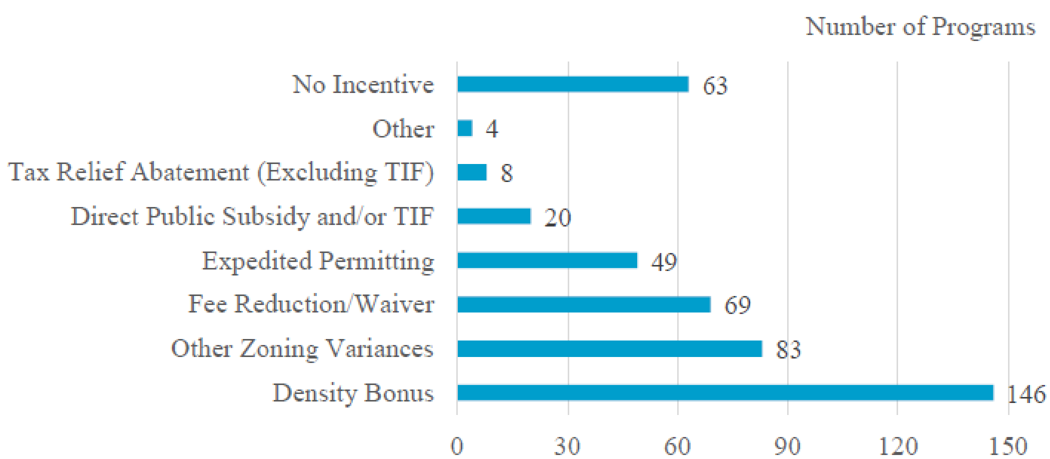
Developer Cost Offsets/Incentives in Ordinance/Guidelines

Arlington Heights reviews developments on a case-by-case basis, normally as part of a Planned Unit Development process. The inclusion of affordable units is taken into account when evaluating variances such as variance required for density, setbacks, floor area ratio, building height, parking, and building lot coverage. There are no explicit cost offsets/incentives for affordable units although densities in Arlington Heights are higher than in most communities surveyed. Allowing more density may made certain developments more economically viable and more able to provide affordable units. However, such an option needs to be carefully evaluated and should only be considered where appropriate.

The other communities surveyed all offer density bonuses for affordable housing units as specifically detailed in their ordinances. Other types of cost offsets offered by these communities are building permit and review fee waivers, impact fee waivers (with impact fees paid by the trust fund in Highland Park), parking reductions, and automatic variations within limits.

According to a national survey, of 250 survey respondents, 25% did not offer any cost offsets. Thirty-two percent offered one incentive with a density bonus being the most prevalent. Nineteen percent offered two incentives, 14% offered with three incentives, 6% offered four incentives, and 7% offered as many as five incentives. The frequency with which the cost offsets is shown below.

Figure 4: Number of Inclusionary Housing Programs by the Incentives They Offer to Developers (n = 250)

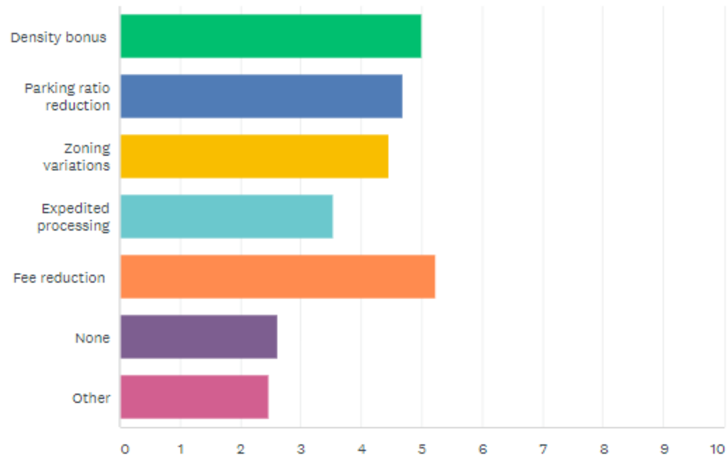


(Thaden and Wang 39)

When asked in the Arlington Heights survey which types of incentives would be most meaningful, developers responded with “Fee reduction” and “Density bonus” at their top two choices. Non-profits and Affordable housing developers favor “density bonus” over the overall “fee reduction” incentive favored by for-profit developers.

7. Which type of incentives would be most meaningful in assisting you to provide affordable units in a development?

Answered: 13 Skipped: 0



Currently Cook County offers a Class 9 tax abatement for multifamily developments with at least 35% affordable units at 80% AMI. Properties are assessed at 10% of the market value for 10 years with renewal of the abatement permitted. Unfortunately, this does not help most market rate developments that may provide 5% to 10% of units as affordable. If a new program for a potential abatement, (with lower % of affordable units provided) could be developed with support from other communities, perhaps Cook County would consider a new Class 9B proposal.

Arlington Heights may wish to evaluate:

1. Continuing to discuss local preferences with developers on a case by case basis.
2. Consider providing guidance on permissible density bonuses for covered projects
3. Consider fee waivers for covered projects

RECOMMENDATION

Explore offering a density bonus for affordable housing developments in certain districts if deemed appropriate. Evaluate a percentage permit fee reduction. Further research and discuss with Cook County the possibility of creating a new Affordable Housing Class 9B Tax Abatement for developments with 5 to 10% affordable units at 60% AMI.

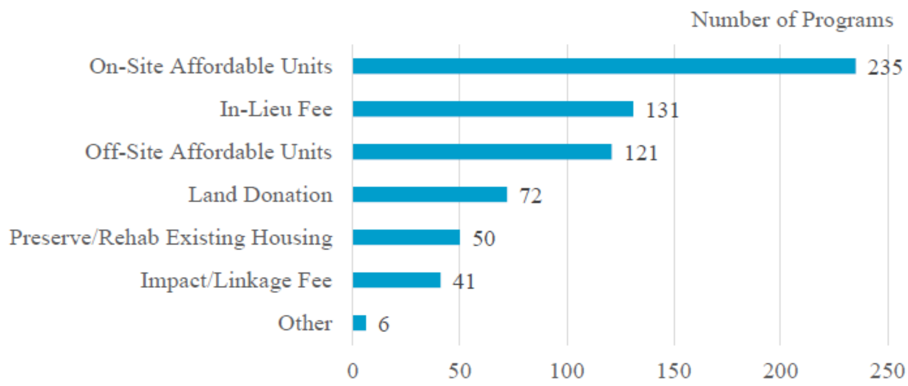
Alternative Developer Contributions (other than fee in lieu) and Sources of Revenue

Paying a fee in lieu of all or a portion of the affordable units called for in a development is offered as an alternative to constructing actual affordable units.

Alternative Contributions (other than fee in lieu) are means by which a developer may choose to provide affordable housing units. Of the six suburban programs, Arlington Heights and Oak Park offer only a fee in lieu alternative. Evanston, Highland Park, Lake Forest, and St. Charles each offer some or all of the following options: providing comparable affordable units off-site, converting existing market-rate units into affordable units; dedication of land; or rent subsidies.

In a 2017 national survey of 258 programs, 22% of programs required on-site affordable housing units as the only way to meet the affordable housing requirements. A fee in lieu option is provided in 51% of the communities surveyed and 47% of the communities' permitted off-site affordable units. Twenty-eight percent of programs allowed for land donation, 19 percent allowed for preservation or rehabilitation of existing affordable housing, and 16 percent allowed for the payment of an impact or linkage fee. Three additional options were listed: (1) provision of senior housing, housing for people with disabilities, and childcare facilities, which are required by the California Density Bonus program; (2) credit transfer, which allows developers to request inclusionary unit credits in the event a project exceeds the total number of inclusionary units required on a site; they can use these credits to meet the inclusionary requirement for another project; and (3) any other creative concepts from applicants, which are subject to approval. (Thaden and Wang 42).

Figure 5: Number of Inclusionary Housing Programs by Developer Options to Contribute to Affordable Housing (n = 258)



(Thaden and Wang 43)

Arlington Heights may wish to evaluate:

1. Continuing to discuss alternative contributions on a case by case basis..
2. Offer some or all of the following alternative contributions deemed comparable in benefit to units if provided on-site: off-site affordable units, land donation, preservation/rehab of existing housing, and/or impact/linkage fees (ex. tear down fee).

RECOMMENDATION

Allow the ability of alternative contributions, such as comparable off-site affordable units, to be reviewed on a case by case basis.

J. <u>Options/Considerations or Percentage and Fee Requirements</u>

After negotiating the affordable housing to be included in several developments, as well as this research and analysis, several alternative options could be considered subject to further refinement. It is believed that the current guideline of 15% is too high and it has been unable to implement at that level for developments that receive no public assistance. Staff has given significant thought to a possible tiered approach for different housing product types. This is a starting point for discussion with the Board and Housing Commission.

A. Rental Apartments

For rental housing, the Village could consider a three tiered approach.

Tier one: Downtown market rate development. These are developments that would have higher density, closer to transit, and walkability to stores. Arlington 425 eventually agreed to 5% actual units and 2.5% fee at $25,000.

RECOMMENDATION

5% actual units included and 2.5% fee at $25,000 per unit, or if no units provided 10% fee of $75,000 per unit.

Tier two: Community wide market rate with no public assistance developments. This would typically be lower densities than in Downtown and while cost of construction may be lower, the densities would result in lower gross overall rents. Preliminary feedback from developers have expressed concerns at the idea of providing actual units or even the fee at $75,000.

RECOMMENDATION

5% actual units included, or if no units provided 10% fee of $75,000 per unit.

Tier three: Community wide market rate developments receiving some form of financing assistance. This could be public financing through low income tax credits, other state or federal programs, or tax increment financing. Developments receiving such assistance should provide a higher percentage of actual units, for example 10%.

RECOMMENDATION
10% actual units included.

B. For Sale Multi-Family Developments

Staff does not recommend requiring actual units to be provided in a "for sale" multi-family product at this time for several reasons, outlined in prior memorandums.

RECOMMENDATION
10% fee of $75,000 per unit.

C. Conversion and Renovation

Conversion and Renovation of existing apartment developments can have significant impact on the affordability of the units, when older developments are acquired and totally renovated with modern amenities, the rents subsequently are increased. This has an impact on losing affordable housing stock. Currently the Village has no requirements in place to retain a percentage of affordable units or obtain a fee in lieu of in developments that are renovated or improved.

RECOMMENDATION
Further evaluate realistic requirements for renovations and/or conversions.

D. Senior Housing and Institutional Housing

The Village receives numerous inquiries regarding Senior and Institutional housing and in the past has approved substantial amendments to the Moorings, the Lutheran Home, as well as new developments such as Waverly Place and Autumn Leaves, which are both Alzheimer's facilities. Currently, there are no affordable housing criteria for these types of development, yet there is a significant need in the community for affordable units in this type of development.

RECOMMENDATION
After further review, it is recommended that senior institutional developments that included assisted living Alzheimer and nursing care provide a written plan, and report of how they plan to provide affordable life cycle/insurance type care. Independent living facilities should meet the market rate rental and for sale requirements.

K. Policy/Guidelines

The Village's current policy is implemented within its guidelines as outlined in the Affordable Housing toolkits. Other communities that have been researched have their affordable housing policy adopted by ordinance. Direction is needed as to whether the Village Board wishes to continue with its current policy as guidelines or to have refined affordable housing policy adopted by ordinance. Adopting affordable housing standards by ordinance, would allow the village to apply the affordable housing requirements to conversion of nonresidential buildings into residential buildings, and/or renovation of existing apartment developments, that may otherwise meet all zoning requirements and are currently exempt. In addition, if a linkage fee is considered for developments less than 5 units, an ordinance would also be required in order to implement.

RECOMMENATION
Direction is needed regarding whether to create an ordinance or guidelines however, it is suggested that an ordinance be considered. Some type of relief mechanism should be included to allow the Board if they so desire to vary or adjust the requirements based upon unique circumstances of a particular development. It is further suggested that once the refined affordable housing requirements are approved, there be periodic reviews to ensure they are not stifling developments and that they are meeting their intended purpose of creating additional affordable units.

L. Housing Commission/Village Board Input / Next Steps

This report and attachment is being distributed to the Village Board and Housing Commission for their input and review. It is anticipated that the Housing Commission will provide input and feedback and that the Village Board is tentatively scheduled to discuss this matter at a Committee of the Whole meeting on September 9, 2019. In the meantime, staff will start to prepare a draft framework for an Affordable Housing proposal, based upon the summary recommendations contained within this report, feedback received from the Housing Commission and Village Board.

M. Conclusion

It is extremely difficult to develop a specific set of standards to fit all possible developments. It's unrealistic to expect no dialogue or not to have negotiations on a case by case basis. However, a clearer refined Affordable Housing Policy should help facilitate future affordable housing agreements.

Source: Inclusionary Housing in the United States: Prevalence, Impact, and Practices. Working Paper WP17ET1, Emily Thaden and Ruoniu Wang, September 2017.

Attachments

1. Summary Arlington Heights Guidelines
2. History of Affordable Housing in Arlington Heights
3. Affordable Housing Outreach and Survey 2019
4. Income Restricted and Special Needs Housing in Arlington Heights

Summary of Arlington Heights
Affordable housing Guidelines June 2019

Multi-Family Affordable Housing Policy

The Village of Arlington Heights' Multi-Family Affordable Housing Policy states that:

"It is the policy of the Village of Arlington Heights to promote adequate housing for all the community's people; to create and/or maintain sound viable neighborhoods; to meet the needs for housing by increasing the number of housing units for low and moderate income families and individuals; and to expand housing opportunities for all members of the community."

"Inclusion of housing units to be made available at affordable rates will be included in the review and consideration of new multi-family residential Planned Units Development applications and amendments to existing multi-family Planned Unit Developments, in accordance with the intent, requirements and procedures for Planned Unit Developments, as stipulated in the Village Code, Chapter 28, Section 98." (Policy approved by the Village Board of Trustees on December 7, 1998)

Why

It has been the policy of the Village of Arlington Heights to promote and increase the amount of affordable housing in the Village since 1972 following a joint study on the need for affordable housing by the Village Board and the Village's Plan Commission. This study resulted in the creation of the Village's Housing Commission. This policy has continued including being promulgated within the current Village Board's list of top 11 goals. This current Village Board goal is to "Continue to Explore and Encourage Affordable Private Housing."

In 2003, the State of Illinois enacted the Affordable Housing Planning and Appeals Act (P.A. 93-0595). Under this law, it is required that the housing stock of Illinois communities subject to the law be composed of a minimum of 10% affordable housing units. In 2004, according to the Illinois Housing Development Authority (IHDA) calculation, based on 2000 Census data, 15.9% of the Village of Arlington Heights' housing stock was determined to be affordable based on the definition of affordable contained in the Act. In 2013, IHDA's calculation of the percentage of affordable housing in Arlington Heights was 13.1%.

It is important to note that the Village's affordable housing goals and policies pre-dated the enactment of Affordable Housing Planning and Appeal Act. The Act provides a minimum statewide standard. The Village has an interest in continuing to be compliant with the 10% affordability requirement of the Act, but the Village has policies and goals apart from the Act. Further, the Village finds that it will be necessary to create additional affordable housing in order to remain above the 10% threshold.

Current Requirements

	Rental	**Owner**
Percentage Affordable Required	0 – 5 total units: 0% affordable 6 – 25 total units: 10% affordable 26 or more total units: 15% affordable	0 – 5 total units: 0% affordable 6 – 25 total units: 10% affordable 26 or more total units: 15% affordable
Fee in Lieu	$75,000/affordable unit	$75,000/affordable unit
Income Eligibility	Max. 60% Chicago AMI Household Size Max Income (2018) 1 $35,580 2 $40,620 3 $45,720 4 $50,760 5 $54,840 6 $58,920	Max. 80% Chicago Area AMI Household Size Max Income (2018) 1 $47,400 2 $54,200 3 $60,950 4 $67,700 5 $73,150 6 $78,550
Allowed Rents/Initial Sale Price	Studio $889 1 Bedroom $952 2 Bedroom $1,143 3 Bedroom $1,320	Price affordable to eligible buyer at 30% of income with 30 year fixed rate mortgage and 10% down payment. 2018 Estimates: 1 bedroom home: $140,720 2 bedroom home: $152,534
Term of Affordability	In perpetuity	In perpetuity
Preferences for present or past residents or current employees of Village/City businesses	Not addressed in guidelines but has been included in practice	Not addressed in guidelines but has been included in practice
Unit Mix	Units mix (bedroom sizes) of the affordable units to be proportional to the development overall. Units disbursed throughout development	Units mix (bedroom sizes) of the affordable units to be proportional to the development overall. Units disbursed throughout development
Appearance	Units to have same sizes, standard finishes, etc. of market rate units.	Units to have same sizes, standard finishes, etc. of market rate units.

Affordable Housing Programs/Resources

Programs to close the monthly rent gap such as the housing voucher program
Housing Choice Voucher, Community Choice (ccp@thehacc.org) and Veteran's Affairs Supporting Housing (VASH voucher) programs. Contact Cook County Housing Authority. http://thehacc.org/landlords/ Contact (312) 663-5447

Regional Housing Initiative (RHI) program. https://www.cmap.illinois.gov/programs/housing/rhi/developers. Contact Jonathan Burch (CMAP) at jburch@cmap.illinois.gov or 312-386-8690

Possible financing mechanisms for affordable housing
Illinois Housing Development Authority. https://www.ihda.org/developers/. Contact Christine Moran, Managing Director, Multi-Family Financing, Cmoran@ihda.org, 111 E. Wacker #1000, Chicago, IL 60601, (312) 836-5273

Cook County HOME funds. https://www.cookcountyil.gov/service/community-development-division. Contact Dominic Tocci, Deputy Director of Community Development, Cook County Bureau of Economic Development, 69 W. Washington, Suite 2900, Chicago, IL 60602, 312-603-1048

Affordable housing developers
Housing Development Opportunity Corporation (non-profit). http://hodc.org/. Contact Richard Koenig, Executive Director, rkoenig@hodc.org. 2001 Waukegan Road, P.0. Box 480, Techny, IL 60082 Phone: 847-564-2900.

Community Partners for Affordable Housing (non-profit). Works with the Cities of Evanston, Highland Park and Lake Forest regarding the implementation of their inclusionary housing programs. https://www2.cpahousing.org/. 400 Central Avenue, Suite #111, Highland Park, IL 60035 | 847-681-8746

Northwest Housing Partnership (non-profit). http://www.nwhp.net. Contact Robyn Sandys, Executive Director, robynsandys@nwhp.net. 1701 E. Woodfield Road, Suite 203, Schaumburg, Illinois 60173, (847) 969-0561

Other Chicago Area Affordable Housing Developers:
Up Development. Developers of Parkview Apartments and Heart's Place in Arlington Heights. https://www.cjdprojects.com/company/up-development/ Contact Jessica Berzac, Vice President of Development, Jessica@updevelopers.com. 900 W Jackson Blvd. #2W, Chicago, IL 60607 (559) 554-9621, Cell (773) 936-5014

Affordable Housing Consultant:
BRicK Partners, LLC. https://www.brickllc.com/. Robin Snyderman, Principal, robin@brickllc.com. 1025 Sherman Ave, R2, Evanston, IL 60202, (847) 268-8633

History of Affordable Housing in Arlington Heights

March 1972	Village Board approved the report of The Joint Study Committee on Low-Moderate Income Housing which recommended: • Passage of a Resolution citing the need for low-moderate income housing in the Village and commitment to filling the need • Formation of a Housing Commission • Set goals to create the following numbers of affordable housing units: 120 for elderly persons (application had already been made); 50 low-income units through leasing programs and/or ownership programs; encourage private development of 150 – 200 moderate income units utilizing federal financing programs.
1970s – 1980s	Approval and construction of: • Albert Goedke Apartment, 118 units, seniors/disabled • Cedar Village Apartments, 80 units, senior/disabled • Linden Place Apartments, 80 unit senior building, 110 family townhomes • Industrial Revenue Bond (IRB) financed apartment developments requiring rental of 20% of unit to moderate-income households. This financing was provided for six apartment projects, but the restrictions have expired on all but 1 project which is Dunton Towers where 44 units must be rented to moderate income tenants.
1978 - present	Village offers CDBG-funded Single Family Rehab Program to provide home rehab loans to moderate income and below Arlington Heights homeowners. Total funds loaned to date is about $5 millions of which $3 million has been repaid to date and re-budgeted. Village periodically offers CDBG-funded Multi-Family Rehab Program and group home renovations.
1994	Village works with CEDA Northwest (now NW Compass) to purchase and operate low income housing in “Wright House” 11-unit apartment building and Shady Way. Primarily funded through the Illinois Housing Development Authority. NW Compass sold the Wright House in 2017.
1995 – 1999	Village provide CDBG funding for affordable housing and other programs under its 1995-1999 Consolidated Plan and Annual Action Plans
1995-2006	Village operates First-Time Homebuyer Program and assisted a total of 69 households
December 1998	Village approved Multi-Family Affordable Housing Policy
2000 – 2014	Village provide CDBG funding for affordable housing and other programs under its 2000-2004 Consolidated Plan and Annual Action Plans
February 2002	Arlington Heights hosts Affordable Housing Summit at the Arlington Heights Senior Center
2003	Housing Commission drafts a combined tear down tax and affordable housing trust fund proposal
July 2004	Village Board discusses the Housing Commission’s combined Tear Down Tax and Affordable Housing Trust Fund proposal. No action taken. Staff directed to investigate other possible sources of funds for Trust Fund.
2004	Village requests a percentage of affordable units in a new construction multi-family development (Timber Court Condos) for the first time.
2005 – 2009	Village provide CDBG funding for affordable housing and other programs under its 2005-2009 Consolidated Plan and Annual Action Plans
2008	Village receives Daniel Burnham Award for Excellence in Planning for Affordable Housing – Timber Court Condominium Development
2008	Affordable housing guidelines put into a “toolkit” for distribution to developers for for-sale housing.
2009	Village Board approves the creation of the Affordable Housing Trust Fund Task Force which begins meeting in 2011.
2010	Affordable housing guidelines put into a “toolkit” for distribution to developers for rental housing.

2010 – 2014	Village provide CDBG funding for affordable housing and other programs under its 2010-2014 Consolidated Plan and Annual Action Plans
2011 – present	Village of Arlington Heights enters into an intergovernmental agreement with Buffalo Grove, Rolling Meadows, Mt. Prospect and Palatine to form the Northwest Suburban Housing Collaborative which to date has accomplished the following: • Completion of Homes for a Changing Region report (January 2013) • Completion of the Senior Housing Needs Assessment (November 2013) • Creation of an area wide Handyman Program still operated by the Northwest Housing Partnership (2014 – present) • Publication of a Senior Resource Guide (2015) • Creation of a local, area-wide CAPABLE pilot program that provides nursing, occupational therapy and handyman services to enable senior to age-in-place in their homes (2018 to present)
2012 - 2019	Housing Commission makes recommendation and Village Board approves the following project that include affordable units and/or fees-in-lieu of affordable units: • Arlington Downs (revised in 2018) • Arbor Lane • Parkview Apartments • Lexington Homes • Heart's Place • 4 N Hickory (Hickory/Kensington) • Arlington 425 • Sigwalt 16
2013 (January)	Village Board presented with the *Homes for a Changing Region Report* created by the Chicago Metropolitan Agency for Planning (CMAP) in cooperation with the communities of Arlington Heights, Buffalo Grove, Mt. Prospect, Rolling Meadows and Palatine
2013 (July)	Village Board approved the Affordable Housing Trust Fund to be funded through: • Payment of fees-in-lieu of providing affordable housing units • Sale of tax exempt bond cap • 1% of all gaming revenue if/when the Village begins receiving gaming revenue and 10% of all revenue the Village receives from slot machines if/when slot machines are permitted in Arlington Heights.
2013 (November)	Village Board presented with the *Senior Housing Needs Assessment* by Valerie Kretchmer and Associates working with the communities of Arlington Heights, Buffalo Grove, Mt. Prospect, Rolling Meadows and Palatine
2015 – 2019	Village provide CDBG funding for affordable housing and other programs under its 2015-2019 Consolidated Plan and Annual Action Plans
2018	Village joins AARP Age-Friendly Communities Network
2019	Village Board request staff evaluation of affordable housing guidelines

Attachment 3

MEMORANDUM

TO: Randy Recklaus, Village Manager

FROM: Charles Witherington-Perkins
Director of Planning and Community Development

DATE: July 23, 2019

SUBJECT: *Affordable Housing Outreach and Survey*

As part of the research to refine the Arlington Heights Affordable Housing guidelines, staff met with, and or held telephone calls with residential developers, non-profits, Senior and Affordable Housing Developers. The purpose of this outreach was to discuss the importance of affordable housing, understanding the challenges of providing affordable units to the development sector, and discussing various options and alternatives.

As part of this process, background information was provided regarding a summary of affordable housing guidelines in Arlington Heights. he conclusion. A survey was distributed to 23 for-profit residential developers, affordable housing developers, senior institution for profit developers, non-profits or interested groups. 13 responses were received, broken down as follows: 6 for-profit residential developers, 2 non-profit developers, 2 affordable housing developers, and 3 non-profit/interested group or senior for-profit housing developers.

Draft analysis of the responses to the survey, are attached in two reports. One analysis is for all 13 responses and the other analysis is for the 6 for-profit developers only.

This information is being provided for the Board in advance of the aforementioned research and comprehensive report, regarding refining the Village Affordable Housing Guidelines.

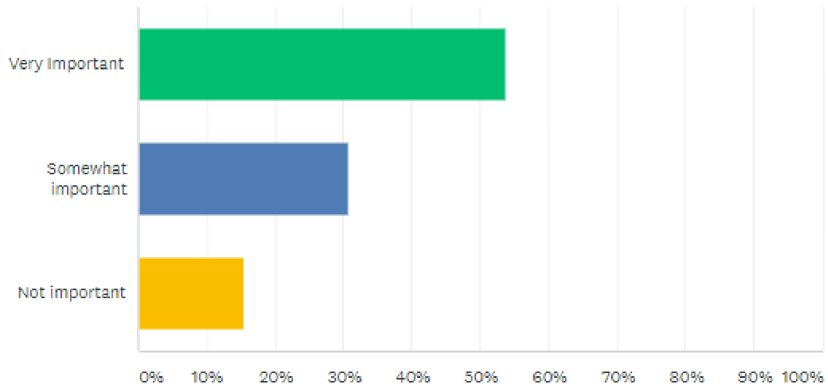
It is important to note that this is just one piece of the puzzle, and more information and analysis is needed before drawing any conclusion based solely on this survey. It should be viewed as a starting point for future discussion and a window of insight into some developer's thoughts.

CW-P:lmp

Village of Arlington Heights Affordable Housing Survey 2019
Analysis on All Respondents

1. How important is affordable housing to you?

Answered: 13 Skipped: 0

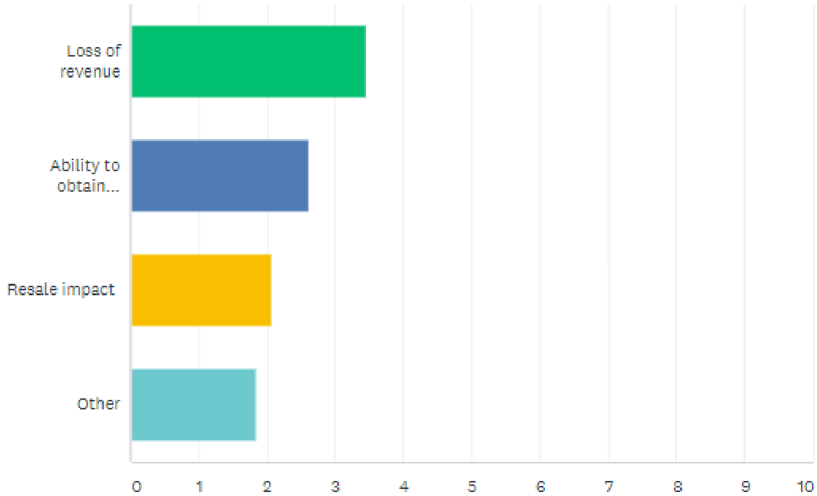


ANSWER CHOICES	RESPONSES	
Very Important	53.85%	7
Somewhat important	30.77%	4
Not important	15.38%	2
TOTAL		13

This survey was released June 20, 2019 and received thirteen total responses from various entities: for profit residential developers, Affordable housing developer, Senior/Institution for-profit developer, Interest group, and Non-profit. The majority of respondents (64%) said that affordable housing is “very important” as shown on the graph above. The developers who believe affordable housing is “not important” are two for-profit residential developers; however, four other respondents (31%) who were either for-profit or senior/institution for-profit selected affordable housing is “somewhat important”.

2. What challenges does including units present? (Please rank with "1" being most challenging)

Answered: 13   Skipped: 0



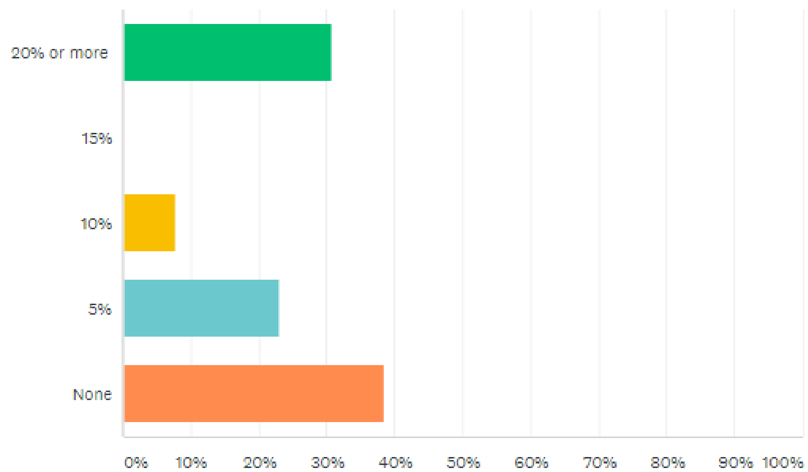
	1	2	3	4	TOTAL	SCORE
Loss of revenue	53.85% 7	38.46% 5	7.69% 1	0.00% 0	13	3.46
Ability to obtain financing	15.38% 2	30.77% 4	53.85% 7	0.00% 0	13	2.62
Resale impact	7.69% 1	23.08% 3	38.46% 5	30.77% 4	13	2.08
Other	23.08% 3	7.69% 1	0.00% 0	69.23% 9	13	1.85

Note: Due to weighting, the higher the score (Loss of Revenue in this instance) is considered the greatest challenges incentive.

When developers were asked about the challenge they face when including affordable units, many responded with the “loss of revenue” followed by “ability to obtain financing” and “resale impact”. This has been a consistent trend with all types of developers: profit and non-profit. One developer mentioned, “With the loss of revenue we must “fill the gap” with TIF, CDBG or HOME funds. The village can also do other soft debt loans”.

3. What is an agreeable percentage of actual affordable units you could provide in a development?

Answered: 13 Skipped: 0



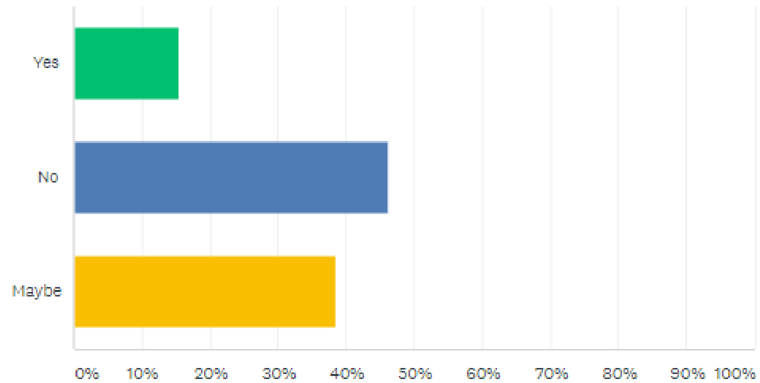
ANSWER CHOICES	RESPONSES	
20% or more	30.77%	4
15%	0.00%	0
10%	7.69%	1
5%	23.08%	3
None	38.46%	5
TOTAL		13

Developers were asked about the agreeable percentage of actual affordable units they could provide in a development. Over 38 percent answered "none". Another Senior/Institution for-profit developer added, "Referring specifically to institutional uses like memory care communities, requiring affordable units is very detrimental to the development because the use is not residential in nature; rather, these uses provide care to residents that typically costs more than affordable rates pay. Therefore, owners typically operate at a loss on the affordable units. That kind of model is not sustainable nor will it induce development of these uses in the Village's jurisdiction. And when you consider how great the need is for these uses over the next 10-20 years, it's better for the Village to maintain the ability to attract development that provides care for its citizens". These responses were from senior institutions developers who provided a continuum of care with insurance products.

Developers who choose 20 percent or more were either Non-profit or Affordable housing developers. They mentioned that "Again, using Village resources of HOME, CDBG and TIF we can get the financing stack to work. In other communities, they have received below market rate loans from the community to help out, For Example Northlake gave us an $800,000 per loan for 25 years at 2%. That is innovative and better rates than they get in a CD" and "The smaller the building the less number of units. So should estimate based on the number of units in the development so more units higher percentage".

4. If a lower percent of units was required to be included in a development, would you provide an annual reimbursement percent of total gross rent each year?

Answered: 13 Skipped: 0

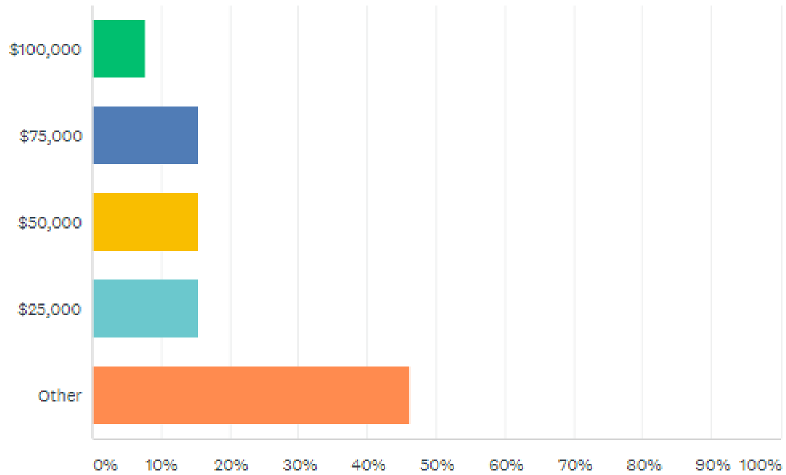


ANSWER CHOICES	RESPONSES	
Yes	15.38%	2
No	46.15%	6
Maybe	38.46%	5
TOTAL		13

About 46 percent of developers answered "no" when given a hypothetical: if a lower percent of units was required to be included in a development, would they provide an annual reimbursement percent of total gross rent each year? Over 35 percent said "maybe"; while 15.38 percent said "yes". One developer justified their no "because new rental developments are becoming more and more difficult to finance and margins are getting smaller due to unknowns such as real estate taxes and other operating expenses". Another developer explained their maybe by "It totally depends on maintenance issues, rental turnover, some years may be able to give more than others. Should maybe come up with a sliding scale depending on net profit".

5. If a fee in lieu is allowed, what is an acceptable amount per unit?

Answered: 13   Skipped: 0

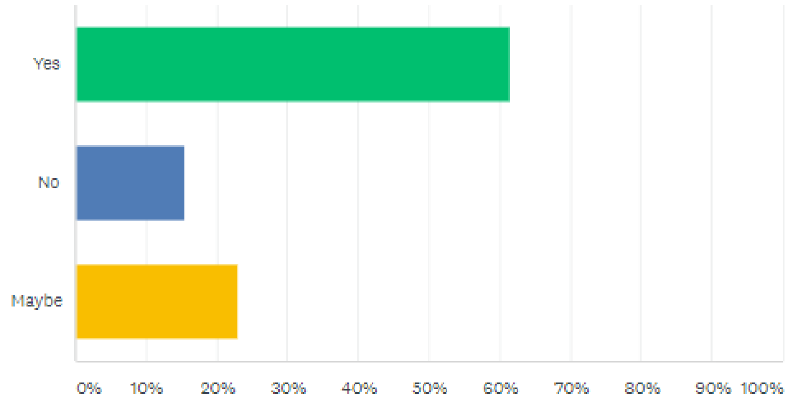


ANSWER CHOICES	RESPONSES	
$100,000	7.69%	1
$75,000	15.38%	2
$50,000	15.38%	2
$25,000	15.38%	2
Other	46.15%	6
TOTAL		13

When the question of allowing a fee in lieu and the acceptable amount, developers selected "other" with over 45 percent. A Non-Profit developer added, "I assume a builder makes 15-20% profit so if a condo is worth $350,000 they make maybe $52,500. Rental is harder to quantify. A Senior/Institution for profit developer is "uncertain because there are a lot of factors to consider"; on the other hand, an Interest Group "prefers to continue to support residents who have outlived their assets through our Life Care program

6. Does having higher densities help in providing affordable units?

Answered: 13   Skipped: 0

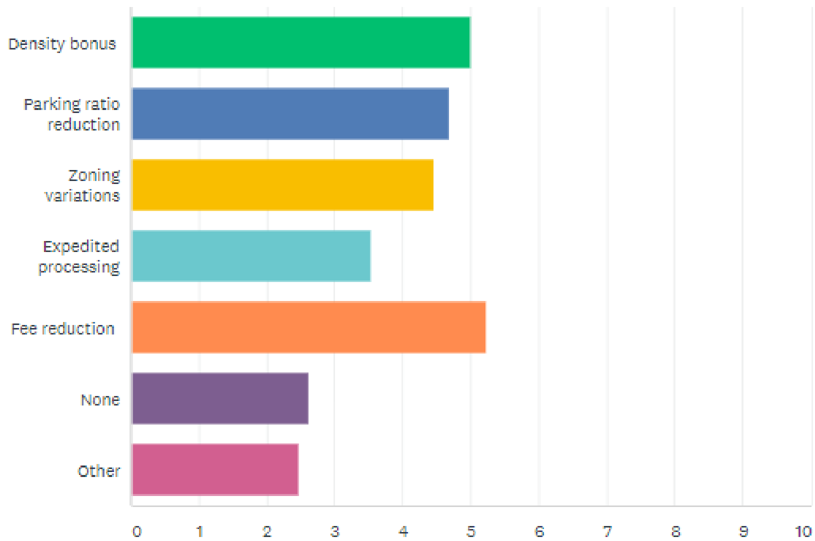


ANSWER CHOICES	RESPONSES	
Yes	61.54%	8
No	15.38%	2
Maybe	23.08%	3
TOTAL		13

Overall developers do prefer higher density communities in providing affordable housing. There is an even mix of developers who answered “yes” and “maybe”; while an interest group and non-profit answered “no”. A for-profit developer mentioned “Smaller units that are naturally more ATTAINABLE for residents”. When creating smaller units, it can create high densities of affordable housing, for which developers are in favor.

7. Which type of incentives would be most meaningful in assisting you to provide affordable units in a development?

Answered: 13   Skipped: 0



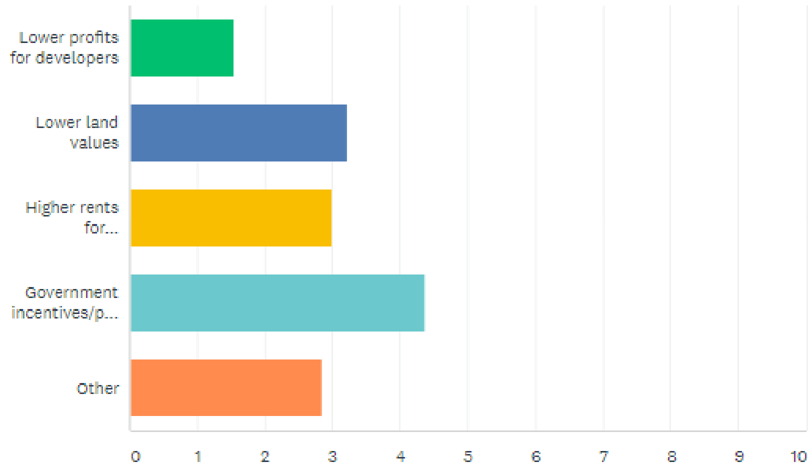
	1	2	3	4	5	6	7	TOTAL	SCORE
Density bonus	38.46% 5	7.69% 1	15.38% 2	15.38% 2	7.69% 1	7.69% 1	7.69% 1	13	5.00
Parking ratio reduction	0.00% 0	53.85% 7	7.69% 1	15.38% 2	7.69% 1	7.69% 1	7.69% 1	13	4.69
Zoning variations	0.00% 0	7.69% 1	46.15% 6	30.77% 4	15.38% 2	0.00% 0	0.00% 0	13	4.46
Expedited processing	7.69% 1	0.00% 0	7.69% 1	15.38% 2	61.54% 8	7.69% 1	0.00% 0	13	3.54
Fee reduction	38.46% 5	7.69% 1	15.38% 2	23.08% 3	7.69% 1	7.69% 1	0.00% 0	13	5.23
None	7.69% 1	15.38% 2	0.00% 0	0.00% 0	0.00% 0	38.46% 5	38.46% 5	13	2.62
Other	7.69% 1	7.69% 1	7.69% 1	0.00% 0	0.00% 0	30.77% 4	46.15% 6	13	2.46

Note: Due to weighting, the higher the score (Fee Reduction in this instance) is considered the most meaningful incentive.

Developers selected which types of incentives would be most meaningful, “Fee reduction” and “Density bonus” were the top two choices. Non-profits and Affordable housing developers favor “density bonus” over the overall “fee reduction” incentive favored by For-profit developers.

8. What do you believe is the most likely way to reduce rents and provide some affordable units within developments? (Please rank with "1" being most likely)

Answered: 13 Skipped: 0



	1	2	3	4	5	TOTAL	SCORE
Lower profits for developers	0.00% 0	7.69% 1	0.00% 0	30.77% 4	61.54% 8	13	1.54
Lower land values	0.00% 0	46.15% 6	38.46% 5	7.69% 1	7.69% 1	13	3.23
Higher rents for non-affordable units	15.38% 2	15.38% 2	30.77% 4	30.77% 4	7.69% 1	13	3.00
Government incentives/programs	61.54% 8	15.38% 2	23.08% 3	0.00% 0	0.00% 0	13	4.38
Other	23.08% 3	15.38% 2	7.69% 1	30.77% 4	23.08% 3	13	2.85

Developers believe that the most likely way to reduce rents and provide affordable housing is through "government incentives/programs" with over 60 percent ranking it number one followed by "lower land values". Developers then added, "The Village must help out to bridge the gap to allow more affordable units", "providing density bonuses or reduced parking means profits do not decrease", and "So much depends on the type of project, if new or a rehab because of maintenance and upkeep costs.

Throughout the survey, the same concerns for all types of developers are similar: the process to get approval/ help from the Village, the density restriction, and the potential loss of revenue.

Village of Arlington Heights Affordable Housing Survey 2019
Appendix Summary of Key Comments Provided

What challenges does including units present? (Please rank with "1" being most challenging)

- Administrative requirements
- Challenge leasing units with affordable units in bldg.
- Additional documentation that would be required can be cumbersome.
- Affordable housing triggers Section 8 fears.
- The independent living units for seniors utilized in our business model represent an insurance product. Occupancy of a unit is considered neither a sale nor a rental option. Instead, it is a life lease in exchange for an entrance fee and monthly fee that provides healthcare benefits for those who subscribe to the program. It is difficult to offer the "insurance" program for a discount. Under this assumption, a resident would not be assuming the financial obligation for the safety net that is being offered.
- Affordable development Meeting income goals in order to properly maintain the property
- We are a Senior Services Provider offering a Life Care contract through which seniors are guaranteed residency should they run out of assets.

What is an agreeable percentage of actual affordable units you could provide in a development?

- Cook County & Arlington Heights are already burdened by the high cost of land, high cost of construction (usually enhanced by City driven design and code requirements), and EXTREMELY high property taxes. Affordable units (especially at the 60% AMI) create a cost burden that is amplified by capitalizing low rents while maintaining high expenses.
- 5% impact on a new development seems to be workable. Anything more may cause financial hardship to the point of project feasibility.
- For sale Development the price a home would have to be sold at, barely covers just the cost for land of that unit.
- Senior Housing, as a nonprofit organization, we already provide benevolent care to residents who run out of financial resources through no fault of their own. We've not asked any resident to leave in our 126 year history of providing care.
- The size of the development makes a big difference as to how many units.
- We are a senior service provider. Through our Life Care contract we support residents with limited resources at whatever level of care best suits their needs. This includes independent living, assisted living and health care.

If a fee in lieu is allowed, what is an acceptable amount per unit?

- We prefer to continue to support residents who have outlived their assets through our Life Care program.

Which type of incentives would be most meaningful in assisting you to provide affordable units in a development?

- Every project is unique, size, needs for parking will depend on age of residents, seniors need less, again think should be a sliding scale based on density, net profits, etc.
- Senior housing provider added “We are a service provider. Our business model is not about selling units, it is about providing services. Many of the above items would be helpful if our focus was for profit development, however, we are a service provider”.
- We are not offering a real estate product, but rather an insurance product.

What do you believe is the most likely way to reduce rents and provide some affordable units within developments? (Please rank with "1" being most likely)

- Smaller units that are naturally more ATTAINABLE for residents
- Real estate tax credits or reduction
- Lower real estate taxes
- Senior housing provider added, “We are a senior services provider offering a Life Care contract through which those residents who live longer than their assets can support are offered continued residence and services at the appropriate level of care needed. This means we have residents on scholarship in independent living, assisted living and health care”.

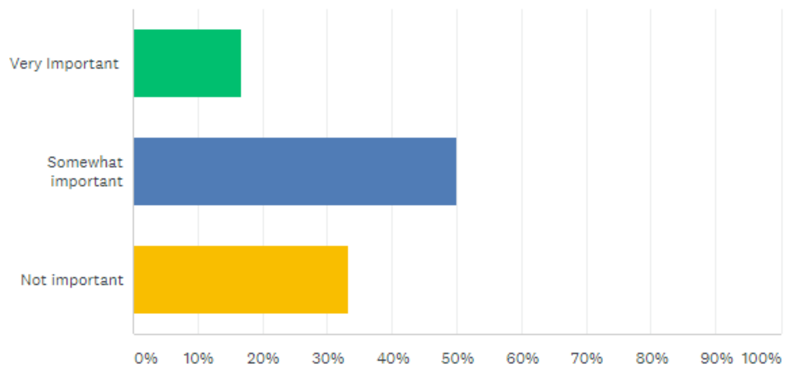
What other feedback can you provide?

- For profit developer: “I'm submitting this feedback as an employee for a development company, but also as an Arlington Heights resident. As a resident, it's extremely important to me that new development projects get approved within the municipality (especially near the Downtown) and not held up because of an affordability requirement. New development increases the tax roll and provides residents to keep the local businesses operating and profitable. Arlington Heights needs to do everything they can to keep the existing resident's taxes lower”.
- For profit developer: “Affordable housing is good for communities and should continue. However, maybe we should look at not putting all the requirements on new developments only and perhaps spread the requirements on to existing housing in the community as well”.
- For profit developer: Affordable units on for sale product is incredibly hard to accomplish”.
- Senior housing provider: “Our business is a healthcare and insurance model, not a real estate model, and consequently has other considerations which make affordable units difficult”.
- Senior housing provider: “Thank you for providing the opportunity to give feedback in advance of refining the development requirements”.

Village of Arlington Heights Affordable Housing Survey July 2019
Analysis on For-Profit Developers

1. How important is affordable housing to you?

Answered: 6 Skipped: 0



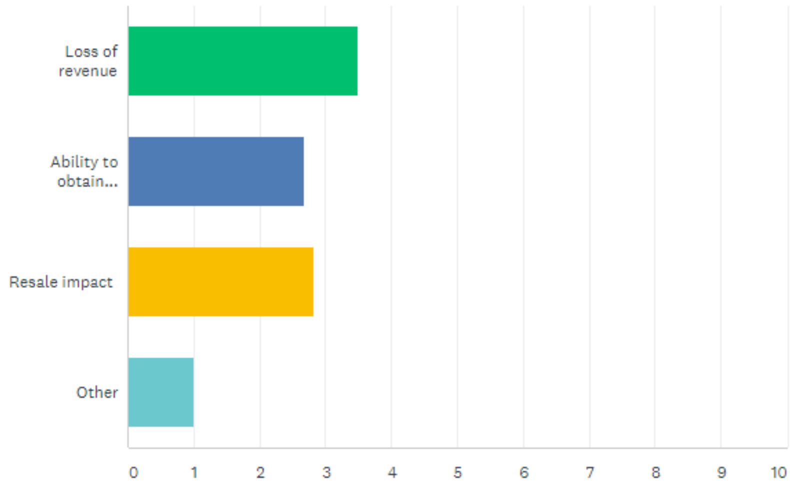
ANSWER CHOICES	RESPONSES	
Very Important	16.67%	1
Somewhat important	50.00%	3
Not important	33.33%	2
TOTAL		6

This survey was released June 20, 2019 and received thirteen total responses with six representing for-profit developers. The majority of developers said that affordable housing was "somewhat important' as shown on the graph above.

One for-profit developer indicated affordable housing was not important and indicated 10 percent of units as affordable could be provided or $75,000 fee was acceptable. At the other end of the spectrum, one developer indicated that affordable housing was very important; however, felt zero percent should be provided or a $10,000 fee.

2. What challenges does including units present? (Please rank with "1" being most challenging)

Answered: 6 Skipped: 0



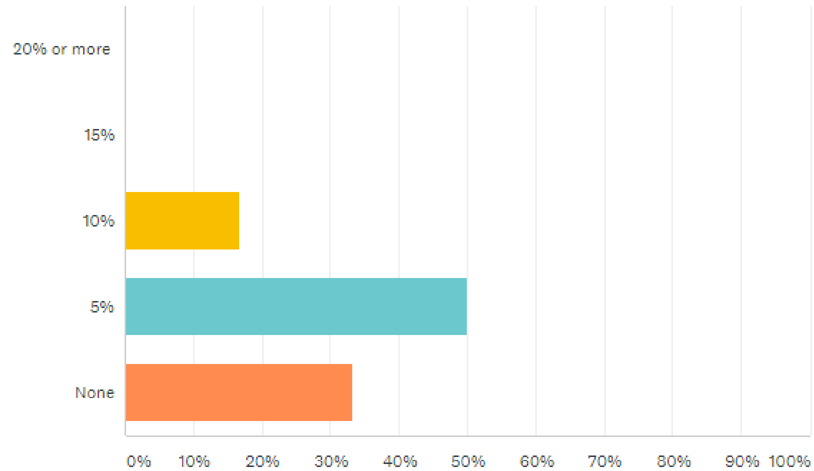
	1	2	3	4	TOTAL	SCORE
Loss of revenue	66.67% 4	16.67% 1	16.67% 1	0.00% 0	6	3.50
Ability to obtain financing	16.67% 1	33.33% 2	50.00% 3	0.00% 0	6	2.67
Resale impact	16.67% 1	50.00% 3	33.33% 2	0.00% 0	6	2.83
Other	0.00% 0	0.00% 0	0.00% 0	100.00% 6	6	1.00

Note: Due to weighting, the higher the score (Loss of Revenue in this instance) is considered the greatest challenge.

Some challenges that were noted was the loss of revenue that affordable housing can create and the resale impact that developers can face. Developers believe that in creating affordable housing could trigger Section 8 into communities where people think it's not exactly ideal, so marketing these homes/units can be difficult. Developers also made notice that the amount of requirements and additional documentation for affordable housing steers then away from providing affordable housing. Overall, developers were concerned about financial impacts upon development.

3. What is an agreeable percentage of actual affordable units you could provide in a development?

Answered: 6   Skipped: 0

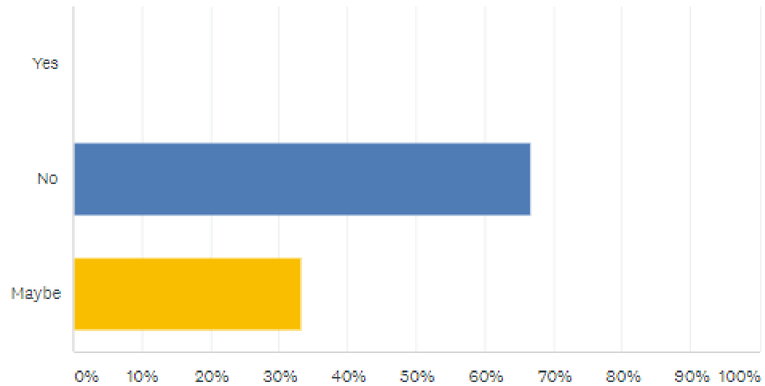


ANSWER CHOICES	RESPONSES	
20% or more	0.00%	0
15%	0.00%	0
10%	16.67%	1
5%	50.00%	3
None	33.33%	2
TOTAL		6

Developers were asked about the percentage of affordable housing they could provide in a development. At most, 10 percent of actual affordable housing units can be provided in a development according to the respondents. The majority of developers choose 5 percent to none. Three responded that a new development is workable with five percent affordable, anything more could cause financial hardship to the point of project feasibility. Furthermore, one developer summed up all the concerns by adding, "Cook County & Arlington Heights are already burdened by the high cost of land, high cost of construction *(usually enhanced by the City driven design and code requirements), and extremely high property taxes. Affordable units (especially at the 60% AMI) create a cost burden that is amplified by capitalizing low rents while maintaining high expenses".

4. If a lower percent of units was required to be included in a development, would you provide an annual reimbursement percent of total gross rent each year?

Answered: 6 Skipped: 0

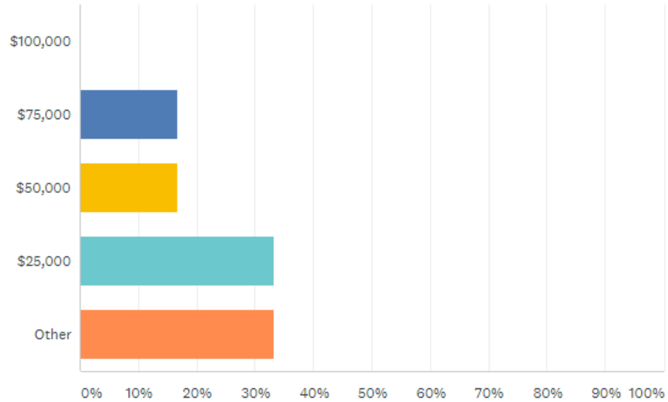


ANSWER CHOICES	RESPONSES	
Yes	0.00%	0
No	66.67%	4
Maybe	33.33%	2
TOTAL		6

Developers were asked a hypothetical: if a lower percent of units was required to be included in a development, would they provide an annual reimbursement percent of total gross rent each year? No developer selected "yes"; while, 66.67 percent selected "no" and 33.33 percent "maybe". The main concern of a developer is that it is becoming more and more difficult to finance, and margins are getting smaller due to unknowns such as real estate taxes and other operating expenses.

5. If a fee in lieu is allowed, what is an acceptable amount per unit?

Answered: 6   Skipped: 0

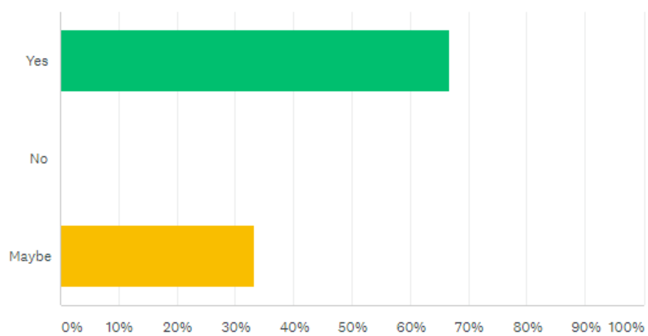


ANSWER CHOICES	RESPONSES	
$100,000	0.00%	0
$75,000	16.67%	1
$50,000	16.67%	1
$25,000	33.33%	2
Other	33.33%	2
TOTAL		6

The survey continued to touch on in-lieu fees and how much would developers accept. Responses were wide ranging from $10,000 per unit to $75,000. The developers preference was $25,000 and other; other being $10,000 and 1 percent of the sale price on a "for sale" units.

6. Does having higher densities help in providing affordable units?

Answered: 6   Skipped: 0

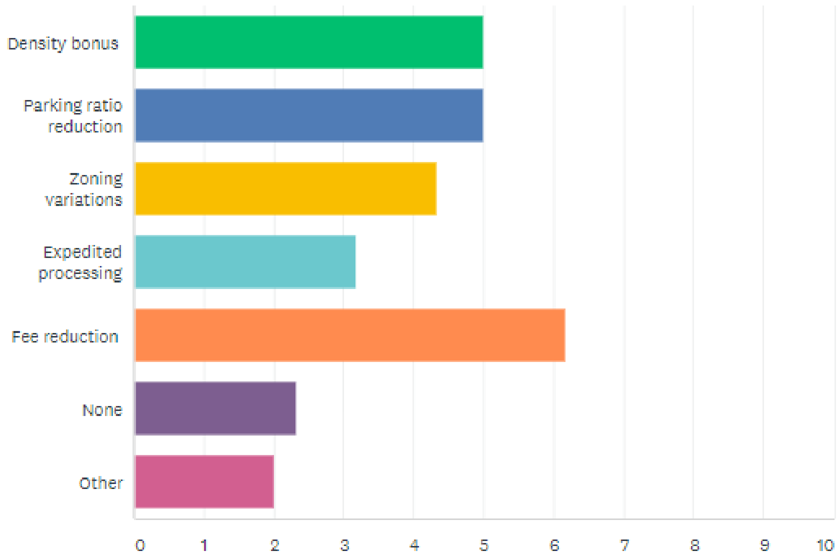


ANSWER CHOICES	RESPONSES	
Yes	66.67%	4
No	0.00%	0
Maybe	33.33%	2
TOTAL		6

Over 50 percent of developers seem to feel that higher densities help in providing affordable housing.

7. Which type of incentives would be most meaningful in assisting you to provide affordable units in a development?

Answered: 6 Skipped: 0



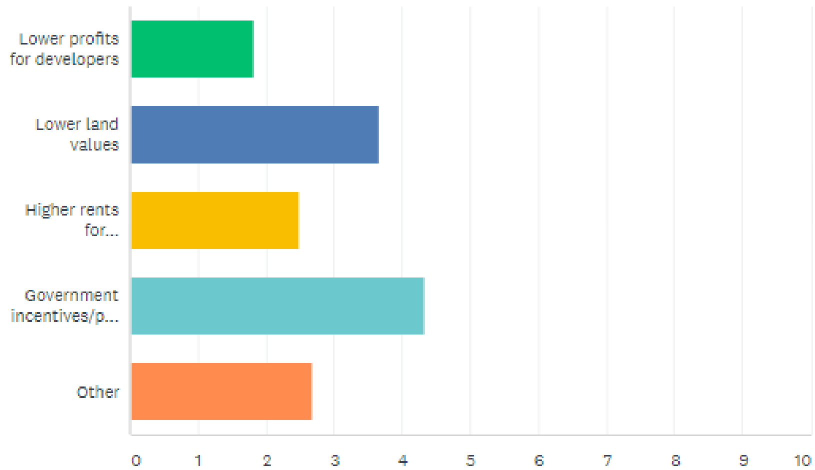
	1	2	3	4	5	6	7	TOTAL	SCORE
Density bonus	33.33% 2	16.67% 1	16.67% 1	16.67% 1	0.00% 0	0.00% 0	16.67% 1	6	5.00
Parking ratio reduction	0.00% 0	66.67% 4	0.00% 0	16.67% 1	0.00% 0	16.67% 1	0.00% 0	6	5.00
Zoning variations	0.00% 0	0.00% 0	50.00% 3	33.33% 2	16.67% 1	0.00% 0	0.00% 0	6	4.33
Expedited processing	0.00% 0	0.00% 0	0.00% 0	16.67% 1	83.33% 5	0.00% 0	0.00% 0	6	3.17
Fee reduction	66.67% 4	0.00% 0	16.67% 1	16.67% 1	0.00% 0	0.00% 0	0.00% 0	6	6.17
None	0.00% 0	16.67% 1	0.00% 0	0.00% 0	0.00% 0	50.00% 3	33.33% 2	6	2.33
Other	0.00% 0	0.00% 0	16.67% 1	0.00% 0	0.00% 0	33.33% 2	50.00% 3	6	2.00

Note: Due to weighting, the higher the score (Fee Reduction in this instance) is considered the most meaning incentive.

Developers gave a clear response about incentives that would lead them being able to provide affordable housing. The first choice, with over 50 percent ranking it as their top choice, was wanting a fee reduction. Second, they preferred parking ratio reduction and equally, being given a density bonus. When asked what other incentives developers would help assist with affordable housing, developers answered with ensuring real estate tax reduction or credits.

8. What do you believe is the most likely way to reduce rents and provide some affordable units within developments? (Please rank with "1" being most likely)

Answered: 6   Skipped: 0



	1	2	3	4	5	TOTAL	SCORE
Lower profits for developers	0.00% 0	16.67% 1	0.00% 0	33.33% 2	50.00% 3	6	1.83
Lower land values	0.00% 0	66.67% 4	33.33% 2	0.00% 0	0.00% 0	6	3.67
Higher rents for non-affordable units	16.67% 1	0.00% 0	16.67% 1	50.00% 3	16.67% 1	6	2.50
Government incentives/programs	66.67% 4	0.00% 0	33.33% 2	0.00% 0	0.00% 0	6	4.33
Other	16.67% 1	16.67% 1	16.67% 1	16.67% 1	33.33% 2	6	2.67

The survey then continued to ask about what efforts can be made to help reduce rents and provide affordable housing. Developers emphasized in having government incentives and programs, followed by development of sites with lower land values. Other developers mentioned a real estate tax credit or reduction, and smaller units that are naturally more attainable for residents.

The developers were asked, “Have you provided any affordable units in developments your frim has completed in other communities”? Three out of the six respondents have developments in Chicago and had completed those developments with affordable units included. The amount of units ranges from 6 to 30 with 10 percent of each development.

In conclusion, the main concerns from developers are the amount of documents and fees they have to go through when creating affordable housing and the potential loss of revenue. Developers sound like they are willing to be open about discussing a route to affordable housing.

Attachment 4

Arlington Heights, IL
Income Restricted Housing and Special Needs Housing

State Calculated Affordable – 19.1% (2,110 Rental + 3,713 Owner)

	Program	Number of Units	Type
Lake Cook Road to Hintz Road			
Hearts Place	IHDA/LIHTC	18	30-60% AMI
Waterford Place Apartments	IRB	56 (expired)	80% AMI
Brook Run	IRB	36 (expired)	80% AMI
Timber Court Condominiums	Deed Restricted	14	80% AMI
1 Group Home (Total: 7 Residents)	DPH/CILA	1	30-50% AMI
Hintz Road to Euclid			
Arlington Downs (approved)	AAG	9	60% AMI
7 Group Homes (Total: 50 Residents)	DPH/CILA	7	30-50% AMI
Euclid to Central Road			
Parkview	IHDA/LIHTC	41	30-60% AMI
Goedke House (senior/disabled)	Federally Subs.	118	50% AMI
Cedar Village (senior/disabled)	Federally Subs.	80	50% AMI
Church Creek (senior)	IRB	45 (expired)	80% AMI
Dunton Tower	IRB	43 (active)	80% AMI
Salem Apartments	CDBG	25 (expired)	80% AMI
3 Group Homes (Total: 22 Residents)	DPH/CILA	3	30-50% AMI
8-Unit Apartment Bldg (16 Residents)	Nonprofit	8	30-50% AMI
8-Unit Apartment Bldg (16 Residents)	Nonprofit	8	30-50% AMI
4-Unit Apartment Bldg (8 Residents)	Nonprofit	4	30-50% AMI
Central Road to south			
Linden Place (110 Senior/ 80 family- 100% subsidized units)	Federally Subs.	190	50% AMI
The Moorings (senior)	IRB	79 (expired)	80% AMI
4 Group Homes (Total: 25 residents)	DPH/CILA	4	30-50% AMI
Section 8/Housing Choice Voucher Certificates			
Non-project based vouchers being used throughout the Village (est):		100	
Examples of Other Private Developments Believed to have various levels of affordable rents (Not All-Inclusive List)			
Dryden Apartments	N/A	Appx. 120	Unknown
Arlington Gardens	N/A	78	Under renovation, rents may change
The Residences of Arlington Heights	N/A	837	57-80% AMI
Circle Hill Apartments	N/A	140	52-99% AMI
Hawthorne Place Apartments	N/A	Appx. 120	Unknown

IHDA/LIHTC = Illinois Housing Development Authority – Low Income Housing Tax Credit Program
IRB = Industrial Revenue Board
DPH/CILA = Illinois Department of Public Health – Community Integrated Living Arrangement
AAG = Arlington Affordable Guidelines
Federally Subs. = Federally subsidized program that makes up the difference between fair market rent and 30% of the resident's monthly income

Prepared by the Department of Planning and Community Development
5/10/19

MINUTES
COMMITTEE-OF-THE-WHOLE
PRESIDENT AND BOARD OF TRUSTEES
VILLAGE OF ARLINGTON HEIGHTS BOARD ROOM
MONDAY, SEPTEMBER 9, 2019 7:30 P.M.

BOARD MEMBERS PRESENT:	President Hayes; Trustees: LaBedz, Rosenberg, Tinaglia, Canty, Padovani, Schwingbeck
BOARD MEMBERS ABSENT:	Baldino, Scaletta
STAFF MEMBERS PRESENT:	Randy Recklaus, Village Manager; Steven Touloumis, Director of Building & Life Safety; Charles Perkins, Director of Planning and Community Development; Nora Boyer, Housing Planner; Kim Peterson, Recording Secretary

SUBJECTS:

A. Refining Arlington Heights Affordable Housing Guidelines
B. Building Code Update Briefing

Other Business

Adjournment

President Hayes called the meeting to order at 7:30 PM. The Pledge of Allegiance was recited.

A. Refining Arlington Heights Affordable Housing Guidelines

Mr. Recklaus advised Staff would be presenting a report regarding the potential update to the Village's Affordable Housing guidelines. Mr. Recklaus explained how Arlington Heights is one of a small number of communities in the Chicagoland area that has a formal program that encourages housing that is affordable. The current program only provides guidelines for developers; it does not present a true policy that could be applied to all developments. Mr. Recklaus went on to explain how Staff, with direction from the Board, wrote a report *Refining Arlington Heights Affordable Housing Guidelines*, which contains a series of broad recommendations for the Village Board's consideration. The Staff recommendations aimed to balance the need for affordable housing in the community with the recognition of the requirements of private developers so that they will continue to invest here. The Housing Commission reviewed this report during their last two meetings and provided some alternative recommendations for the Board's consideration. Staff will be presenting the findings of this report, including the Housing Commission's recommendations. The Board can then direct Staff to further refine the recommendations or research some other aspects of this issue. Mr. Recklaus advised the Board would not be making any final decisions at tonight's meeting. Mr. Recklaus introduced Charles Perkins, Director of Planning and Community Development, and Nora Boyer, Housing Planner, who would be presenting their report, *Refining Arlington Heights Affordable Housing Guidelines*.

Mr. Perkins believes the Village of Arlington Heights should be proud of its accomplishments towards affordable housing. Mr. Perkins explained how tonight's discussion will focus on finding the right balance for the affordable housing requirements without stifling residential development in the community. Mr. Perkins advised that Arlington Heights is one of six communities, out of the 284 in the Northeastern Illinois region, that has an affordable housing program.

Ms. Boyer began her presentation by first defining "Affordable Housing," which is housing occupied by low-and moderate-income households with a total cost that does not exceed 30 percent of their income, thereby leaving sufficient income to afford other necessities such as food, clothing, transportation and medical care. Ms. Boyer went on to explain what the terms low-and moderate-income mean, which according to the HUD for the Community Development Block Grant (CDBG) program, Extremely-Low Income is at or below 30% of Area Median Income, Low-Income is at or below 60% of Area Median Income and Moderate-Income is at or below 80% of Area Median Income. Ms. Boyer discussed the Low/Moderate-Income Levels and provided some examples of jobs with wages in the Low/Moderate-Income range. Ms. Boyer explained how the mean rent of an apartment in Arlington Heights is $1,260 and the household income required for this rent to be affordable is $50,400. The estimated number of current Arlington Heights households paying 30% or more of their income for housing costs, and are renters, is 2,811. The median owner occupied home value in Arlington Heights is $340,300 and the estimated number of current Arlington Heights owners paying 30% or more of their annual income for housing costs is 5,971. This makes the total number of households in Arlington Heights currently paying more than 30% of their annual income for their housing costs is 8,782 or 28% of the population.

Ms. Boyer briefly discussed the history of affordable housing in Arlington Heights, as well as the State of Illinois Affordable Housing Planning and Appeal Act, which requires municipalities in the State of Illinois have at least 10% of their housing stock as affordable or they are required to have an affordable housing plan to reach that goal. In 2013, the percentage of affordable housing in Arlington Heights was 13.1% and in 2018, it increased to 19.1%. Ms. Boyer advised that the State does not include association dues as housing costs, therefore there may be more households that appear to be affordable than there actually are.

Ms. Boyer explained how the requirements have changed over time since the Village first formalized a request to have affordable units included in developments, including the decrease in the percentages of required affordable units and the "fee in lieu" from $100,000 to $75,000 per unit. Ms. Boyer next discussed how the affordable housing guidelines have been applied to the various new construction projects since the program was implemented, as well as how the requirements in

Arlington Heights compare to the other five communities in Northeastern Illinois that have affordable housing guidelines.

Ms. Boyer next discussed the purpose of the Arlington Heights Affordable Housing Trust Fund, which is to create and preserve affordable housing, and how the "fees in lieu" are the biggest source of funding for this Trust Fund. The Housing Commission occasionally discusses the Trust Fund and ideally would like to use these funds to create permanent affordable units. The Trust Fund's balance is currently $188,872.82.

Mr. Perkins explained how Staff decided to review the affordable housing guidelines after negotiating the last few agreements with various developers, and developed a five-step process, starting with discussions with market-rate housing developers. Following these discussions, Staff sent a link to a survey to these developers, as well as non-profit affordable housing developers and developers of senior housing, to complete. In addition, Staff conducted research on other communities nationwide, looking for trends and issues. Staff then prepared a detailed written report titled *Refining Arlington Heights Affordable Housing Guidelines* in early August. The Housing Commission then met once in August and once in September to discuss the report.

Mr. Perkins next discussed the results of the 2019 developer survey, which was sent to 23 developers, both for-profit and non-profit. Of these 23 developers, 13 responded, with six of them being for-profit residential developers, two non-profit developers, two affordable housing developers and three non-profit/interested groups or senior for-profit developers. Mr. Perkins highlighted some of the survey results, including how the majority of developers believe affordable housing is important. The biggest challenge developers' face when they include affordable units is loss of revenue. When asked what an agreeable percentage of actual affordable units a developer could provide in a development, the majority of developers did not think they could provide any. The developers were also asked if a lower percent of units was required to be included in a development, would they provide an annual reimbursement percent of total gross rent each year, which a majority said no. In addition, the developers were asked if a fee in lieu is allowed, what is an acceptable amount per unit, which most indicated a willingness to contribute to the need for affordable housing, but with varying answers. The majority of the developers agreed that having higher densities would help in providing affordable units. When asked which type of incentives would be most meaningful in assisting them with providing affordable units in a development, the answer with the most responses was a fee reduction, with the second being density bonuses. When asked what the developers believe is the most likely way to reduce rents and provide some affordable units within developments, the majority answered government incentives.

Mr. Perkins advised that covered projects in which the new guidelines or ordinance, if the Board chooses to adopt one, would apply to, is new construction that requires a zoning variation. Staff and the Housing Commission recommend that the new guidelines or ordinance apply only to new construction, multi-family, rental and for-sale developments at this time, using a tiered approach based on location, with the possibility of expanding to other types of projects in the future.

Mr. Perkins explained how the current guidelines require a development of 0 – 5 units to have 0% affordable, 6 – 25 units to have 10% affordable and 26+ to have 15% affordable. Staff is recommending five and fewer units should have 0% affordable and consider a small linkage fee, adjusted annually to the CPI, and six or more units to require affordable units or fee in lieu using a tiered approach. The Housing Commission is recommending nine or fewer units having 0% units and charge a small linkage fee at an amount to be recommended by Staff, and 10 or more units to require affordable units and fees using a tiered approach.

Mr. Perkins advised that Staff is recommending the elimination of the requirement of 15% of affordable units in developments of 26+ units, for rental units, which the Housing Commission concurred. Mr. Perkins discussed the tiered approach Staff is recommending, as well as the tiered approach the Housing Commission is recommending.

Mr. Perkins advised that Staff's recommendation for owner occupied units is to not require actual affordable units at this time, but require 10% affordability in the form of fees in lieu at $75,000/unit. The Housing Commission mostly concurs with this recommendation; however, they suggest requiring 10% affordability using a fee based on a method to be devised by staff that results in fees that are proportional to the value of the development or market-rate units in the development.

Mr. Perkins advised that Staff and the Housing Commission recommend maintaining income eligibility for rental units at 60% AMI and further evaluate income eligibility for for-sale projects in the future, if affordable units are included in for-sale projects.

Mr. Perkins advised that Staff is recommending maintaining the "in perpetuity" affordability period, which the Housing Commission concurs with, however they are recommending considering other defined terms if more affordable units are provided in a development.

Mr. Perkins advised that Staff and the Housing Commission concur with the recommendation to include local preferences in the affordable housing guidelines for current Arlington Heights residents, employees of Arlington Heights businesses or organization and/or veterans. The Housing Commission added emphasis on long-term current Arlington Heights residents and adding persons with disabilities.

Mr. Perkins discussed the idea of developers receiving cost offsets or incentives for developing affordable units. Staff recommendations are to explore offering a density bonus for affordable housing developments in certain districts, evaluate a percentage permit fee reduction and research and discuss with Cook County tax abatements for developments with 5 to 10% affordable units at 60% AMI. Mr. Perkins noted there were several comments from developers in the survey that indicated real estate taxes on a per unit basis and lost revenue from lower rents would make providing more affordable units in a development cost prohibitive. The Housing Commission concurred with most of Staff's recommendations, and in addition, their recommendation is to consider contacting other taxing bodies about reducing impact fees for affordable units. The Housing Commission did not discuss tax abatement.

Mr. Perkins discussed alternative developer contributions and if developers should be permitted to contribute to the Village's affordable housing supply in other ways, which Staff's recommendation is to allow alternative contributions, such as comparable off-site affordable unites, to be reviewed on a case-by-case basis. The Housing Commission concurred, with some additional caveats.

Mr. Perkins advised it is up to the Board at this point to keep the Village's affordable housing strategy as guidelines or create an ordinance. If the Board decides to adopt an ordinance, Staff is recommending that it include some type of relief mechanism to allow the Board to adjust requirements based on unique circumstances of developments. In addition, there should be periodic reviews of the guidelines or ordinance. The Housing Commission concurred with Staff's recommendations.

Mr. Perkins explained how it is very difficult to develop a specific set of standards that will fit all developments. It is unrealistic to expect that there would not be any dialogue or not to have negotiations on a case-by-case basis. However, a clearer refined affordable housing policy will help in these discussions. Mr. Perkins advised that Staff is seeking feedback from the Committee of the Whole and asking for direction to prepare a more detailed draft of either guidelines or an ordinance to bring back to the Board.

President Hayes thanked Mr. Perkins and Ms. Boyer for their report and also thanked the Housing Commission for all of their hard work. President Hayes asked Mr. Perkins to highlight the major differences between Staff's recommendations and those of the Housing Commission, and what suggestions he has to get both groups to agree. Mr. Perkins, referring to the development size application, advised that Staff would be willing to accept the Housing Commissions recommendation of a development having nine or fewer units not being required to provide any affordable housing units if developers were charged a more modest linkage fee. In regards to the tiered approach, Mr. Perkins is concerned with scaring off developers by making the fee in lieu charge to high. Mr. Perkins referred to the owner occupied developments and explained how Staff would have to come up with a formula to address the Housing Commission's recommendations, although it does make sense that a higher priced unit should have a higher fee and a lower priced unit should have a lower fee. Staff will have to do some more research on this issue. In regards to the term of affordability, Staff stands by their recommendation that the units should be maintained "in perpetuity." In regards to the recommendations made by the Housing Commission for local preferences, Staff is fine accepting these, although the need to define what a long-term Arlington Heights resident means exists. Mr. Perkins, referring to the developer cost offsets/incentives, advised that

Staff would accept the Housing Commission's recommendation to waive the parking requirement, as long as there is available parking in the downtown area, and to consider contacting other taxing bodies to see if they are willing to get additional affordable units in the community. Lastly, the Housing Commission recommends adoption of an ordinance, which Staff agrees with.

President Hayes stated the Board could modify either the Staff recommendation or Housing Commission recommendation, or come up with his or her own recommendation.

Trustee LaBedz asked Staff to explain what a linkage fee is. Mr. Perkins explained that a linkage fee is a one-time fee that is similar to an impact fee, and covers items such as libraries, parks and schools.

Trustee LaBedz asked if these recommendations only apply to new construction, which Mr. Perkins stated that it does.

Trustee LaBedz asked if sports gambling would be a source of revenue for the Affordable Housing Trust Fund, which Mr. Recklaus indicated that it would not.

Lastly, Trustee LaBedz believes an ordinance would be cleaner and easier to apply.

Trustee Tinaglia acknowledged the importance of affordable housing, as well as the financial difficulty it creates for developers. Trustee Tinaglia asked if the other communities that have written affordable housing policies have guidelines or ordinances, which Ms. Boyer stated they are all ordinances. Trustee Tinaglia is in favor of making this policy more specific and not just a set of guidelines.

Trustee Tinaglia asked if he is correct in thinking that Arlington Heights has nearly double the amount of affordable housing than what the State requires, which Ms. Boyer stated that is correct. Trustee Tinaglia asked why Staff is proposing to maintain the household income eligibility for rental units at 60% of area median income, which Ms. Boyer indicated there are fewer affordable units available at this income level and 60% of area median income is what the State uses to define low income. Trustee Tinaglia believes that with the high costs involved in constructing new developments, 60% of area median income is very hard to attain for developers.

Trustee Canty asked Staff to explain what exactly the parking requirement waiver is. Mr. Perkins stated that the parking requirement waiver would allow renters of affordable units, affordable parking, or parking at a reduced rate, on a case-by-case basis. Trustee Canty asked what would happen if there was not enough available parking to accommodate these renters, which Mr. Perkins indicated that Staff would have to go back to the developer to reevaluate this incentive. Mr. Perkins stated that this incentive would always be based on the availability of parking.

Trustee Canty asked about the permit fee waiver and when in the building process would developers receive these waivers. Mr. Perkins stated that he does not have an answer to this question, as Staff has yet to work out these details.

Trustee Canty asked about the alternative developer contributions, and more specifically, the staff recommendation to allow the ability of alternative contributions, such as comparable off-site affordable units, to be reviewed on a case-by-case basis. Trustee Canty asked if this means that instead of having integrated affordable housing in the development, the developer has the ability to select another location to place an individual with a low-income housing requirement need, to live. Mr. Perkins stated that some other communities allow this and the way Trustee Canty described this alternative contribution is not accurate. Mr. Perkins explained how this concept would allow a developer to build an additional building in a different location that would be cheaper and have more affordable units. Mr. Recklaus stated that this would allow a developer to get a waiver on their automatic requirements if they came up with an alternative contribution that was acceptable to the Village.

Trustee Rosenberg acknowledged the challenge with trying to be developer friendly and at the same time create affordable housing.

Trustee Rosenberg asked what the original intention of the Housing Trust Fund was, which Ms. Boyer indicated it was established for the purpose of creating and preserving permanent affordable housing. Trustee Rosenberg asked what amount does the Trust Fund need to reach in order for it be spent, and how will it be spent. The Housing Commission discussed this matter and would like to see the Trust Fund reach $500,000 before they determined how the money would be spent. Trustee Rosenberg asked if any other community uses a Trust Fund to subsidize rent for those living in affordable housing units. Ms. Boyer has not heard of this happening; however, she is aware of communities assisting buyers with down payments. Ms. Boyer advised that a number of communities are using their Trust Fund money to purchase more modest housing, rehab it and then sell it to low and moderate income buyers. Mr. Recklaus indicated that the problem with using the funds towards rent assistance is that once our community is built out, that money will be gone. Mr. Perkins does not recommend that the Village get in to the housing management business.

Trustee Schwingbeck commended Mr. Perkins, Ms. Boyer and the Housing Commission for the fine job they did in preparing this report. Trustee Schwingbeck asked if he read the report correctly, where it indicates that 28% of the population in Arlington Heights falls in the moderate to low-income level. Ms. Boyer stated that the statistic Trustee Schwingbeck is referencing is 28% of residents are spending 30% or more of their income for housing.

Trustee Schwingbeck does not have any issue with adopting an Affordable Housing ordinance, however it needs to be written in a way that allows for negotiations and it should be kept simple. Mr. Perkins advised that once the ordinance is actually laid out, it should be simpler. Trustee Schwingbeck would like the math to be clear and consistent as well.

Trustee Padovani thanked everyone who is involved with this project and stated how proud he is to live in a town that has a written affordable housing policy. Trustee Padovani referred to the local preferences portion of the report and asked if "veterans" refers only to Arlington Heights veterans, which Mr. Perkins indicated it is not exclusive to just Arlington Heights residents. Trustee Padovani also asked if "persons with disabilities" refers only to those who live in Arlington Heights, which Mr. Perkins advised this issue would probably require more discussion. Trustee Padovani would like written clarification of these items if the Board chooses to adopt an ordinance.

Trustee Padovani indicated he favors some of the recommendations from Staff and some from the Housing Commission.

President Hayes believes the Board has given Staff enough direction to move forward with drafting an Affordable Housing Ordinance. The Board has reached a consensus on some of the items, including adopting an ordinance instead of establishing new guidelines, eliminate the required percentage of affordable units from 15%, adopt a tiered approach and decide at a future meeting what those numbers will be.

Mr. Perkins asked the Board to let Staff know if there is something on the list they do not want included. Staff will take this information, along with what they have gathered after defining some specific details, and draft an ordinance to present to the Board at a future meeting.

Peg Lane, Arlington Heights resident, asked if any end user input was sought for their opinion. President Hayes stated that all of the meetings were open and any interest groups were invited to offer their opinion. Mr. Perkins explained that not all of the developers that were included in the survey were for-profit, some of them were non-profit, affordable housing and senior housing developers. Mr. Recklaus advised that Ms. Boyer is the administrator of the Community Development Block Grant program and works closely with all of the agencies that work with the populations that are in need of affordable housing. In addition, the Village's Health and Human Services Department works directly with those that are in need of affordable housing. Ms. Lane asked how many people in the community are in need of affordable housing, which Ms. Boyer advised that these numbers were provided in her presentation. Ms. Lane stated that PADS, Journey to the Road Home, indicated there are 3,400 individuals on the wait list. Lastly, Ms. Lane asked what the Village could do to provide more simple buildings for people who meet the criteria, which Mr. Recklaus stated that they currently do not have all of the answers, yet are willing to be creative in their thought process to try to come up with some solutions. Ms. Lane thanked the Board and Staff for their work, as she is happy to live in a town that considers the needs of everyone.

Galvin Flentall, believes 60% of Area Median Income is too high, as many people cannot afford this much. Mr. Flenthall thinks 30% is a better number.

Geri Wasserman, Arlington Heights resident, likes Trustee Schwingbeck's idea of keeping the terms of the ordinance simple. Ms. Wasserman went through the tiers one at a time and provided the numbers she would like to see in each of them. Ms. Wasserman believes it is a misguided fear that developers will walk away from projects in the community if there are too many rules and the fees are too high. Ms. Wasserman asked if there would be more development outside of the downtown area, which Mr. Perkins indicated there would be. Ms. Wasserman believes the fee in lieu should be higher across the board. Ms. Wasserman is happy that this discussion is occurring.

Mr. Moens, discussed a chart the Housing Commission created that indicated the demand for housing in 2040 for those making under $50,000 is going to increase significantly, therefore the need for more affordable housing will be greater. Mr. Moens believes the number of households that spend more than 30% of their income on housing is going to increase as well. Mr. Moens would like to see as many affordable housing units included in this ordinance as possible.

Trustee Tinaglia believes developers will run away if the Village makes it too hard, too expensive and too difficult. Trustee Tinaglia believes there needs to be a balance, as this is a community wide investment, and everyone needs to work together to make this happen. Trustee Tinaglia thinks there could be more affordable units if the density could be increased.

President Hayes asked Staff if they have enough direction to move forward, which Mr. Perkins indicated that he believes they do, they just need to work on clarifying some issues. Mr. Recklaus stated there were a number of questions identified that Staff understands they need to refine further.

Trustee LaBedz asked if Staff could gather some additional information from other communities that have affordable housing ordinances.

B. Building Code Update Briefing

Mr. Recklaus advised Staff would be providing a briefing on the process to update the building codes. This is a significant project for Staff and the Building Code Review Board (BCRB). Mr. Recklaus explained that Staff is not looking for the Board to take any action, they simply want to make sure that the Staff's, and the Board's expectations, are fully in alignment.

Mr. Touloumis began his presentation by first stating his two goals for the evening, which are to solidify an efficient process to get through updating the codes and to provide some examples of high profile items that have come up in the past and suggestions if they come up in the future. Mr. Touloumis would like to get the Village on a regular three-year code cycle update process, as this will keep the Village current with the modern codes, make it easier to transition and will allow a consistent review of the permit fees.

Mr. Touloumis discussed the two main code groups, which are International Code Council and International Fire Protection Association. These two code groups are the most widely used both here in the United States and internationally, and have been around for a long time. Mr. Touloumis explained how there are many different codes to cover many aspects of construction and in order to be consistent the Village should follow the Model Code organizations.

Mr. Touloumis advised the task of getting through the process for Staff is quite daunting, as the standard codes alone comprise over 7,000 pages of technically complex information. In addition, the new codes involve new technologies, which takes time to understand. There will be some new amendment recommendations that will be made, which will take to write. Some of the language is not clear and needs to be cleaned up so that it carries across all the codes and code references. The amended model codes will then need to properly reference the State codes.

Mr. Touloumis discussed the thickness of the new codebooks and explained the reason why this is happening is because of the need to elaborate and provide additional details, and not just list the codes themselves. By providing this additional information, building things should be easier and less complicated.

Mr. Touloumis acknowledged that getting through this process will be a team effort and recognized some of the individuals who are assisting with looking at the codes and making code recommendations, including Pete Ahlman and Mark Aleckson form the Fire Department and Mark Fink from the Building Department. These individuals are experts in their fields and possess a great deal of knowledge, which will help ensure that all the amendments are written correctly and the building codes align with the zoning and fire codes.

Mr. Touloumis explained how once all of the recommendations are made and everything is put together, it would go before the BCRB, who will look at the recommendations and make any necessary comments. Any changes made will be presented to the Board at the next meeting. Mr. Touloumis is anticipating meeting with the BCRB approximately 8 – 10 times to go through all of the codes. Mr. Touloumis would like to have this process completed and presented to the Board by the end of this year, but may need additional time.

Mr. Recklaus explained how there has been ongoing technical work by Staff and the BCRB and any policy level changes that are identified during this process will be brought to the Board for further discussion. Mr. Recklaus is hopeful that this presentation provided the necessary information to help clarify the process.

President Hayes understands that the need existed to go through this process; however, he was hoping to hear more about the timeline. President Hayes asked if Staff has met with the BCRB yet, which Mr. Touloumis stated there has been one meeting. President Hayes then asked Staff when they anticipate the series of meetings with the BCRB to be completed and when will the process itself be completed so the businesses and residents can see some improvement. Mr. Touloumis stated the goal is to complete the process and present it to the Board for discussion and approval by the end of this year or very early next year.

Trustee Rosenberg asked if the technical issues would identified and then discussed by the Board, which Mr. Recklaus stated the issues would be identified with options, and sometimes recommendations offered, followed by discussion.

Trustee Tinaglia acknowledged the complexity of this process and commended Mr. Touloumis and his Staff for the work they have done thus far. Trustee Tinaglia explained how some of the codes that are written on a National or State level cannot be amended, however there are other codes that can be modified, which is the focus of this project. Trustee Tinaglia believes the less changes and less amendments, the better.

Trustee Tinaglia expressed his concern with the substantial permit fees and asked Staff to look at the fee schedule. Trustee Tinaglia believes individuals would accept higher fees if the return was quicker. Mr. Recklaus advised that the Finance Department is already reviewing the fee structure.

Other Business
None

Adjournment

Trustee Canty moved, seconded by Trustee Rosenberg to adjourn the meeting at 10:02 p.m. Upon a voice vote, the motion passed unanimously.

MINUTES
COMMITTEE-OF-THE-WHOLE
PRESIDENT AND BOARD OF TRUSTEES
VILLAGE OF ARLINGTON HEIGHTS
BOARD ROOM
MONDAY, JANUARY 13, 2020 7:30 P.M.

BOARD MEMBERS PRESENT: President Hayes; Trustees: Baldino, Canty, LaBedz, Padovani, Rosenberg, Schwingbeck, Scaletta and Tinaglia

BOARD MEMBERS ABSENT: None

STAFF MEMBERS PRESENT: Randy Recklaus, Village Manager; Charles Perkins, Director of Planning and Community Development; Nora Boyer, Housing Planner and Kim Peterson, Recording Secretary

SUBJECTS:

A. Inclusionary Housing Program

Other Business

Adjournment

President Hayes called the meeting to order at 7:30 PM. The Pledge of Allegiance was recited.

A. Inclusionary Housing Program

President Hayes advised that the Village Board will be discussing the possible drafting of an Inclusionary Housing Ordinance.

Mr. Recklaus advised that tonight's discussion will involve possible updates to the Village's Inclusionary Affordable Housing program. Arlington Heights is one of only seven communities in the entire Chicago Metro area, other than Chicago, that has any inclusionary or affordable guidelines or standards. In recent years, the Village has found that its current affordable housing standards have not been attainable based on today's real estate market. For almost every project, the Village has had to negotiate a different standard with developers, which diminishes the value of the current standard, and also leads to an inefficient process. Mr. Recklaus went on to explain that this is a very complex issue that not only impacts resident's ability to move to, live and remain in the community, but also impacts the value of land as well.

In 2019 the Board directed Staff to research and draft new standards and rules that reflect the values of the Village Board and the community, and are economically feasible in today's development marketplace. This Fall, Village Staff presented a report on affordable housing to the Village Board and Housing Commission and both bodies discussed the report in September. Staff has since refined the concepts that further reflect input from both groups and has asked for input from the development community. The draft guidelines presented to the Board reflect these efforts. Mr. Recklaus explained how the goal tonight is to gain consensus on new standards that truly reflect the will of the Village Board and make future discussions with developers more streamlined and equitable. Mr. Perkins will be presenting the draft standards and highlighting the differences between Staff and the Housing Commission recommendations. Mr. Recklaus is hopeful that Staff will get feedback and direction from the Board regarding additional information or steps they would like Staff to take prior to considering an ordinance, and formalize these standards.

Mr. Perkins reviewed the definition of Inclusionary Zoning (IZ), which is a requirement that residential developments include some affordable units for people with low to moderate incomes, which may also include impact or linkage fees that some communities use. Mr. Perkins explained how more and more communities are adopting inclusionary housing policies nation-wide, and locally there are seven communities, including Arlington Heights, that have inclusionary housing ordinances or policies. Arlington Heights has had their current guidelines since 2008. In 1998, the Village Board adopted a policy to further affordable housing in the community. Last year, the Village Board asked Staff how they could refine the affordable housing guidelines. Subsequently, Staff reached out to the development community and non-profits and researched what other communities were doing. Staff then produced a report, which was reviewed by the Housing Commission and Village Board in September of last year. The Village Board directed Staff to draft an ordinance, which was then distributed to the Board in December. Staff promoted this draft ordinance on the Village's website and via social media, and invited the developers and non-profits to attend tonight's meeting.

Mr. Perkins reviewed the current guidelines and provided a snapshot of what is being proposed. Mr. Perkins next discussed the Inclusionary Housing Draft Ordinance, beginning with Section 7-1701 Purpose. This section talks about the types of developments that will be covered, the affordable units being set forth in perpetuity and the Fee in Lieu amount to be adjusted annually by the Consumer Price Index.

Mr. Perkins discussed Section 7-1704, which talks about the four types of developments that will be covered, including new single family dwellings, expansions to existing single family dwellings by 50% or more, new multi-family dwellings (both rent and for-sale) and senior residential communities (primarily independent living in senior communities. Mr. Perkins advised that Staff is proposing a $3,500 linkage fee for single family dwellings (new teardowns and expansions of existing homes by 50% or more), as other communities have similar fees. The money collected from these fees would then go into the Arlington Heights Affordable Housing Trust Fund.

Mr. Perkins discussed Section 7-1707(a), Multi-Family Rental Developments, which the Housing Commission recommended that developments containing nine or fewer units not be required to contain any affordable units. Staff recommended keeping with the current standard of five or fewer not being required to provide any affordable units. Staff does not object to the Housing Commission's recommendation if there is a linkage fee of $7,500 per unit. Mr. Perkins referenced the Market Rate Rental Apartments and discussed the lost value per unit. Mr. Perkins advised that Staff is recommending staying with the 60% Area Median Income, which is currently in the Village's guidelines.

Mr. Perkins discussed Section 7-1707(b)(1) Multi-Family Rental Developments Downtown (B-5 District) and explained how in September Staff proposed a three-tiered approach downtown, community-wide, and developments that have some sort of public assistance. For Multi-Family Rental Developments downtown, Staff is recommending that 7.5% of the total number of units be affordable. This objective can be achieved in a few ways, including voluntarily, which is unlikely, or a minimum of 5% of the units be affordable and the remaining 2.5% can be met by payment of a fee-in-lieu in the amount of $25,000 per required affordable unit. The Housing Commission thought these numbers should be higher, 12.5% overall, 7.5% of units be affordable and 5% fee. Staff is looking for direction from the Board regarding these two scenarios and what they would prefer to see. Like the Housing Commission, Staff would like to see more affordable units, however they are concerned with these numbers going too high and potentially stifling development.

Mr. Perkins discussed Section 7-1707(b)(2), Market Rate Privately Funded Developments, community-wide, not in the downtown. The proposal requirements are 5% of total units must be affordable within the development. If the developer can demonstrate that it is not feasible, the fee would be $75,000 for 10% of the total number of units. All of these fee scenarios would be based on an Area Median Income of 60%, with 30% of income going towards rent and costs. The Housing Commission concurred with this as well.

Mr. Perkins discussed Section 7 – 1707(b)(3) Multi-Family Rental Developments that have some sort of Public Assistance. Staff thought the percentage should be little higher and 10% of total units must be affordable, since they are receiving some sort of public assistance, with no fee in lieu option.

Mr. Perkins discussed Section 7-1708 Multi-Family For-Sale Developments, which Staff proposed a linkage fee of $7,500 per market rate unit for five or fewer units. The Housing Commission recommended this linkage fee for nine or fewer units. For developments with ten or more units, the Housing Commission is recommending requiring no affordable units with a fee in lieu applied to 10% of total number of units in the development. This amount would be determined from a calculation to be devised by Village Staff that results in a fee amount that is proportional to the value of the development or units. Staff is also recommending requiring no affordable units with a fee in lieu of $75,000 per market rate unit for 10% of the total number of units. Mr. Perkins suggested that the Housing Commission's recommendation is probably more equitable, however the challenge is at what point do you collect the fee and at what point do you make the calculation, as the majority of these fees are collected at the time the building permit is issued.

Mr. Perkins discussed Section 7-1709 Senior Residential Communities, which consists of mainly independent living facilities, as memory care, assisted living and nursing home facilities provide much more than just housing. Staff is recommending 5% affordable on-site units and if affordable units are not provided on-site the fee in lieu would be $75,000 for each of 10% of the independent living units. No more than 55% of income should go towards monthly housing and service expenses (meals, transportation, laundry and other services).

Mr. Perkins discussed Section 7-1710 Developer Cost Offsets, including density bonuses, which would be provided at the discretion of the Village Board. No more than one market rate unit for each required affordable unit, although Staff would consider additional market rate units and no density bonus shall be provided for any affordable units for which a fee-in-lieu is paid. Staff also proposed some fee waivers for applicants that fully comply with providing on-site affordable units. Out-of-pocket fees or impact fees will not be waived. In addition, and at the discretion of the Village Board, the Village can choose to sell discounted parking permits to the affordable units in the downtown developments, in lieu of them providing on-site parking, if there is space available in the downtown Village parking garages.

Mr. Perkins discussed Section 7-1711 Integration of Affordable Housing Units within the development and explained how the exterior appearance should look similar to market rate units, although the interior components can be different, as long as they are contractor grade or higher. The developer can choose if they want these units to be smaller than market rate units, however they cannot be less than 75% of the gross floor area of market rate units.

Mr. Perkins discussed Section 7-1712 Alternative Contributions, which at the discretion of the Village Board, can allow a developer alternative methods to providing affordable units. The available alternatives are: providing off-site affordable units within ¼ mile of a Covered Development Project in the Downtown District or within ½ mile of a Covered Development Project in all other zoning districts and dedication of land and/or building to the Village or a non-profit organization to be used for an affordable housing development.

Mr. Perkins discussed Section 7-1713 Relief from Requirements, which provides a relief mechanism based on circumstance and hardship, whereby the developer can present their case and the Board could provide relief from some of these provisions.

In conclusion, Mr. Perkins stated that it is extremely difficult to develop a specific set of standards to fit all possible developments and it is unrealistic to expect no dialogue or not to have negotiations on a case-by-case basis. Staff feels that a clearer more refined affordable housing policy or ordinance will help speed up these discussions and negotiations and let the development community know what is required. It is recommended that the Committee-of-the-Whole provide feedback and direction on any desired changes to the draft ordinance and authorize Staff to make such changes for the Village Board to review and/or refer to the Housing Commission for their review and then back to the Village Board.

President Hayes asked if any members of the Board had any general feedback before they began discussing the individual sections.

Trustee Tinaglia asked Mr. Perkins if it is Staff's recommendation that the Board move ahead with a full-fledged ordinance or if this should be thought of as more of a set of guidelines. Mr. Perkins stated that this draft ordinance is being proposed in Chapter 7 so that the Board can be more flexible on a case-by-case basis, as there is a relief section included, whereby a developer can present their unique hardship.

Trustee Scaletta asked Mr. Perkins what the difference is between the Area Median Income and the Arlington Heights Area Median Income, which Ms. Boyer stated that the Arlington Heights Median Income is somewhat higher than the Area Median Income, because of the diversity in the Chicago area. Trustee Scaletta asked why the Village would use the Area Median Income instead of the Arlington Heights Area Median Income, which Mr. Perkins explained how the Village follows the State requirement of maintaining 10% of the units in the community as affordable and they use the 60% Area Median Income as part of that calculation. The State uses the Joliet, Naperville Metro Area, which is actually a higher number than the Chicago area. Trustee Scaletta stated that this number is lower than Arlington Heights though. Trustee Scaletta asked Mr. Perkins what the average household income in the Metro Area is, which Mr. Recklaus stated it is $89,000 for a four-person household. Trustee Scaletta then asked what the average household income is for Arlington Heights, which Mr. Recklaus stated that they did not have that information readily available, but could get it and report back. Trustee Scaletta explained how he is interested in knowing what the difference is between Arlington Heights and the region.

President Hayes asked if anyone on the Board had any questions or comments about Section 7-1701.

Trustee Rosenberg asked about the Trust Fund and what might be done with the money once the Fund reaches $500,000, which Mr. Recklaus stated that Staff and the Board will have to have a separate conversation about this and come up with a list of potential programs and uses for the money. Trustee Rosenberg asked if there are other communities that have achieved the level of sufficiency in the Fund, and if there are, what have they done with the money. Ms. Boyer stated that some communities have used their funds for first time home buyer programs, or home rehab programs. Ms. Boyer explained how when the Trust Fund Task Force first met it was their goal that the funds be used to contribute to the development of permanently affordable units. Mr. Perkins stated that the Ordinance that was approved in 2013 set fourth criteria for the usage of these funds.

Trustee Padovani requested that when these programs are put together, they will include the "how to" to help residents take advantage of these funds. Mr. Perkins explained how the Housing Commission has discussed their desire to use funds for creating and maintaining affordable units. Trustee Padovani wants to be sure that it is clear to residents of Arlington Heights that this Trust Fund money is available for affordable housing and how to apply for it.

Trustee Tinaglia asked if the renovation of a single family home by 50% or more is new, which Mr. Perkins stated it is. Trustee Tinaglia asked if the linkage fee of $3,500 pertains to these additions, which Mr. Perkins stated it does. Trustee Tinaglia asked if there are any benefits to this fee, which Mr. Perkins stated this was a suggestion for a fee to try and help offset the loss of an affordable single family units. Trustee Tinaglia believes the senior living facilities are getting off the easiest financially. Mr. Perkins stated the memory care, assisted living and nursing homes are basically exempt from providing affordable units, because of the high costs involved in maintaining these facilities. Trustee Tinaglia is afraid of some of these requirements, as he is concerned residents will do what they can to work around them or developers will opt to build different developments. Mr. Recklaus explained that one of the biggest factors contributing to the loss of affordable housing in this community is the teardown phenomenon. This teardown phenomenon is not all bad, as there is significant reinvestment in the community and the quality of the housing stock goes up, but it does contribute to the loss of affordability. This fee is not designed to be punitive, as it is small compared to the average sale price of a teardown. Mr. Recklaus explained how the Board has the right to reduce the fee or change the circumstances of the fee, if they so choose. Trustee Tinaglia thinks the Board needs to be careful with how far they take this.

President Hayes asked if anyone on the Board had any questions or comments about Section 7-1704.

Trustee Scaletta asked if a homeowner would be able to get away with adding onto their home a little bit at a time, to stay under the 50% threshold and avoid paying the $3,500 linkage fee. Mr. Perkins stated most likely yes, as there would not be a mechanism to track this work. Trustee Scaletta is concerned with residents having to make decisions about moving within Arlington Heights versus staying in their home and adding on, because of this additional fee. In addition, Trustee Scaletta is concerned with those who rent or own market rate developments having to pay extra to subsidize those units that are deemed affordable, especially when it comes to senior housing. Mr. Perkins understands Trustee Scaletta's concerns with the linkage fee for home additions that are 50% or more, as the intention of this fee was not designed to penalize homeowners, but to help add a little bit of money to the Trust Fund because the property will no longer be considered affordable. Mr. Perkins stated if the Board does not concur with the 50% provision, it could come out. Trustee Scaletta is not comfortable with charging fees to residents and continually adding to this Fund without knowing exactly how it is going to be used to increase affordable housing in Arlington Heights.

President Hayes asked what the Board would like to with the provision in 7-1706 that deals with additions to single family homes by 50% or more and the associated $3,500 linkage fee. Does the Board want to leave it the way it is, modify it, or take it out?

Trustee Rosenberg asked Mr. Perkins why Staff did not take into account how much money a homeowner/builder put into building a home when they provided the linkage fees for single family units justification chart. Mr. Perkins stated that Staff just looked at teardown scenarios and only provided the purchase price prior to the new build and the new list price following the new build. Trustee Rosenberg asked if other communities have this linkage fee, which Mr. Perkins stated two other communities, Highland Park and Lake Forest, have a $10,000 demolition fee. Trustee Rosenberg stated that he is not really crazy about this fee.

Trustee Canty is in favor of the $3,500 linkage fee, as she believes this is a small fee to pay for privilege of being able to buy a home that somebody could have lived in at an affordable rate, tear it down and put up a larger home in its place. Trustee Canty encourages homeowners who want to add on more than 50% to find a new larger home and allow someone else the opportunity to buy into Arlington Heights.

Trustee Schwingbeck is not a big fan of this provision, as he feels there are many homeowners who want to add onto their home because they like the neighborhood and want to stay where they are and not look for a new home in Arlington Heights. Trustee Schwingbeck does not believe we should discourage this type of activity. Trustee Schwingbeck is in favor of affordable housing but not when it comes to single family homes.

Trustee Padovani agrees with Trustee Schwingbeck and is not in favor of the linkage fee for single family expansions, however he is in favor of the linkage fee for teardowns. Trustee Padovani is not comfortable with homeowners having to pay a fee to expand their own home. Trustee Padovani thinks the wording in the definition of Senior Residential Community in the Draft Ordinance needs to be changed, as the way it currently reads it includes independent living, assisted living, memory care, Alzheimer's care and nursing homes. Trustee Padovani believes the definition should exclude assisted living, memory care, Alzheimer's care and nursing homes, which Mr. Perkins suggested the definition can be modified.

President Hayes indicated that he was struggling with 1706 as well. President Hayes stated he understands the philosophy behind it, but thinks Trustee Padovani's solution makes the most sense and does address the primary concerns about teardowns raised by Trustee Canty, therefore he would like to see a linkage fee for a complete teardown but not for a renovation. Mr. Perkins asked if it is the consensus of the Board to remove item b under Section 7-1704 and modify 7-1706.

Trustee LaBedz does not like the idea of people being forced to move to another neighborhood just because they want a bigger house, as most people add onto their homes because they want to stay in their neighborhood. Trustee LaBedz feels a complete teardown is a different situation and is more comfortable with a linkage fee for that.

Trustee Baldino completely agrees with Trustee LaBedz, as this is really targeted at teardowns. Trustee Baldino asked Mr. Perkins how many teardowns have there been, which Mr. Perkins replied 26 in 2018 and 23 in 2019 (through mid-November). Trustee Baldino believes this would be a significant contribution to the Trust Fund.

Trustee Scaletta does not agree that additions to an a single family home should qualify for this linkage fee, but also does not want a developer to come in and purchase a smaller single family home and put an addition twice the size of the original home to avoid the $3,500 teardown linkage fee. Mr. Perkins stated that this does happen, therefore Staff would need to clarify the definition of a "teardown".

Trustee Scaletta asked if a developer wanted to build a senior residential building with 10 units, they would have to pay $35,000 to the Trust Fund. Mr. Perkins indicated that the developer would have to pay $37,500. Trustee Scaletta thinks that the Village is not sending a clear message, as they want developers to come in and provide senior living communities, yet in order to do so, they will have to put more money into the Trust Fund.

President Hayes believes there is enough direction from the Board on 1704 and 1706, to move onto 1707.

Trustee Rosenberg expressed his concern with collecting all of this money and not knowing the purpose of where it is all going. Mr. Perkins explained that the Board's first priority is to adopt an ordinance. Once an ordinance is adopted, the Board will then need to develop guidelines to implement the ordinance, and then lastly develop criteria for the Trust Fund. Trustee Rosenberg is concerned with the Village becoming a landlord. Mr. Perkins stated that Staff would be looking at other non-profit agencies that can do this. Mr. Recklaus advised Trustee Rosenberg that he is correct in that more money will be put into the Fund without having an exact plan, which needs to be a separate conversation. The Board can choose to defer collecting this money, but the Village will miss out on additional revenue by doing this.

Mr. Recklaus asked President Hayes if he is correct in stating that the Board is not comfortable with charging a linkage fee for expansion of existing homes, but there is interest in charging the $3,500 fee for true teardowns, which President Hayes said yes.

President Hayes asked Mr. Perkins to move on to Section 7-1707 (a). Mr. Perkins explained how this section covers the development threshold of when the provisions kick in. The current guidelines indicate that five or fewer units are exempt and six or more units, either provide units or pay the fee. Staff recommended keeping with the current guidelines, whereas the Housing Commission recommended nine or fewer units being exempt and ten or more units, provide units or pay the fee. Staff does not object to the Housing Commission recommendation of requiring a linkage fee, as it equates to a level playing field. Mr. Perkins stated that Staff is looking for direction from the Board regarding which threshold to include.

Trustee LaBedz prefers to go with the Housing Commission's recommendation.

Trustee Scaletta asked if the Housing Commission is recommending nine or fewer or nine or more. Mr. Perkins stated that it is nine or fewer with no actual units to be included, but they would pay a linkage fee of $7,500 per unit. The next Section would be 10 or more units that would be required to provide units or pay the fee. Trustee Scaletta asked what would happen if a developer wanted to provide one affordable unit, would they still be required to pay the linkage fee for that unit, which Mr. Perkins indicated they would. Mr. Recklaus stated that the Board could always offer a developer relief from the linkage fee if they chose to voluntarily provide an affordable unit.

Trustee Padovani agrees with Trustee Scaletta's idea to allow a developer the opportunity to voluntarily offer an affordable unit and not incur the linkage fee. In addition, Trustee Padovani, like Trustee LaBedz, prefers the Housing Commission's recommendation of nine or fewer units.

Trustee Tinaglia asked what the cost would be for someone to come in and build nine units, which Mr. Perkins stated it would be $7,500 per unit. Trustee Tinaglia then asked what it would cost to build eight units, which Mr. Perkins replied $7,500 per unit. Trustee Tinaglia clarified that everyone is subject to this linkage fee for developments of this size, which Mr. Perkins stated that is correct.

Trustee Scaletta asked if it is possible for someone to build an eight unit residential community for seniors. Mr. Perkins thinks this is unlikely but it could happen and Staff would have to determine if it would fall under the senior residential at 5% requirement if they are providing all of the services. Trustee Scaletta asked if a residential community has to provide meals, which Mr. Perkins stated they typically do. Trustee Scaletta asked if a building that is built for those 65 and over is considered a senior residential community. Mr. Perkins stated this would be a market rate apartment.

Trustee Schwingbeck asked if there have been many developments of nine units or fewer built in town. Mr. Perkins stated there are quite a few of these developments in the downtown area and near Mariano's and thinks there will be more of these developments built in the future. Trustee Schwingbeck asked Mr. Perkins if he thinks a developer who is looking to build a smaller development with six or seven units might just head down the street to Mount Prospect to avoid paying this fee. Mr. Perkins stated that it is hard to say, that is why Staff proposed a more modest fee. Recklaus indicated that this is a matter of preference for the Board. These numbers were set based on the value of the $75,000 fee required for the larger developments and a way to level out the playing field. Mr. Recklaus stated the Board can do whatever they would like with these numbers. Trustee Schwingbeck thought the intention was for the Board to focus on the larger developments and not these smaller projects. Mr. Perkins believes that adjustments will need to be made as these provisions are being implemented.

Trustee Tinaglia has some concerns with the size of this number and proposed a linkage fee of $3,500 instead for these developments.

President Hayes asked if there was a general consensus from the Board for the Housing Commission's recommendation of nine or fewer units and a $3,500 linkage fee, which there was.

President Hayes asked Mr. Perkins to move onto Section 7-1707 (b). Mr. Perkins stated that this provision is for 10 or more units in the downtown area only. Staff is recommending 7.5% of the units be affordable with a minimum of 5% on site and the remaining 2.5% can be met by payment of a fee-in-lieu in the amount of $25,000. If the developer does not provide any affordable units, the fee would be $75,000 per unit for 10% of the total number of units. The Housing Commission is recommending a higher fee of $100,000 and higher percentage thresholds.

President Hayes concurs with Staff's justification for the lower fee to not stifle development and prefers to see the $75,000 fee.

Trustee LaBedz agrees with President Hayes, as she does not want to see developers scared away. If developers are scared away, there is no affordable housing or any money going into the Trust Fund.

Trustee Canty asked President Hayes if he concurs with all of Staff's recommendations, which he stated he does. Trustee Canty concurs with the $75,000 fee, but agrees with the Housing Commission's higher percentages.

Trustee Padovani agrees with the $75,000 fee and Staff's recommendations.

Trustee Baldino agrees with the $75,000 fee for 10% of the total number of units but has a problem with the 7.5% recommendation, even though there is precedent with this percentage and Block 425.

Trustee Scaletta is concerned if the Village sets this threshold too high there will be problems with developments.

Trustee Tinaglia is concerned that developers will either pass on these costs to their renters/owners or the project will just get dropped. Trustee Tinaglia concurs with Staff's recommendations.

Trustee LaBedz asked if these provisions would apply to a condo building that converts to rental. Mr. Perkins advised that this proposal only applies to new multi-family residential development.

Trustee Scaletta asked if this proposal would apply to an existing development where there would be offices on the bottom and converted residential units on the top. Mr. Perkins stated this would apply if new units were being added. Trustee Scaletta asked Mr. Perkins if Staff talked to any lenders about how this would impact their ability to approve loans. Mr. Perkins stated Staff talked to developers, but not lenders. Trustee Scaletta stated that he is disappointed that Staff did not reach out to any lenders to get feedback on these proposals.

President Hayes asked for a show of hands for those in favor of Staff's recommendations in the blue numbers for 1707(b)(1). President Hayes indicated there was a consensus with an understanding of the positions of Trustees Canty and Baldino.

President Hayes asked Mr. Perkins to move on to Section 7-1707 (b)(2). Mr. Perkins advised that this section covers Multi-Family Rental Developments in all zoning districts other than B-5. Mr. Perkins stated that for 10 or more units, 5% must be on-site affordable units and if the developer demonstrates that they cannot reasonably provide these units, the fee will $75,000 for 10% of the units. Staff and the Housing Commission made the same recommendation.

President Hayes asked the Board if there were any comments or questions, which there were none. The Board agreed to carry through Section 7-1707, ten or more units along with the $3,500 linkage fee.

President Hayes asked Mr. Perkins to move onto Section 7-1707(b)(3). Mr. Perkins advised that this section covers Multi-Family Rental Developments in all zoning districts that have some form of public assistance. Mr. Perkins stated that for 10 or more units, 10% of the units must be on-site affordable, with no fee in lieu option.

President Hayes asked if there were any objections to these recommendations, which there were none.

President Hayes asked Mr. Perkins to move onto Section 7-1708. Mr. Perkins advised this section covers Multi-Family For-Sale Developments, with a linkage fee of $3,500 per market rate unit, at the Board's request. Staff is recommending 10% of the units at $75,000 per unit for developments with 10 or more units and the Housing Commission is recommending a more proportional approach, which would be more fair, but more complicated to develop and implement. Staff would be willing to draft a proposal if given direction from the Board.

President Hayes advised that it would be his preference to come up with some calculation/equation, as it would be fairer.

Trustee Scaletta asked if this calculation would result in a fee higher than $75,000. Mr. Perkins stated that it would depend on the sale price of the unit. The intent of the Housing Commission is if the units are smaller, the fee would be lower, if the unit is more expensive, the fee would be higher. Staff would have to figure out what this percentage would be. Mr. Recklaus advised the other factor is figuring out what the sale price is, as this calculation would be done before the property is sold.

Trustee Scaletta stated that although he appreciates the fairness of this recommendation, he is concerned with possibility of getting into a situation where the Village cannot collect this fee because the developer is not able to sell some of the units. Trustee Scalleta thinks the Village is better off taking a flat fee, than trying to get involved in the percentages of the sale.

Trustee Tinaglia thinks Trustee Scaletta is 100% accurate on this, as one unit might be less desirable than another. Trustee Tinaglia thinks there could be some thresholds with different price ranges and different fees associated with these price ranges, similar to permit fees. Mr. Perkins suggested Staff could create two or three tiers with a cap, so nobody would be paying an exorbitant amount of money. Trustee Tinaglia asked if Staff is using 80% AMI and not 60% AMI, which Mr. Perkins stated yes they are using 80% AMI for for-sale products, which is what the State uses. Trustee Tinaglia asked if in general the Village uses 80% AMI for for-sale and 60% AMI for rentals, which Mr. Perkins stated yes. Trustee Tinaglia stated that the idea of perpetuity scares him and wonders if there is a window that this applies to for rental units.

President Hayes asked Mr. Perkins if he is going to come up with some tiered approach that would make this fee fairer, which Mr. Perkins stated yes. President Hayes asked the Board if there is any objection to this, which there was none.

President Hayes asked Mr. Perkins to move onto Section 7-1709. Mr. Perkins advised that this section covers Senior Residential Communities, which will be defined a little bit more in the actual ordinance. There will be no affordable units or fee in lieu of units required for memory care, assisted living or nursing home facilities because of all the care they provide. Senior independent living units will be required to have 5% affordable on-site units. If the developer is unable to provide this, there will be a $75,000 fee for 10% of the units.

Trustee Scaletta stated that he is really struggling with the senior residential community, as the Village is saying they really want residents to be able to downsize and still live in the community, yet seniors are being asked to provide additional funding for their living expenses to offset the affordable units in that community. Trustee Scaletta is concerned that these requirements will make it too difficult for seniors to live in Arlington Heights. Mr. Perkins advised that without some sort of provision like this, there will not be any affordable senior units for independent living. Mr. Perkins advised if the Board does not like this provision in this Section, it could be removed. Mr. Recklaus stated that Staff wants developers to come in and build apartment buildings and single-family homes and does not want these fees to have a negative impact on investment. In addition, Staff did not look at senior independent living any different than any of the other developments.

Trustee LaBedz advised that not all seniors want to move into these senior independent living developments, as often times they just want to live in a home. Mr. Perkins agrees that everyone has their own housing preferences, although independent senior living is a growing trend in the country. Trustee LaBedz indicated that micro-apartments are also a growing trend.

Trustee Schwingbeck asked if a community like the Moorings wanted to add 20 homes, they would fall into this category, which Mr. Perkins stated that is correct. Trustee Schwingbeck does not think of the Moorings as an inexpensive, affordable community. Mr. Perkins corrected himself by saying that this provision would not apply to the individual villas at the Moorings, it would however apply to an independent apartment building that would be built on their property, where they provide meals, transportation and other services.

Trustee Baldino asked why there is a disconnect between the number of units that are required and the number of units that are paying a fee in lieu of if they don't provide any. Mr. Perkins advised that they are trying to have more of an incentive for the units to actually be provided in the development.

President Hayes asked for a show of hands of all of those in favor of leaving this provision in as written. Only four Trustees raised their hands, therefore President Hayes asked for all of those in favor of omitting this provision to raise their hands. Five Trustees raised their hands, which was the consensus.

President Hayes asked Mr. Perkins to move onto Section 7-1710. Mr. Perkins advised this section covers Developer Cost Offsets, including Density Bonuses, Fee Waivers and Downtown Parking Requirements. President Hayes asked if there were any comments or objections to the way this was written.

Trustee Tinaglia believes this section is the most important, because without this, none of it works. Trustee Tinaglia commended Staff and the Housing Commission for coming up with these ideas and suggested the more incentives, the better the projects will be and the better chance the Trust Fund will grow.

President Hayes concurred with Trustee Tinaglia.

Trustee Scaletta agrees with everything Trustee Tinaglia said, except for the Downtown Parking Requirements. Trustee Scaletta does not believe the Village can afford to provide the additional parking out of the Village garages. The parking structures need to be maintained, and if the monthly parking fee is reduced for some, the maintenance costs will just be passed along to the others who park in the downtown. Trustee Scaletta does not want to send a message to the developers that they might be able to utilize our garages for additional parking, when they need to provide parking on-site. Trustee Scaletta asked for some clarification regarding the waiver of the permit fees. Mr. Perkins explained that there is a cap of 50% for the waiver of permit fees.

Trustee Canty thanked Staff for this provision, as it really promotes what the Board is trying to do, which is to encourage and reward developers for providing these units.

Trustee Padovani shares Trustee Scaletta's concern with the affordable housing units using parking permits in the existing downtown garages, as developers are currently being asked to have self-parking projects. Trustee Padovani is concerned that the existing garages are already full. Mr. Perkins advised that this provision is discretionary and is subject to the availability of parking in these garages.

President Hayes asked Mr. Perkins to move onto Section 7-1711. Mr. Perkins advised that this section allows the affordable units to be a little different. The units can be smaller, as long as they are not less than 75% of the market rate units and not less than the minimum zoning code requirement. The interior components can be different, as long as they are contractor grade.

President Hayes asked if the Board had and comments or objections.

Trustee Scaletta asked if any unit in a building can be affordable, which Mr. Perkins said they could. Some builders choose not to differentiate the size of the units. It is really up to the discretion of the developer. Trustee Scaletta stated that his understanding of the Village's objective is to integrate the affordable units into the buildings and not identify them as affordable. Mr. Perkins advised that this was an approach to try and help offset some of the developer’s costs, and not shift the burden onto the market rate units. In addition, Mr. Perkins advised that Staff does not want all of the units concentrated in one area. They would be dispersed throughout the building. Mr. Recklaus explained how Staff wanted to provide a variety of tools to assist in the negotiation process.

President Hayes stated that he likes how Staff is providing the developers some options.

President Hayes asked Mr. Perkins to move onto Section 7-1712. Mr. Perkins advised that this section covers Alternative Contributions. Mr. Perkins advised that a number of communities have a provision that allows a developer to provide a different method of providing units. The available alternatives include, donating a lot of land for a non-profit to build a building or building another building within a development that they have, with some parameters. Any alternative proposal would be considered on a case-by-case basis and approved at the discretion of the Village Board.

Trustee Canty stated that she is incredibly uncomfortable with this provision, as it suggests the Village wants to create affordable housing buildings and affordable housing neighborhoods that are separate and distinct. Trustee Canty does not feel it is needed, considering all of the other options developers are given. Trustee Canty stated that she does not feel like this is the message the Board is trying to send and it would be her preference to remove this option entirely.

Trustee Scaletta agrees with Trustee Canty and advised that he would like all of these units integrated into our community.

President Hayes asked the Board if they had any objections to omitting 7-1712, which there were none.

President Hayes asked Mr. Perkins to move onto Section 7-1713, which is the final section. Mr. Perkins advised that this section covers Relief from Requirements. Mr. Perkins explained how Staff felt it necessary to have a relief mechanism, whereby a developer could submit a written request explaining their hardship and the Board could evaluate it.

President Hayes asked if the Board had any comments on this Section, which they did not. President Hayes advised that the Board now has to decide the next step in the process.

Ms. Boyer informed the Board that the Housing Commission requested to see the Draft Ordinance, as they have an interest in participating in the process. President Hayes stated he did not have a problem with the Housing Commission seeing the Draft Ordinance in its final form, as they were such an integral part of the process. In addition, President Hayes stated he would love to have everyone on the same page when the final ordinance is ready for Board approval.

Trustee Scaletta asked if there was a reason why the Board did not recommend this to go before the Economic Alliance, as they are heavily involved in economic development. Mr. Recklaus advised that Staff was really just looking at this as a housing issue, but the Board could choose to involve any commission.

President Hayes asked the Board if they had any objections to sending the Draft Ordinance back to the Housing Commission, which there were none.

President Hayes asked Mr. Perkins about involving developers in the next hearing, which Mr. Perkins indicated he had already emailed all of the developers Staff reached out to in June and July and informed them of tonight's meeting and will invite them again. President Hayes advised that these developers are also welcome to attend the Housing Commission meeting and the Village Board meeting. In addition, Mr. Perkins indicated the non-profit groups that Ms. Boyer reached out to were also invited to tonight's meeting.

President Hayes asked if there was anyone in the audience that wanted to address the Village Board.

Keith Moens, Arlington Heights resident, stated that he thought there were many good ideas that came out of the joint Board meeting at the library with the Village Trustees on Saturday, particularly the slow but increasingly diverse community in Arlington Heights. Mr. Moens indicated that the Board has the opportunity to signal to the world that Arlington Heights is an inclusive community, by passing the most inclusive Affordable Housing Ordinance in the entire Chicagoland area. Mr. Moens suggested the Village could do a better job of telling the people who are below the median income that they are welcome in our town. Mr. Moens recommended the Board send this ordinance back to the Housing Commission to build a stronger, more inclusive ordinance.

Peg Lane, Arlington Heights resident, stated that she felt the process of tonight's meeting was confusing, as the consensus is not part of the Board's process and it shouldn't be assumed that there is consensus.

Tom Mezza, Arlington Heights resident, indicated that his girlfriend, who is African-American has not always felt welcome in Arlington Heights, due to the lack of diversity. Mr. Massari stated that he is against giving preference for affordable housing units to Arlington Heights residents, as the Village should want to get people from outside the community to move here to increase the diversity.

Other Business
None

Adjournment

Trustee Scaletta moved, seconded by Trustee Padovani, to adjourn the meeting at 10:02 p.m. Upon a voice vote, the motion passed unanimously.

DRAFT

MINUTES OF A MEETING OF
THE ARLINGTON HEIGHTS HOUSING COMMISSION
HELD IN THE COMMISSIONS ROOM
VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS
FEBRUARY 4, 2020

IN ATTENDANCE:

Commissioners Present:	Alex Hageli	Ken Kiefer	John Eggum
	David Miller	Zach Creer	Andrew Tripp
Commissioners Absent:	William Delea		
Staff Present:	Nora Boyer, Housing Planner/Staff Liaison		
Others:	Keith Moens	Geri Wasserman	Lauri Grainawi
	Peg Lane	Tom Mussar	

I. CALL TO ORDER

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

II. Roll Call

The following Commissioners were present: Hageli, Miller, Creer, Kiefer, Eggum, and Tripp.

III. APPROVAL OF MINUTES

A motion was made by Commissioner Eggum, seconded by Commissioner Tripp to approve the minutes of the January 8, 2020 meeting with one minor edit. The motion was approved Ayes: 6 and Nays: 0.

IV. REPORTS

None

V. OLD BUSINESS

A. Single Family Rehab Program

Ms. Boyer generally summarized the status on the pending cases.

19-01 The homeowners have expressed that they would like to revive their application. Ms. Boyer is working with them. The work may involve repair of water damage on a lower level and window replacements.

19-02 This project involves the replacement of an air conditioning condenser. The will be addressed in the spring of 2020.

19-03 The homeowner has been determined to be ineligible for the program because requested information on an issue on the title was not provided and complete household income information has not been provided. The Health Department is working with the owner.

19-04 This project involves waterproofing the basement and an upgrading the electrical service. The owner has been collecting bids. There is a disagreement between electricians about what needs to be done, and Ms. Boyer is bringing in the Village Electrical Inspector to resolve the discussion. Ms. Boyer expects that this case may be ready for Housing Commission review in March.

19-05 Ms. Boyer clarified a comment made last month explaining that there was an item that appeared on the title search that stated that they found judgements, lines and other matters of record involving persons with names similar to the homeowner and requested a "personal information affidavit" to verify the identity of the homeowner. The homeowner provided the personal information affidavit which is being provided to the title company. It is not clear whether the homeowner has sufficient equity to qualify for a loan under the program, and Ms. Boyer will order an appraisal if there are no title issues preventing eligibility after the full title search is finalized by the title company.

B. CDBG Funded Housing Programs

Ms. Boyer said that progress on the group home renovation grant paperwork has been somewhat delayed, but she expects to have it in order soon and in time for the projects to be completed this grant year. Several of projects involved exterior work that cannot be done until the weather breaks in the spring.

C. 2024-Consolidated Plan

As stated last month, the Village is working on the 5-year *2020-2024 Consolidated Plan*. Ms. Boyer distributed information on the single family rehab loan programs that are operated in the Northwest suburbs. She said that the Village has funded its Single-Family Rehab Loan Program since 1978. The handout was provided for to the Commissioners so that they may compare the Village's program to the others. Funding for the program would need to be in the *Consolidated Plan* in order for the program to continue, but program guidelines (that are not federally required) may be changed, if desired, at the Village level. For the Commissioners' information, Ms. Boyer also provided a copy of a brochure for a first time homebuyer program that was offered by the Village of Schaumburg a couple of years ago. She said that the program was well utilized but was discontinued based on a programming change in direction by the Village of Schaumburg.

Ms. Boyer stated that programs, and the distribution of resources to programs, could continue at levels consistent with what they have been into the next 5-year *Consolidated Plan*, but any feedback the Housing Commission may have on housing program is invited. Comments on the Consolidated Plan, including the uses of resources in all areas (not just housing) is being invited from the public including the members of the Housing Commission.

In the meeting packet, Ms. Boyer provided the Community Development Block Grant (CDBG) budget for the past 5 years. Commissioner Eggum asked if the CAP program is the after-school program. Ms. Boyer confirmed that it is. CDBG funds are used to subsidize the cost for this childcare for low- and moderate-income families. The subsidy is managed through the Village's Health Department which as a sliding scale that determines the amount of subsidy available based on household income.

In response to a question from Commissioner Kiefer, it was explained that $150,000 was applied to financing on the Senior Center for the first two years of the current 2015-2019 *Consolidated Plan.* This was the last 2 years of a 20-year financing plan. After the $150,000 was no longer applied to the Senior Center (i.e. in the last 3 years of the Plan), the $150,000 was shifted to street resurfacing projects. Commissioner Creer asked if any projects have been proposed but not funded. Ms. Boyer responded that some public services proposals have not been funded due to the cap on spending on public services, but she did not recall any construction projects that were not funded.

Commissioner Kiefer asked about the $28,000 allocation Journeys|The Road Homes' construction project. He asked about the level of funding provided by the Village for Journeys' large construction project involving the construction of a new building. Ms. Boyer explained that the villages that receive CDBG funds and are served by Journeys have each allocated around $25,000 and Cook County has allocated $100,000. She said that the use of CDBG funds on the project makes the whole project a federally funded project and the village and Cook County are working with Journeys to discuss how and whether how they plan to proceed with the project complies with the federal requirements. The Housing Commission generally concurred that they favored supporting this project.

Grant applications for the 2020-2021 CDBG program are expected to be released in mid-March and will be due in mid-April. Therefore, depending on meeting dates, the Housing Commission can discuss this topic further at its March and April meetings.

D. Final Draft Inclusionary Affordable Housing Ordinance

Ms. Boyer reviewed that the Committee of the Whole discussed the draft Inclusionary Housing Ordinance at a meeting last month. The meeting packet included a memorandum that review the major changes made to the draft ordinance by the Committee of the Whole. Ms. Boyer reviewed the memorandum and changes. She pointed out that the Committee of the Whole had asked staff to develop a formula, as also recommended by the Housing Commission that would arrive at fees-in-lieu of affordable housing units for for-sale developments at levels proportional to the values of the units in the development. The formula developed by staff, which is the fee be 12.5% of the unit value with a cap of $75,000 per unit, was developed by staff after the Committee of the Whole meeting and this is a "new" recommendation by staff in response to the Committee of the Whole's direction.

Ms. Boyer was asked by Commissioner Tripp about how staff arrived at the proposed formula and fee in lieu cap of $75,000 on for-sale units. She responded that the formula was based on the current flat fee in lieu and that this amount was agreed to by the developer at Sigwalt 16 for units at about the $600,000/unit value. In that agreement, the fee is 12.5% of the expected value. Staff's proposal then is to apply12.5% to unit values in future developments.

Commission Eggum stated that he did not think that the cap was warranted since it only applies on luxury high end units. He was concerned that the cap might encourage more expensive units, and thought that there would be sufficient equity in the very high end units to cover the fee at 12.5% of value without a cap. Commissioner Hageli said that he was fine with the cap since applying affordability requirements at the highest end is not practical. Commissioner Miller said that he thinks the cap is appropriate because there are multiple factors that influence whether a developer builds high end units and the cap is consistent with precedent.

> Commissioner Eggum made a motion to recommend to the Village Board that Section 7-1708 of the ordinance be amended to remove the fee in lieu cap. The motion failed for lack of a second.

The Housing Commission decided to go through the proposed Ordinance one section at a time from the beginning.

Section 7-1701 Purpose.
There were no issues or proposed changes.

Section 7–1702 Definitions.
The removal of the definition of Senior Residential Community prompted a discussion concerning the Committee of the Whole's removal of senior housing independent living from the requirements of the Ordinance. Ms. Boyer explained that, as she recalled, the discussion had to do with not wanting other senior residents to have to absorb the cost of the affordable units. With regard to removing the requirement for senior housing, Commissioner Kiefer said that the Trustees commented that they did not want to discourage the development of senior housing since it is a community need.

Commissioner Eggum stated that senior communities are unique in that residents move from one level of care to another. Several Commissioners stated that it does not make sense to them that senior housing developments should be excused entirely without at least paying a fee into the Affordable Housing Trust Fund. It was suggested that if affordable units are not going to be included in senior developments that they should be treated like for-sale developments and be excused from including affordable units but be required to pay a fee into the Affordable Housing Trust Fund. Excusing senior housing developments completely from making an affordable housing contribution was viewed as inequitable.

> A motion was made by Commissioner Creer, seconded by Commissioner Eggum to treat senior housing developments the same as for-sale housing under Section 7-1708, exempting them from mandated affordable units and requiring the same fee structure. The motion was approved Ayes: 6 and Nays: 0.

Ms. Boyer asked for clarification as to whether the motion applies to stand alone senior independent living and/or senior residential communities. The response was that it applies to all senior housing, not just independent living.

Section 7–1703 Affordable Housing Plan.
There were no issues or proposed changes.

Section 7–1704 Covered Developments.
There was a discussion of the removal by the Committee of the Whole with regard to applying the Ordinance to expansions/additions to existing single family homes where the floor area of the dwelling unit is increasing by more than 50%. Commissioner Kiefer stated that the Trustees were concerned for residents who were expanding their own homes. Commissioner Miller recused himself from discussion of this topic since he is currently putting an addition on his own home that would fall under the 50% plus expansion had the requirement not been removed.

Commissioner Eggum said that he wanted to bring to the attention of staff situations in which homeowners leave a small feature an existing home standing (ex. the chimney), rebuild the rest, and it is classified as a home renovation rather than a new home. The Housing Commission wants to avoid this loophole and apply the fee in these cases. It may be necessary to define what is meant by a new home to avoid the loophole. It was agreed that this loophole should not exist with regard to the application of this Ordinance.

Section 7–1705 Annual Reporting.
There were no issues or proposed changes.

Section 7–1706 Single Family Dwelling Units (one and Two Family Detached Dwellings).
There was a discussion of the 3,500 per dwelling unit fee amount. The Housing Commission had not advocated for addressing single family homes through the Ordinance. This was added at the last Committee of the Whole stage. There were comments from the audience that $3,500 seems low and should be higher to deter teardowns. Commissioner Creer commented that the purpose of the fee is not to deter teardowns, but the fee would generate contributions to the Affordable Housing Trust Fund to support affordable housing. The audience commented that teardowns remove housing units that are more affordable with ones that are less affordable which affect seniors and also removes family starter homes. Commissioner Kiefer commented that there may be other avenues to abate the impact of teardowns on the supply side or through a homebuyer program.

Section 7-1707 Multi-Family Rental Developments.
Commissioner Creer asked about the origin of the staff-proposed $7,500 fee. Ms. Boyer said that some years ago, the Housing Commission presented tear down fee at higher amount (around $7,500) which was not accepted by the Village Board. Therefore, a lower fee was included in this draft ordinance. Commissioner Eggum added that the $7,500 was also a proportional adaptation of the $75,000 fee.

Commissioner Creer stated that he is somewhat concerned about the impact of the difference in the fee amount between developments of 9 and fewer units ($3,500 per unit) and 10 or more units (12.5% of the values of the units for 10% of the total number of units) and that he would not want to see a lot of 9 unit developments. However, he did not propose a change since developments this small have not been occurring. Members of the audience said that they would have preferred that the level at which the $3,500 fee applies be at staff’s recommended 5 units rather than 9 units.

Commissioner Kiefer said that Arlington Heights is ahead of other communities in developing this ordinance. He said that it is an important step, and by adopting the policy as an ordinance, it puts teeth in the requirements. He said that Arlington Heights being unique in our area for implementing inclusionary housing is part of what explains why the proposed requirements are what they are, and that this was noted by the Trustees. He said this is a good step but that it is also important to not to disincentivize development within our town.

Commissioner Tripp said that his sense is that there is little development going on in the 5 – 9 unit range, especially for rental, so the number is not that impactful.

Members of the audience commented that the Ordinance's requirement for on-site affordable units at 5% is too low and should be 10% or even a compromise at 7.5%. They also thought the $25,000 fee in lieu amount in the downtown is too low. They said that they want to see more units, especially given the number of Arlington Heights residents that are paying more than 30% of their incomes for housing costs.

Commissioner Eggum said that the Housing Commission looked at information from a national study of requirements across the country including some articles. The Housing Commission also looked in detail at the ordinances of the other 5 suburbs in the Chicago area that have inclusionary housing requirements. He said the requirements are based on all of that information. A member of the audience said that she appreciated that the Housing Commission did this research and explained their reasoning. She said that she is less comfortable with responses to questions from the Village Board wherein they cite only local experience based on a few buildings.

Commissioner Tripp said that the Housing Commission has looked at how many units and the fees Arlington Heights has been able to negotiate under its policy since that is the precedents we have. He said that a reasonable solution is being sought taking into consideration how Arlington Heights fits into the region and how the policies could influence development in Arlington Heights. He further stated that the Ordinance will be incredible progress toward certainty of the requirements for everyone. Commissioner Eggum commented that Arlington Heights has to take realistic, achievable steps particularly since it is surrounded by communities that do not have inclusionary, and the other suburbs with inclusionary zoning are in different situations including their housing market comparability with their neighboring communities. The hope is that the Ordinance will result in more affordable units that then can be a baseline for revisiting the Ordinance.

The audience commented that the $25,000 fee in lieu is low compared to other communities. Commissioner Creer noted that this is the fee amount the Village has been able to get, and the Village never came close to getting the $75,000 fee in lieu for rental. He noted the other requirements of the Village, such as parking, that are costly to developers. Commissioner Creer said that he thinks Arlington Heights is heading in the right direct, and he wants to see Arlington 425 built to be assured that the requirement applied there was not too much.

A member of the audience asked how the Village will maintain the State required 10% affordable housing without requiring that 10% of units in new project be affordable. Commissioner Eggum said that Arlington Heights is currently at 19%. The audience member said that he questions that number and that requiring 5% affordability is going to erode the availability of affordable housing, that the 10% level should be established as the standard. The Commissioners responded that this Ordinance is not a cure-all for affordable housing needs. The Ordinance most addresses multi-family, rental housing. Not all building need to have 10% affordable housing. Commissioner Eggum pointed out that developments outside of the downtown area have been limited, especially in the south part of town. Commissioner Creer pointed out that Heart's Place, on the north side, is 100% affordable. Different developments, funded by different sources, will have different levels of affordability.

There was a brief discussion of applying affordability requirements to other situations such as existing buildings. It was stated by the Housing Commission that other situations can be looked at later. New developments are being addressed first and the complexities of applying inclusionary requirements in other instances can be looked at in future.

Section 7–1708 Multi-Family For-Sale Development.
There was no additional discussion on this Section. The discussion took place under Section 7-1702. (See the Section 7-1702 discussion above.)

Section 7-1709 Senior Residential Community.
There was no additional discussion beyond the discussion under Section 7-1702.

Section 7-1710 Development Cost Offsets.
Commissioner Creer asked if there is a difference between the "Village Board" having discretion over density bonuses (in subparagraph a) and the "Village" imposition of fees (subparagraph b) and "Village" discretion regarding downtown parking (subparagraph c). Ms. Boyer said that she would check on that language.

Commissioner Creer stated that his concern is that the discussion of a density bonus for affordable housing not wait until a project gets all the way to the Village Board level. The possibility of a density bonus for affordable housing should be incorporated from the beginning of the discussion at the staff level and as the project goes through review by commissions as it proceeds forward to the Village Board level.

Section 7-1711 Integration of Affordable Housing Units.
There were no issues or proposed changes.

Section 7-1712 Alternative Contributions.
Chairman Hageli commented that he was disappointed that the Committee of the Whole removed this section, and that he thought it was creative on the part of the Housing Commission. Commissioner Kiefer said that he thinks it was a perception problem that he thinks was unfortunate. He said that Committee of the Whole was concerned that this section would lead to concentrations of affordable units rather than the units being disbursed in certain buildings or areas. He said that he does not think that is the intent of the Housing Commission or the provision in the Ordinance. He said that the provision would have injected a little more flexibility, and he does not see any harm in leaving it in the Ordinance.

Commissioner Hageli said that he would like the message to get to the Trustees that it is not the intention of the Housing Commission to promote the concentration of affordable units. Rather, the intent is to be open to alternatives that may result in more affordable units. The Housing Commission pointed out at an earlier meeting that safeguards would need to be put in place to insure that off-site units were well maintained. Commissioner Creer pointed out that the language says that an alternative contribution would have to further the Village's affordable housing goals "to an equal or greater extent" than the applicable requirements of the Ordinance and that the Village Board has the authority to accept or reject proposed alternatives. The members of the Housing Commission like the possibilities of creative solution that might be developed under this provision.

> A motion was made by Commissioner Kiefer, seconded by Commissioner Hageli to recommend to the Village Board that Section 7-1712 be reinstated into the Inclusionary Housing Ordinance with the clarification that this provision is not intended to permit the concentration of affordable units but rather to provide an opportunity for the Village to consider creative, alternative contributions that the developer would need to demonstrate to the satisfaction of the Village Board are of equal or greater in addressing the Village's affordable housing goals than complying with the other applicable requirements of the Ordinance. The motion was approved Ayes: 6 and Nays: 0.

Commissioner Hageli offered that a representative(s) of the Housing Commission could come before the Village Board to explain the reasoning behind this recommendation.

<u>Section 7-1713 Relief from Requirements</u>.
A member of the audience thought that Mr. Recklaus (Village Manger) said that this provision means that the Trustees can throw out the whole Ordinance. Ms. Boyer clarified that she thought that what was meant was that the Village Board can grant some relief from the strict application of the provisions but this was not meant to imply a lack of commitment to the policies. Commissioner Eggum agreed that the Section requires justification from the developer for relief and that the Village Board is obligated to apply requirements consistently, not in an arbitrary or capricious way.

<u>Other Inclusionary Housing Ordinance Topics</u>
<u>Preferences</u> - Commissioner Eggum asked about the discussion of preferences in the leasing of affordable rental units, which was previously discussed by the Housing Commission, and which is not addressed in the draft Ordinance. Commissioner Kiefer commented that the Trustee, as the Committee of the Whole, asked for more information on this subject. Ms. Boyer responded that the intention is to include the preferences in the program guidelines.

Commissioner Eggum advocated for the Village to establish the preference categories by Ordinance. Implementation of those preferences could be handled in the guidelines. He offered a definition of long term residents. There was a discussion of the pros and cons of including the preferences in the Ordinance versus in the guidelines, and a consensus was reached to recommend including the preference categories in the Ordinance.

There was also a discussion concerning the preferences previously discussed by the Housing Commission. A member of the audience was concerned that including a preference for long time Arlington Heights residents worked against more diversity in the community. He asked if underrepresented minorities could be included as a group that receives preference. Commissioner Eggum said that may be equal protection concerns and he is not comfortable with something that is not certainly within Illinois law. Some other communities' inclusionary housing programs include preferences.

A motion was made by Commissioner Eggum, seconded by Commissioner Miller to recommend to the Village Board that it add a Section 7-1714 to the Inclusionary Housing Ordinance stating that preference shall be extended for affordable units for rental to persons who meet one of more of the following criteria:

1. Veterans
2. Persons with disabilities
3. Long term Arlington Heights residents defined as residents who lived in Arlington Heights for a minimum of 15 of the past 25 years
4. People who are employees of Arlington Heights business or organizations.

The motion was approved Ayes: 6 and Nays: 0.

It was clarified that the classifications are equal, not ranked.

Administration – The Housing Commission had previously discussed including a provision stating that staff be given appropriate authority to develop administrative policies and procedures as necessary to implement the ordinance. Ms. Boyer responded that the Village's In-Housing Counsel stated that a provision is not needed in the Ordinance since this general authority regarding administration is authorize elsewhere in the Code.

VI. NEW BUSINESS

None

VII. OTHER BUSINESS

There was a discussion of the day on which the Housing Commission meetings should be held. Commissioner Delea has a conflict on Tuesday nights and Commission Tripp has a conflict on Wednesday nights through May. Ms. Boyer said she will ask Mr. Delea how long he will have his Tuesday evening commitment.

A member of the audience asked if approved Housing Commission minutes can be posted on the Village's website as certain other commissions "legal minutes" are posted. Ms. Boyer said that she would forward this request to the Village Administration.

VIII. ADJOURNMENT

A motion was made by Commissioner Eggum, seconded by Commissioner Tripp, to adjourn the meeting. The motion passed unanimously. The meeting adjourned at 8:30 pm.

NEXT MEETING: Wednesday, March 18, 2020 7:00 pm.

Village Board
7/20/2020

Item: Report of Committee of the Whole Meeting July 13, 2020

Department: Village Managers Office

Report of Committee of the Whole Meeting from July 13, 2020

Adult Use Cannabis Discussion

Trustee Baldino moved, seconded by Trustee Canty, to direct Staff to develop Option 4, which is to work with the existing medical marijuana dispensary to allow recreational sales exclusively at its location for some period of time. Motion passed.

Village Board
7/20/2020

Item: Pavement Management Services 2020

Department: Public Works

The 2020 Public Works Operating Budget includes $35,000 for roadway scanning and structural / analysis for one-third of the Village's roadway network. The Village contracts with Infrastructure Management Services (IMS) to evaluate and test the roadways within our jurisdiction. Every year one-third of the network is analyzed and updated. This database provides a condition assessment of all of our roadways, and offers a software platform within which the Engineering Division can develop a yearly road program.

Staff is recommending approval of the 2020 roadway analysis with IMS at a not-to-exceed amount of $35,137. The Village is using the existing pricing with the Joint Northwest Illinois Partnering Consortium. This is a consortium of North and Northwest Chicago area municipalities that jointly bid this work to benefit from larger scale.

Funds for this study are available in Account No. 101-7101-531.20-05.

RECOMMENDATION

It is recommended that the Village Board award the contract for Pavement Management Services 2020 for the Village's road system to Infrastructure Management Services (IMS) of Rolling Meadows, Illinois, in an amount not-to-exceed $35,137 and authorize the execution of all necessary documents.

Village Board
7/20/2020

Item: Police Pursuit Utility Vehicles Purchase 2020

Department: Public Works

The approved 2020 Capital Budget includes $154,000 for the replacement of four Police pursuit vehicles for the Police Department. A noteworthy difference this year is that a hybrid motor is now standard. Staff is excited to put this technology to the test, as this new system will reduce idling hours and allow the vehicle to maintain functionality. The current vehicles will all be in excess of five years old when these new vehicles are received and put in service. The Fleet Unit of Public Works has inspected the vehicles and has determined they are in need of replacement. The current vehicles will be surplused or repurposed in accordance with Village guidelines.

Staff is proposing to purchase the vehicles through the Suburban Purchasing Cooperative (SPC). SPC is a joint purchasing program for local communities. The SPC represents 143 municipalities in the six County area of Northern Illinois, and is administered through the Northwest Municipal Conference.

Currie Motors of Frankfort, IL is this year's winning bidder for this vehicle. The Village has worked with Currie Motors in the past and found them to be acceptable.

Funds are available for the vehicles purchase in Account No. 621-9003-572.50-05 (VH9503).

RECOMMENDATION

It is recommended that the Village Board award the bid to Currie Motors of Frankfort, Illinois, in the amount of $152,884 for the purchase of four 2021 Ford Hybrid Utility Police Interceptors for the Police Department, and authorize staff to execute the necessary documents.

Village Board
7/20/2020

Item:	Ordinance - Land Use Variation - Paragon Mechanical, 2400 S Arlington Heights Rd
Department:	Planning/Legal

An Ordinance Amending the Zoning Ordinance of the Village of Arlington Heights, Granting a Land Use Variation and Variations from Chapter 28 of the Arlington Heights Municipal Code
(Paragon Mechanical, 2400 S Arlington Heights Rd)

ATTACHMENTS:

Description	**Type**
Land Use Variation - Paragon Mechanical	Ordinance

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE VILLAGE OF ARLINGTON HEIGHTS, GRANTING A LAND USE VARIATION AND VARIATIONS FROM CHAPTER 28 OF THE ARLINGTON HEIGHTS MUNICIPAL CODE

WHEREAS, on May 13, 2020, pursuant to notice, the Plan Commission conducted a public hearing on the application of Kevin Polka, Paragon Mechanical, Inc., ("Petitioner") for rezoning from an R-1 One-Family Zoning District and B-3 General Service, Wholesale and Motor Vehicle District to a B-2 General Business District, a land use variation to allow a Contractor Shop in a B-2 General Business District and variations from Chapter 28 of the Arlington Heights Municipal Code, for the property located at 2400 S Arlington Heights Rd, Arlington Heights Illinois; and

WHEREAS, the President and Board of Trustees, having considered the report and recommendation of the Plan Commission, have determined that authorizing and granting said request, subject to certain conditions hereinafter described, would be in the best interests of the Village of Arlington Heights,

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

SECTION ONE: That the Zoning Ordinance of the Village of Arlington Heights is hereby amended by reclassifying that portion of the Subject Property that is within an R-1 One Family Dwelling District and that portion of the Subject property that is within the B-3 General Service, Wholesale and Motor Vehicle District to a B-2 General Business District classification, for the property legally described as follows:

Parcel 1:
That part of Lot 7 of August Busse's Division of parts of the East half of Section 16, Township 41 North, Range 11, East of the Third Principal Meridian in the County of Cook, State of Illinois, described as follows:

Commencing at the Southwest corner of said Lot 7; thence Easterly along the South line of said Lot 7, a distance of 190.00 feet to a point on the South line of Lot 7 for a point of beginning, said point being 229.37 feet West of the Southeast corner of said Lot 7; thence

Northerly and perpendicular to said South line of Lot 7 a distance of 160.80 feet to a point; thence Southwesterly along a compound curve to the left having a radius of 420.00 feet for an arc distance of 44.70 feet, which forms an angle at point of tangent of 104° 11' 50" to the left of said last North line extended; thence Southwesterly along a curve to the left having a radius of 123.00 feet for an arc distance of 182.21 feet to a point on the South line of Lot 7; thence a Easterly along the South line of Lot 7 a distance of 118.71 feet to the point of beginning.

Parcel 2:
That part of Lot 7 of August Busse's Division of parts of the East 1/2 of Section 16, Township 41 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois, described as follows:

Commencing at the Southwest corner of said Lot 7; thence Easterly along the South line of said Lot 7, a distance of 190.00 feet to a point on the South line of Lot 7 for a point of beginning, said point being 229.37 feet West of the Southeast corner of said Lot 7; thence continuing Eastward along said South line for a distance of 178.01 feet to a point; thence Northerly and perpendicular to said South line 166.87 feet to a point; thence Northwesterly along a curve to the left having a radius of 420.00 feet for an arc distance of 179.48 feet which forms an angle at a point of tangent of 79° 42' 48" to the left of said last North line extended; thence Southerly along a line, said line being parallel with the last described North line for a distance of 160.80 feet to the point of beginning.

Parcel 3:
That part of Lot 8 (lying Northerly of the Northerly line of that part of said Lot 8 conveyed to the Illinois State Toll Highway Commission by Deed recorded October 15, 1956 as Document 16726440) in August Busse's Division of parts of the East half of Section 16, Township 41 North, Range 11, East of the Third Principal Meridian, (excepting from said Lot 8 that part thereof conveyed to the Illinois State Toll Highway Authority by Warranty Deed recorded April 21, 1970 as Document 21139137 and recorded May 3, 1970 as Document 21154328, and also excepting from said Lot 8 that part taken by Condemnation in Case 96l50469 described as follows: beginning at the intersection of the Easterly line of said Lot 8 with the Northerly right of way line of the Northwest Tollway according to Document 16726440; thence on an assumed bearing of North 58 degrees 23 minutes 56 seconds West along the said Northerly right of way line of the Northwest Tollway according to Document 16726440 a distance of 33.75 feet; thence North 7 degrees 44 minutes 56 seconds East 255.25 feet to the Northerly line of said Lot 8; thence South 82 degrees 56 minutes 03 seconds East along the said Northerly line of Lot 8 a distance of 27.48 feet to the Northeast corner of Lot 8; thence South 7 degrees 01 minutes 35 seconds West along the Easterly line of said Lot 8 a distance of 269.24 feet to the point of beginning, as described in the final judgment order recorded March 17, 1999 as Document 99260978) in Cook County, Illinois.

Parcel 4:
That part of Lot 7 in August Busse's Division of parts of the East 1/2 of Section 16, Township 41 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois, according to the plat thereof recorded May 15, 1928 as Document 10023115, described as follows:
Commencing at the Southeast corner of said Lot 7; thence North 82 degrees 56 minutes 03 seconds West, along the South line of said Lot 7, a distance of 27.48 feet to the point of beginning; thence North 7 degrees 44 minutes 56 seconds East, 61.80 feet; thence North 3 degrees 56 minutes 06

seconds East, 116.50 feet; thence North 82 degrees 15 minutes 15 seconds West, 44.00 feet; thence South 7 degrees 44 minutes 45 seconds West, 7.92 feet to a point on a non-tangential curve, having a radius of 420.00 feet, concave to the Southwest with a central angle of 3 degrees 33 minutes 09 seconds, a chord length of 26.04 feet and a chord bearing of South 74 degrees 25 minutes 16 seconds East; thence Southeasterly along said curve, 26.04 feet; thence South 7 degrees 03 minutes 57 seconds West, 166.87 feet to the South line of said Lot 7; thence South 82 degrees 56 minutes 03 seconds East, along said South line, 23.96 feet to the point of beginning, in Cook County, Illinois.

PIN 08-16-400-033, -035

commonly described as 2400 S Arlington Heights Rd, Arlington Heights, Illinois.

SECTION TWO: That a land use variation is hereby granted to permit a Contractor Shop in a B-2 General Business District at the property legally described in SECTION ONE which shall be in compliance with the following plans:

Floor Plan, prepared by K.F. Brandeis Architects, consisting of sheet A-2;
Phased Landscape Plan, prepared by the Village of Arlington Heights, dated May 8, 2020, consisting of one sheet;
Conceptual Rendering, prepared by Paragon Mechanical, consisting of five sheets,

copies of which are on file with the Village Clerk and available for public inspection.

SECTION THREE: That the following variations from Chapter 28, are hereby granted:

l. A variation from Section 5.1-11, General Business District, to allow the reduction of a B-2 zoning area from four acres to 2.36 acres.

2. A variation from Section 6.12-1(2), Traffic Engineering Approval for Projects Requiring Plan Commission Review, waiving the requirement for a traffic and parking study by a certified traffic engineer.

SECTION FOUR: That the amendment to the Zoning Ordinance, land use variation and variations from Chapter 28 of the Arlington Heights Municipal Code granted by this Ordinance are subject to the following conditions, to which the Petitioner has agreed:

1. The Land Use Variation shall apply to Paragon Mechanical only.

2. Any contractor vehicle, which shall be defined as any contractor truck owned by the Petitioner or employees of the Petitioner (regardless of the presence of signage) or any passenger vehicle with contractor signage, is prohibited from parking at the front of the site. Such vehicles, whether during the day or overnight, shall only park behind the building so as to not be visible from Arlington Heights Road or shall be parked within one of the interior parking spaces.

3. The Petitioner shall be required to implement the phased landscape plan prepared by the Village of Arlington Heights and dated May 8, 2020. Phase One landscape improvements shall

be completed no later than September 30, 2020, and Phase Two landscape improvements shall be completed no later than September 30, 2022.

4. The Petitioner shall install a code compliant dumpster enclosure, or alternatively, the salt dome can be used as the dumpster enclosure, provided that the dumpster is not visible from Arlington Heights Road.

5. Outdoor storage of materials shall be prohibited.

6. The following signage restrictions shall apply:

a. No ground signage shall be allowed along the on-ramp frontage or tollway frontage. The ground sign along the Arlington Heights Road frontage shall be a monument style ground sign, to be no taller than six feet in height.

b. No wall signage shall be allowed on the accessory structures located on the Subject Property.

7. The Petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

8. Within two years of ordinance approval, the petitioner shall submit a complete Plan Commission application and redevelopment plan for the property. If no application is submitted and subsequently approved, the Land Use Variation shall become null and void.

SECTION FIVE: That the Director of Building and Life Safety of the Village of Arlington Heights is hereby directed to issue permits for the facility herein approved, upon proper application and after compliance with all applicable ordinances of the Village of Arlington Heights.

SECTION SIX: That this Ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law and shall be recorded by the Village Clerk in the Office of the Recorder of Cook County.

AYES:

NAYS:

PASSED AND APPROVED this 20th day of July, 2020.

ATTEST: ______________________________ Village President

____
Village Clerk

Village Board
7/20/2020

Item: Resolution - Employee Leasing Agreement - Interim Building & Life Safety Director

Department: Human Resources/Legal

Attached is an Employment Leasing Agreement between the Village of Arlington Heights and GovTempUSA, LLC for a work site contract for an Interim Building & Life Safety Director due to the vacancy of the position. The leased employee will work approximately 20-25 hours per week.

RESOLUTION

It is recommended that the Village Board approve a Resolution Approving an Employee Leasing Agreement between the Village and GovTempsUSA.

ATTACHMENTS:

Description	Type
Employee Leasing Agreement - Interim Building & Life Safety Director	Resolution

A RESOLUTION APPROVING AN EMPLOYEE LEASE AGREEMENT WITH GOVTEMPSUSA, LLC

BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS:

SECTION ONE: That an Employee Lease Agreement by and between the Village of Arlington Heights and GovTempsUSA, LLC, for the temporary part-time employment of an Interim Building and Life Safety Director, a true and correct copy of which is attached hereto, be and the same is approved.

SECTION TWO: The Village President is hereby authorized and directed to execute said employee leasing agreement on behalf of the Village of Arlington Heights.

SECTION THREE: This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

AYES:

NAYS:

PASSED AND APPROVED this 20th day of July, 2020.

____
Village President

ATTEST:

____
Village Clerk

EMPLOYEE LEASING AGREEMENT

THIS EMPLOYEE LEASING AGREEMENT (this "Agreement") is made this 20th day of July 2020 ("Effective Date") by and between **GOVTEMPSUSA, LLC**, an Illinois limited liability company ("GovTemps"), and the Village of Arlington Heights (the "Municipality") (GovTemps and the Municipality may be referred to herein individually as "Party" and collectively as the "Parties").

RECITALS

The Municipality desires to lease an employee of GovTemps to assist the Municipality in its operations and GovTemps desires to lease certain one of its employees to the Municipality on the terms and conditions contained herein.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants and conditions set forth below, and other good and valuable considerations, the receipt and sufficiency of which are mutually acknowledged by the Parties, the Parties hereby agree as follows:

SECTION 1
SCOPE OF AGREEMENT

Section 1.01. Worksite Employee. The Municipality hereby agrees to engage the services of GovTemps to provide, and GovTemps hereby agrees to supply to the Municipality, the individual fully identified on **Exhibit A** hereto, hereinafter the "Worksite Employee." **Exhibit A** to this Agreement shall further identify the employment position and/or assignment ("Assignment") the Worksite Employee shall fill at the Municipality and shall further identify the base compensation for the Worksite Employee, as of the effective date of this Agreement. **Exhibit A** may be amended from time to time by a replacement **Exhibit A** signed by both GovTemps and the Municipality. GovTemps shall have the sole authority to assign and/or remove the Worksite Employee, provided, however, that the Municipality may request, in writing, that GovTemps remove or reassign the Worksite Employee, and such request shall not be unreasonably denied by GovTemps. The Parties hereto understand and acknowledge that the Worksite Employee shall be subject to the Municipality's day-to-day supervision.

Section 1.02. Independent Contractor. GovTemps is and shall remain an independent contractor, and not an employee, agent, partner of, or joint venturer with, the Municipality. GovTemps shall have no authority to bind the Municipality to any commitment, contract, agreement or other obligation without the Municipality’s express written consent.

SECTION 2
SERVICES AND OBLIGATIONS OF GOVTEMPS AND MUNICIPALITY

Section 2.01. Payment of Wages. GovTemps shall timely pay the wages and related payroll taxes of the Worksite Employee from GovTemps’s own account in accordance with federal and Illinois law and GovTemps’s standard payroll practices. GovTemps shall withhold from such wages all applicable taxes and other deductions elected by the Worksite Employee. GovTemps shall timely forward all deductions to the appropriate recipient as required by law. The Municipality hereby acknowledges that GovTemps may engage a financial entity to maintain its financing and record keeping services, which may include the payment of wages and related payroll taxes in accordance with this Section 2.01. The Municipality agrees to cooperate with any such financial entity to ensure timely payment of (i) wages and related payroll taxes pursuant to this Section 2.01, and (ii) Fees pursuant to Section 3.03.

Section 2.02. Workers' Compensation. To the extent required by applicable law, GovTemps shall maintain and administer workers' compensation, safety and health programs. GovTemps shall maintain in effect workers' compensation coverage covering all Worksite Employee and complete and file all required workers' compensation forms and reports.

Section 2.03. This Section intentionally left blank.

Section 2.04. Maintenance and Retention of Payroll and Benefit Records. GovTemps shall maintain complete records of all wages and benefits paid and personnel actions taken by GovTemps in connection with the Worksite Employee, shall retain control of such records at such GovTemps location as shall be determined solely by GovTemps, and shall make such records available as required by applicable federal, state or local laws.

Section 2.05. Other Obligations of GovTemps. GovTemps shall be responsible for compliance with any federal, state and local law that may apply to its Worksite Employee~~(s)~~.

Section 2.06. Direction and Control. The Parties agree and acknowledge that the Municipality has the right of direction and control over the Worksite Employee, including matters of discipline, excluding removal or reassignment, as provided for by Section 1.01. The Worksite Employee shall be supervised, directly and indirectly, and exclusively by the Municipality's supervisory and managerial employees.

Section 2.07. Obligations of the Municipality. As part of the employee leasing relationship, the Municipality hereby covenants, agrees and acknowledges:

(a) The Municipality shall comply with OSHA and all other health and safety laws, regulations, ordinances, directives, and rules applicable to the Worksite Employee or to his or her place of work. The Municipality agrees to comply, at its expense, with all health and safety directives from GovTemps internal and external loss control specialists, GovTemps workers' compensation carrier, or any government agency having jurisdiction over the place of work. The Municipality shall provide and ensure use of all personal protective equipment as required by any federal, state or local law, regulation, ordinance, directive, or rule or as deemed necessary by GovTemps workers' compensation carrier. GovTemps and GovTemps insurance carriers shall have the right to inspect the Municipality's premises to ensure that the Worksite Employee is not exposed to an unsafe work place. In no way shall GovTemps rights under this paragraph affect the Municipality's obligations to the Worksite Employee under applicable law or to GovTemps under this Agreement;

(b) With respect to the Worksite Employee, the Municipality shall comply with all applicable employment-related laws and regulations, including and, without limitation, Title VII of the Civil Rights Act of 1964, as amended, (Title VII), the Americans With Disabilities Act of 1990 (ADA), the Age Discrimination in Employment Act (ADEA), the Equal Pay Act of 1963, the Civil Rights Acts of 1866 and 1871 (42 U.S.C. § 1981), the Family and Medical Leave Act of 1993, the Fair Labor Standards Act of 1938, the National Labor Relations Act, the Employee Retirement Income Security Act of 1974, the Illinois State Constitution, the Illinois Human Rights Act, and any other federal, state or local law, statute, ordinance, order, regulation, policy or decision regulating wages and the payment of wages, prohibiting employment discrimination or otherwise establishing or relating to rights of employees;

(c) The Municipality shall retain the right to exert sufficient direction and control over the Worksite Employee as is necessary to conduct the Municipality's business and operations, without which, the Municipality would be unable to conduct its business, operation or comply with any applicable licensure, regulatory or statutory requirements;

(d) The Municipality shall not have the right to remove or reassign the Worksite Employee unless mutually agreed to in writing by GovTemps and the Municipality in accordance with Section 1.01;

(e) The Municipality agrees that the Municipality shall pay no wages, salaries or other forms of direct or indirect compensation, including employee benefits, to Worksite Employee;

(f) The Municipality shall report to GovTemps any injury to the Worksite Employee of which it has knowledge within 24 hours of acquiring such knowledge. If the Worksite Employee is injured in the course of performing services for the Municipality, the Municipality and GovTemps shall follow the procedures and practices regarding injury claims and reporting, as determined by GovTemps. Upon receipt of notification from GovTemps or its insurance carrier that the injured Worksite Employee is able to return to work and perform "light duty," the Municipality shall immediately make available an appropriate light duty work assignment for such Worksite Employee to the extent required or permitted by any applicable law and providing the Municipality has determined, in its sole authority, that "light duty" work is available; and

(g) The Municipality shall report all on-the-job illnesses, accidents and injuries of the Worksite Employee to GovTemps within 24 hours following notification of said injury by employee or employee's representative.

SECTION 3
FEES PAYABLE TO GOVTEMPS

Section 3.01. Fees. The Municipality hereby agrees to pay GovTemps fees for the services provided under this Agreement as follows:

(a) The base compensation as fully identified on **Exhibit A**, as amended; plus

(b) This Item intentionally left blank.

Section 3.02. Increase in Fees. GovTemps may increase fees to the extent and equal to any mandated tax increases, e.g. FICA, FUTA, State Unemployment taxes when they become effective. GovTemps may also adjust employer benefit contribution amounts by providing the Municipality with a written 30day notice, provided, such changes in employer benefit contribution amounts apply broadly to all GovTemps employees.

Section 3.03. Payment Method. Every two (2) weeks during the term of this Agreement, GovTemps will invoice in writing the Municipality for the fees owed under this Agreement. Within thirty (30) days following receipt of such invoice, the Municipality must pay all invoiced amounts by check, wire transfer or electronic funds transfer to GovTemps to an account or lockbox as designated on the invoice. Late payments will be subject to all applicable interest payments or service charges provided by state or local law. In addition to charging interest or service charges provided by applicable law, GovTemps may, upon written notice to Municipality, suspend performance of services under this Agreement while any amount due is past due and remains unpaid.

SECTION 4
INSURANCE

Section 4.01. General and Professional Liability Insurance. The Municipality shall maintain in full force and effect at all times during the term of this Agreement a Comprehensive (or Commercial) General Liability and Professional Liability (if applicable) insurance policy or policies (the "Policies"), with minimum coverage in the amount of $1,000,000 per occurrence, $3,000,000 aggregate. At a minimum, the Policies shall insure against bodily injury and property damage liability caused by on-premises business operations, completed operations and/or products or professional service and non-owned automobile coverage.

Section 4.02. Certificate of Insurance. Upon request, the Municipality shall provide GovTemps with one or more Certificates of Insurance, verifying the Municipality’s compliance with the provisions of Section 4.01.

Section 4.03. Automobile Liability Insurance. If the Worksite Employee drives a Municipal or personal vehicle for any reason in connection with his or her Assignment, the Municipality shall maintain in effect automobile liability insurance which shall insure the Worksite Employee, GovTemps and the Municipality against liability for bodily injury, death and property damage.

SECTION 5
DURATION AND TERMINATION OF AGREEMENT

Section 5.01. Effective and Termination Dates. This Agreement shall become effective on July 20, 2020 and shall continue in effect through November 20, 2020, or until it is terminated in accordance with the remaining provisions of this Section 5. For the purposes of the Agreement, the date on which this Agreement expires and/or is terminated shall be referred to as the "Termination Date." Agreement may be extended for any period up to March 19, 2021 with agreement between the parties.

Section 5.02. Termination of Agreement for Failure to Pay Fees. If the Municipality fails to timely pay the fees required under this Agreement, GovTemps may give the Municipality notice of its intent to terminate this Agreement for such failure and if such failure is remedied within ten days, the notice shall be of no further effect. If such failure is not remedied within the ten day period, GovTemps shall have the right to terminate the Agreement upon expiration of such remedy period.

Section 5.03. Termination of Agreement for Material Breach. If either Party materially breaches this Agreement, the non-breaching Party shall give the breaching Party notice of its intent to terminate this Agreement for such breach and if such breach is remedied within ten days, the notice shall be of no further effect. If such breach is not remedied within the ten day period, the non-breaching Party shall have the right to immediately terminate the Agreement upon expiration of such remedy period.

Section 5.04. Termination of Agreement to execute Temp-to-Hire Arrangement. At the end of the term of the agreement, as outlined in Section 5.01, the Municipality may hire the Employee as a permanent employee of the Municipality. If the Municipality exercises this option, the sum of two weeks gross salary is payable to GovTemps within 30 days of the permanent employment date. If the Municipality does not exercise the Temp-to-Hire Arrangement by the end of the contract, as outlined in Section 5.01, it agrees not to extend an offer of employment to the Employee for two years after the conclusion of this agreement. If an offer is made within two years after the conclusion of this agreement, as outlined in Section 5.01, then the two weeks gross salary fee is payable to GovTemps within 30 days of the permanent employment date.

SECTION 6
NON-SOLICITATION

Section 6.01. Non-Solicitation. The Municipality acknowledges GovTemps legitimate interest in protecting its business for a reasonable time following the termination of this Agreement. Accordingly, the Municipality agrees that during the term of this Agreement and for a period of two years thereafter, the Municipality shall not solicit, request, entice or induce Worksite Employee to terminate his or her employment with the GovTemps, nor shall the Municipality hire Worksite Employee as an employee, unless under the terms outlined in Section 5.04.

Section 6.02. Survival. The provision of this Section 6 shall survive any termination of this Agreement.

SECTION 7
DISCLOSURE AND INDEMNIFICATION PROVISIONS

Section 7.01. Indemnification by GovTemps. GovTemps agrees to indemnify, defend and hold the Municipality and its related entities and their officers, agents, representatives and employees (the "Municipality Parties") harmless from and against all claims, liabilities, damages, attorney's fees, costs and expenses ("Losses") (a) arising out of GovTemps' breach of its obligations under this Agreement, (b) related to the actions or conduct of GovTemps and its related business entities, their agents, representatives, and employees (the "GovTemps Parties"), taken or not taken with respect to the Worksite Employee that relate to events or incidents occurring prior, during, or subsequent to the term of this Agreement, and (c) arising from any act or omission on the part of GovTemps or any of the GovTemps Parties.

Section 7.02. Indemnification by the Municipality. The Municipality agrees to indemnify, defend and hold the GovTemps Parties harmless from and against all Losses (a) arising out of the Municipality's breach of its obligations under this Agreement, (b) arising from any act or omission on the part of the Municipality or any of the Municipality Parties. Notwithstanding the foregoing, the Municipality shall have no obligations to the GovTemps Parties under this Section with respect to Losses arising out of events or incidents occurring before or after the term of this Agreement.

Section 7.03. Indemnification Procedures. The Party that is seeking indemnity (the "Indemnified Party") from the other Party (the "Indemnifying Party") pursuant to this Section 7, shall give the Indemnifying Party prompt notice of any such claim, allow the Indemnifying Party to control the defense or settlement of such claim and cooperate with the Indemnifying Party in all matters related thereto; provided however that, prior to the Indemnifying Party assuming such defense and upon the request of the Indemnified Party, the Indemnifying Party shall demonstrate to the reasonable satisfaction of the Indemnified Party that the Indemnifying Party (a) is able to fully pay the reasonably anticipated indemnity amounts under this Section 7 and (b) takes steps satisfactory to the Indemnified Party to ensure its continued ability to pay such amounts. In the event the Indemnifying Party does not control the defense, the Indemnified Party may defend against any such claim at the Indemnifying Party's cost and expense, and the Indemnifying Party shall fully cooperate with the Indemnified Party, at no charge to the Indemnified Party, in defending such potential Loss, including, without limitation, using reasonable commercial efforts to keep the relevant Worksite Employee available. In the event the Indemnifying Party controls the defense, the Indemnified Party shall be entitled, at its own expense, to participate in, but not control, such defense. The failure to promptly notify the Indemnifying Party of any claim pursuant to this Section shall not relieve such Indemnifying Party of any indemnification obligation that it may have to the Indemnified Party, except to the extent that the Indemnifying Party demonstrates that the defense of such action has been materially prejudiced by the Indemnified Party's failure to timely give such notice.

Section 7.04. Survival of Indemnification Provisions. The provisions of this Section 7 shall survive the expiration or other termination of this Agreement.

SECTION 8
ADDITIONAL PROVISIONS

Section 8.01. Amendments. This Agreement may be amended at any time and from time to time, but any amendment must be in writing and signed by all of the Parties to this Agreement, except for changes to the fees as set forth in Section 3.

Section 8.02. Binding Effect. This Agreement shall inure to the benefit of and be binding upon the Parties and their respective heirs, successors, representatives and assign. Neither Party may assign its rights or delegate its duties hereunder without the express written consent of the other Party, which consent shall not be unreasonably withheld.

Section 8.03. Counterpart Execution. This Agreement may be executed and delivered in any number of counterparts, each of which shall be an original, but all of which together shall constitute one and the same instrument. This Agreement may be executed and delivered via facsimile.

Section 8.04. Definitions. Terms and phrases defined in any part of this Agreement shall have the defined meanings wherever used throughout the Agreement. The terms "hereunder" and "herein" and similar terms used in this Agreement shall refer to this Agreement in its entirety and not merely to the section, subsection or paragraph in which the term is used.

Section 8.05. Entire Agreement. This Agreement constitutes the entire agreement between the Parties regarding GovTemps provision of Worksite Employee to the Municipality, and contains all of the terms, conditions, covenants, stipulations, understandings and provisions agreed upon by the Parties. This Agreement supersedes and takes precedence over all proposals, memorandum agreements, tentative agreements, and oral agreements between the Parties, made prior to and including the date hereof, and not specifically identified and incorporated in writing into this Agreement. No agent or representative of either Party hereto has authority to make, and the Parties shall not be bound by or liable for, any statement, representation, promise, or agreement not specifically set forth in this Agreement.

Section 8.06. Further Assurances. Each of the Parties shall execute and deliver any and all additional papers, documents, and other assurances and shall do any and all acts and things reasonably necessary in connection with the performances of their obligations hereunder and to carry out the intent of the parties hereto.

Section 8.07. Gender. Whenever the context herein so requires, the masculine, feminine or neuter gender and the singular and plural number shall each be deemed to include the other.

Section 8.08. Notices. Notices given under this Agreement shall be in writing and shall either be served personally or delivered by certified first class U.S. Mail, postage prepaid and return receipt requested or by overnight delivery service. Notices also may effectively be given by transmittal over electronic transmitting devices such as Telex or facsimile machine if the Party to whom the notice is being sent has such a device in its office, provided that a complete copy of any notice shall be mailed in the same manner as required for a mailed notice.

Notices shall be deemed received at the earlier of actual receipt or three days from mailing date. Notices shall be directed to the Parties at their respective addresses shown below. A Party may change its address for notice by giving written notice to the other Party in accordance with this Section:

If to GovTemps:	GOVTEMPSUSA, LLC 630 Dundee Road, Suite 130 Northbrook, Illinois 60062 Attention: Michael J. Earl Telephone: 847-224-261-8366 E-Mail: mearl@govhrusa.com
If to the Municipality:	Village of Arlington Heights 33 S. Arlington Heights Rd. Arlington Heights, IL 60005 Attention: Randall Recklaus, Village Manager Telephone: 847-368-5100 Email: rrecklaus@vah.com

Section 8.09. Section Headings. Section and other headings contained in this Agreement are for reference purposes only and shall not affect in any way the meaning or interpretation of this Agreement.

Section 8.10. Severability. If any part or condition of this Agreement is held to be void, invalid or inoperative, such shall not affect any other provision hereof, which shall continue to be effective as though such void, invalid or inoperative part, clause or condition had not been made.

Section 8.11. Waiver of Provisions. The failure by one Party to require performance by the other Party shall not be deemed to be a waiver of any such breach, nor of any subsequent breach by the other Party of any provision of this Agreement. Such waiver shall not affect the validity of this Agreement, nor prejudice either Party's rights in connection with any subsequent action. Any provision of this Agreement may be waived if, but only if, such waiver is in writing signed by the Party against whom the waiver is to be effective.

Section 8.12. Confidentiality. Each Party shall protect the confidentiality of the other's records and information and shall not disclose confidential information without the prior written consent of the other Party, unless otherwise required by law. Each Party shall ~~reasonably~~ cooperate with the other Party regarding any Freedom of Information Act (FOIA) request calling for production of documents related to this Agreement.

Section 8.13. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Illinois applicable to contracts made and to be performed entirely within such state, except the law of conflicts.

Section 8.14. Negotiation. The parties will attempt to settle any dispute arising out of or relating to this Agreement, or the breach thereof, through good faith negotiation between the parties.

[***Signatures on following page***]

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be duly executed as of the day and year first above written.

GOVTEMPSUSA, LLC,
an Illinois limited liability company

By JJCademartori
Name: Joellen Cademartori
Title: President/Co-owner

MUNICIPALITY

By ______________________________
Name: ______________________________
Title: ______________________________

EXHIBIT A
Worksite Employee and Base Compensation

WORKSITE EMPLOYEE: Mike D'Onofrio

POSITION/ASSIGNMENT: Interim Building Director

Village of Arlington Heights, IL

POSITION TERM: July 20, 2020 to November 20, 2020. Agreement may be extended for any period up to March 19, 2021 with agreement between both parties.

Please review Section 5 of this Agreement for the complete terms of position.

BASE COMPENSATION: $98/hour. Work hours will vary but are estimated at between 20 – 25 per week. Worksite employee shall be paid for hours worked only. Any time taken off for vacations, illness or any other reason will be unpaid. Hours should be reported via email to payroll@GovTempssusa.com on the Monday after the prior work week. The Village will be invoiced every other week for hours worked.

GOVTEMPSUSA, INC.:

By: JJ Cademartori

Date: July 7, 2020

MUNICIPALITY:

By:____________________

Date:____________________

This Exhibit A fully replaces all Exhibits A dated prior to the date of the Company's signature above.

EXHIBIT B

Not Applicable

Village Board
7/20/2020

Item: Ordinance - 2-Way Stop Streets - Scarsdale

Department: Engineering/PW/Legal

The Village has reviewed uncontrolled intersections in the Scarsdale neighborhood. Accident data and intersection conditions were evaluated to determine if the warrant was met for 2-way stop control. Based upon the results, stop signs are recommended at the intersections listed below. Under Ordinance #75-076, yield signs were installed at the intersection of Fairview Street and Pine Avenue. With Fairview Street now having stop control at all other 4-way intersections, Ordinance #75-076 needs to be repealed and a 2-way stop added at the intersection of Fairview Street and Pine Avenue under this Ordinance.

STREET STOPPING	STREET BEING STOPPED FOR
Lincoln Lane	Park Street
Lincoln Lane	Fairview Street
Fairview Street	Newbury Place
Belmont Avenue	Fairview Street
Pine Avenue	Fairview Street
Roosevelt Avenue	Orchard Street

RECOMMENDATION

It is recommended that the Village Board adopt the attached Ordinance Designating Two-Way Stop Streets at certain intersections in the Scarsdale neighborhood.

ATTACHMENTS:

Description	**Type**
2-way Stop Streets - Scarsdale	Ordinance

AN ORDINANCE DESIGNATING
TWO-WAY STOP STREETS

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

SECTION ONE: The following described intersections are hereby designated as stop intersections. It shall be unlawful for any person operating a motor vehicle within the designated streets to enter into such intersections without coming to a full and complete stop as required by a stop sign appropriately located:

TWO-WAY STOPS: Lincoln Lane to stop for Park Street
Lincoln Lane to stop for Fairview Street
Fairview Street to stop for Newbury Place
Belmont Avenue to stop for Fairview Street
Roosevelt Avenue to stop for Orchard Street
Pine Avenue to stop for Fairview Street

SECTION TWO: The Village Manager is hereby directed to install appropriate signs as indicated in this Ordinance to effectuate the purposes of this Ordinance.

SECTION THREE: Any person, firm or corporation violating any of the terms of this Ordinance shall be fined not more than $750 for each such offense.

SECTION FOUR: That Ordinance Number 75-076 and any ordinance or part of ordinance in conflict with the provisions of this Ordinance are hereby repealed.

SECTION FIVE: This Ordinance shall be in full force and effect from and after its passage, approval, publication in pamphlet form and the posting of signs at the intersections set forth above in the manner provided by law.

AYES:

NAYS:

PASSED AND APPROVED this 20th day of July, 2020.

____
Village President

ATTEST:

____
Village Clerk

TRAFFICREGS:Two-way stops:Scarsdale

Village Board
7/20/2020

Item: 2020- 2024 Consolidated Plan including the 2020 Annual Action Plan and CDBG Budget

Department: Planning & Community Development

The proposed 2020-2024 Consolidated Plan, including 2020 Annual Action Plan and CDBG budget, has been the subject of two public hearings and a 30-day public comment period. The second of the two required public hearings on the proposed 2020-2024 Consolidated Plan including 2020 Annual Action Plan and CDBG Budget is scheduled for the July 20, 2020 Village Board meeting. The proposed 2020-2024 Consolidated Plan, including the 2020 Annual Action Plan and CDBG budget, and supporting documents are located under tonight's Public Hearing agenda item on this topic.

Recommendation

It is recommended that the 2020-2024 Consolidated Plan including 2020 Annual Action Plan and CDBG Budget be adopted including any amendments made during the public hearing.

Village Board
7/20/2020

Item: Closed Session

Department: Village Manager's Office

Request for Closed Session per ILCS 120/2(c)(21): Discussion of minutes lawfully closed, whether for purposes of approval of the minutes or the semi-annual review of the minutes

- and -

5 ILCS 120/2(c) (11) litigation, when an action against, affecting or on behalf of the Village has been filed and is pending before a court or administrative tribunal, or when the Board finds that an action is probable or imminent