



Village of Arlington Heights
Housing Commission
Commissions Room, 2nd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
Arlington Heights, IL 60005
June 26, 2024
7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Minutes 5/15/2024

IV. REPORTS

- A. Status Update on Inclusionary/Affordable Housing Projects

V. OLD BUSINESS

- A. Single Family Rehab Program Update
- B. Rental Registry Recommendation Update
- C. 2024 Annual Action Plan and CDBG Budget

VI. NEW BUSINESS

VII. OTHER BUSINESS

- A. July 17, 2024 Agenda

VIII. PUBLIC COMMENT

IX. ADJOURNMENT

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**Housing Commission
6/26/2024**

Item: Minutes 5/15/2024

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
May 15, 2024 Minutes DRAFT	Minutes

DRAFT

MINUTES OF A MEETING OF THE ARLINGTON HEIGHTS HOUSING COMMISSION VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS MAY 15, 2024

IN ATTENDANCE:

Commissioners

Present: Ken Kiefer Dave LoSavio David Miller
Janice Krinsky William Delea

Commissioners

Absent: Andre Arrington

Staff Present: Nora Boyer, Housing Planner/Staff Liaison

Others Present: Keith Moens, Village Resident
Fred Vogt Senior Citizens Commission

I. CALL TO ORDER

The meeting was called to order at 7:00 pm.

A motion was made by J. Krinsky, seconded by D. Miller to select Commissioner Kiefer to chair the meeting in light of Chairman Eggum's resignation from the Housing Commission.

The Motion: Passed

Ayes: J. Krinsky, D. Miller, W. Delea, D. LoSavio, & K. Kiefer

Nays: None

Absent: A. Arrington

II. ROLL CALL

Present: J. Krinsky, D. Miller, W. Delea, D. LoSavio, K. Kiefer

Absent: A. Arrington

III. APPROVAL OF MINUTES

A motion was made by Commissioner Krinsky, seconded by Commissioner Miller to approve the minutes of the March 20, 2024 meeting. The motion was approved unanimously by voice vote.

III. REPORTS

Ms. Boyer provided the following report on projects that are subject to the Inclusionary Housing Ordinance.

Crescent Place: Opened on November 15, 2023.

Grace Terrace: This project was recommended for denial by the Plan Commission. The developer held a neighborhood meeting in April. The petitioner is still working on a revised plan to present to the Village Board. The project is expected to go to the Village Board sometime in the next couple of months.

International Plaza: No update

116-120 W Eastman: Has been approved by the Village Board. A building permit application has not yet been received.

Arlington Gateway: Has been approved by the Village Board. Application for a building permit has been received.

5 N Douglas: Housing Commission recommended approval of the Affordable Housing Plan. Has not yet gone to the Plan Commission.

Arlington 425: Has submitted for a building permit for the Campbell Building. Permit is still under review. They have yet to get Final Plat approval, but Village Board granted extension to allow Final Plat approval and building permit issuance as late as early November of this year (prior deadline was early May of this year).

Berkshire Arlington Heights: Applied to IHDA for Low-Income Housing Tax Credits. A Plan Commission application has not been received. There are site plan issues.

V. OLD BUSINESS

A. Single-Family Rehab Program

Ms. Boyer reviewed the open cases:

23-03: Electrical work and re-roofing was done at this home. Damage to the roof's decking was not as extensive as it could have been given the amount of leaking into the home from the old roof.

23-02: Is a new application. Eligibility for the Single-Family Rehab Program is being determined.

Commissioner Kiefer asked if any information was provided on the Village website for Fair Housing Month in April. Ms. Boyer responded that a list of events compiled by the Chicago Fair Housing Alliance was posted on the Village's website.

B. Rental Registry Recommendation

The Housing Commission's recommendations concerning expanding the Multi-Family Rehab Licensure program to include non-owner-occupied duplexes and to collect certain affordability information has been included in a research report that went to the Village Board. Ms. Boyer said that it has been agreed that affordability questions can be added to the Multi-Family License Application. These licenses are renewed in the fall. Ms. Boyer said that she will bring a draft of the questions to the next Housing Commission meeting.

VI. NEW BUSINESS

A. 2024 Annual Action Plan and CDBG Budget

Ms. Boyer said that she submitted the CDBG applications for the Single-Family Rehab Loan Program and Group Home Rehab Program for the 2024-2025 CDBG budget. The Single-Family Rehab Loan program request is for \$100,000 and the request for the Group Home Rehab Program is \$170,000.

Mr. Moens asked if there was any action on the suggestion that the shortfall in funding for public services (between the requests and amount of CDBG funds that can be used for public services) be made up by the General Fund.

A motion was made by Commissioner Kiefer, seconded by Commissioner Krinsky to communicate to the Village Board that the Housing Commission wishes that the allocations for the Single-Family Rehab Loan Program and Group Home Rehab Program be at levels comparable to the allocations made in prior years.

The Motion: Passed

Ayes: K. Kiefer, J. Krinsky, D. Miller, W. Delea, & D. LoSavio

Nays: None

Absent: A. Arrington

VII. OTHER BUSINESS

A. June Meeting and Agenda

Due to the Juneteenth holiday on June 19, 2024, the June Housing Commission meeting was rescheduled to June 26, 2024 at 7 pm.

Items for the June or upcoming meeting include the multi-family license affordability questions, the Arlington Heights Trust Fund, and a review of the CDBG program including eligible activities.

B. Public Comment

Mr. Moens commented on the Grace Terrace project stating that there should have been a date-certain set for the re-review. He said that it is more difficult to keep the public informed and engaged when there is no date set for the next meeting. He said that he is concerned that the whole project will be held to approval by the super-majority standard when that standard should only apply to any variations.

Some comments were made regarding the neighborhood meeting concerning Grace Terrace. It was commented that research would be helpful to address citizen concerns such as criminal activity so that discussions and decisions are based on facts rather than presumptions. Mr. Vogt stated that the Senior Citizens Commission voted to draft a letter to the Village Board in support of the Grace Terrace development.

VIII. ADJOURNMENT

A motion was made by Commissioner Miller, seconded by Commissioner Krinsky to adjourn the meeting at 7:35 pm.

The Motion: Passed

Ayes: K. Kiefer, J. Krinsky, D. Miller, W. Delea, & D. LoSavio

Nayes: None

Absent: A. Arrington

Next Meeting: Wednesday, June 26, 2024 7:00 pm in the Commissions Room
Village Hall 2nd Floor



Housing Commission
6/26/2024

Item: Single Family Rehab Program Update

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Single Family Rehab Program Report	Report

June 26, 2024
SINGLE-FAMILY REHAB PROGRAM STATUS REPORT – October 1, 2023 to September 30, 2024

FILE # SUFFIX	APPLICATION SUBMITTED	OUT TO BID	SCOPE OF WORK SUMMARY	STAFF COST ESIMATE	PROJ COST	CHANGE ORDERS	TOTAL PROJECT COST	PAID TO DATE	STATUS
23-03 JU-631	8/22/2023	By Owner	Priorities: Upgrade electric Roof	\$5,000 Revised: \$30,000	Electric: \$5,375 Roof: \$19,441 Total: \$24,816	\$0 Roof decking: \$385	\$5,375 (electric) \$19,756 (roof)	\$25,131	Electrical work and re-roofing completed. Closing file.
23-04 CR810	9/8/2023	By Owner	Roof & gutters	\$8,000	\$9,775	\$912.50	\$10,687.50	\$10,687.50	Completed.
24-01 CO1535	2/26/2024	By Owner	HVAC – emergency furnace replacement	\$10,000	\$9,876	\$0	\$9,876	\$9,876	Completed.
24-02 HE408	3/26/2024	By Owner	Replace pipes						Collecting bids

SFR LOAN PROGRAM - FINANCIAL SUMMARY

2023/2024 CDBG allocation:	\$32,419.00
SFR Case 23-03	- 5,375.00
SFR Case 23-04	10,687.50
SFR Case 24-01	- 9,876.00
Title Searches/Appraisals/ Lead based paint tests/Permits:	- <u>650.00</u>
	5,830.50
Budget transfer	+ <u>25,000.00</u>
Total available 3/2024	30,830.50
SFR Case 23-03 cont.	- <u>19,756.00</u>
Estimated balance	11,074.50

Loans Repaid CDBG Fiscal Year To Date: 10/1/23 – 9/30/24

Case #	Date Paid	Yrs to Repayment	Amount	Reason sold (if known)
14-03	11/1/2023	9	8,815.00	Refinanced to reverse mortgage (see also 23-02)
23-02	11/1/2023	0	5,723.96	Refinanced to reverse mortgage (see also 14-03)
80-12	5/8/24	42	9,098.00	Selling home
90-05	6/12/24	34	<u>22,102.00</u>	Selling home
TOTAL			\$45,738.96	