Village of Arlington Heights
Housing Commission
Commissions Room 2nd Floor
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
June 3, 2014
7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. Housing Commission Minutes - 4/2/14

IV. REPORTS

V. OLD BUSINESS

A. Plan Commission Project Update

B. Proposed Hickory/Kensington TIF District Update

C. Housing Program Update
2014/2015 Annual Action Plan / CDBG Update

D. Housing Program Update
Single-Family Rehab Program

E. Housing Program Update
NW Suburban Housing Collaborative

VI. NEW BUSINESS

VII. OTHER BUSINESS

VIII. ADJOURNMENT

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

Item: Housing Commission Minutes - 4/2/14

Department: Planning & Community Development

Housing Commission Minutes - 4/2/14

ATTACHMENTS:

Description	Type
Housing Commission Minutes - 4/2/14	Minutes

DRAFT

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

IN ATTENDANCE:

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

I. CALL TO ORDER

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

II. PLEDGE OF ALLEGIANCE

III. APPROVAL OF MINUTES – MARCH 12, 2014

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

IV. PLAN COMMISSION PROJECT UPDATE

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

V. HOUSING PROGRAM UPDATES

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

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

B. Single Family Rehab Program

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

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

C. Northwest Suburban Housing Collaborative

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

D. Rental Inspection Program

No discussion.

VI. ADJOURNMENT

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

NEXT MEETING:

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