Village of Arlington Heights
Housing Commission
Commissions Room, 2nd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd
Arlington Heights, IL 60005
May 18, 2022
7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. Minutes 4/20/22

IV. REPORTS

V. OLD BUSINESS

A. Single Family Rehab Program Report

B. 2022-2023 Annual Action Plan and Housing Commission CDBG Requests

C. Affordable Housing Trust Fund - Request for Expression of Interest Update

D. Rental Registry Recommendation Update

VI. NEW BUSINESS

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

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

Housing Commission
5/18/2022

Item: Minutes 4/20/22

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Minutes	Minutes

DRAFT

MINUTES OF A MEETING OF
THE ARLINGTON HEIGHTS HOUSING COMMISSION
VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS
April 20, 2022

IN ATTENDANCE:

Commissioners Present:	John Eggum	Ken Kiefer	David Miller
	William Delea	Janice Krinsky	
Commissioners Absent:	Andre Arrington		

Staff Present: Nora Boyer, Housing Planner/Staff Liaison

I. CALL TO ORDER
The meeting was called to order at 7:00 p.m.

II. Roll Call
Present: J. Eggum, D. Miller, J. Krinsky, W. Delea, & K. Kiefer
Absent: A. Arrington

III. APPROVAL OF MINUTES

A motion was made by Commissioner Miller, seconded by Commissioner Kiefer to approve the minutes of the March 16, 2022 meeting with two typographical corrections. The motion was approved

Ayes: K. Kiefer, William Delea, J. Eggum, J. Krinsky, & D. Miller
Nays: None
Abstain: None

IV. REPORTS
None

V. OLD BUSINESS

A. Single-Family Rehab Program
Ms. Boyer reported that cases 20-06 and 21-03 are completed and closed. She is waiting to hear back from the homeowner with regard to the basement waterproofing for Case 21-02.

B. Housing Programs Publicity – Fair Housing & Next Topic
Ms. Boyer said that the announcement of fair housing month and the fair housing webinar held by Open Communities were posted on the Village website, Facebook page, and other social media. The paid ad was rejected by Facebook, but the Village's Communications and Outreach Coordinator is continuing to seek approval.

Suggestions for the next topics to publicize were the Single-Family Rehab Program and the ASSIST Homebuyer Program. Ms. Boyer said that she has language and flyers to publicize these two programs.

Commissioner Krinsky said that she attended the Open Communities webinar and that it was quite good. She also said that she was contacted by State Senator Ann Gillespie's office about a local resident trying to help a relative move to our area. She was able to refer them to Cook County regarding Section 8 and the Village website. She concluded that there is definitely a need and interest in affordable housing options.

Commissioner Miller said that he would try to bring a general piece for program publicity to the next meeting.

C. Inclusionary Housing Ordinance – Senior Residential Communities
Ms. Boyer reported that she was told that the Village Board is not taking up this topic again at this time.

It was commented that at some point the Housing Commission should review the whole ordinance, but there need to be more examples of it being applied to proposed developments before that review takes place. Since the ordinance was approved, it has been applied to the Arlington 425 development (where the developer agreed to comply with the ordinance) and the Crescent Place Apartments (which is 100% affordable). The project at Hickory and Kensington is under construction. This project is paying the fee in lieu of affordable units, and it was when this was approved that the Village Board began stressing requiring units instead of accepting fees. There have not been any cases of developers requesting exceptions under the approved ordinance.

Resident Keith Moens commented that the ordinance would have applied to the Ryan Properties and Trammel Crow proposed senior developments had senior residential communities not been removed from the ordinance and this is reason for the Housing Commission to review the ordinance at this time.

The Commissioner noted that there is currently a lot of development going on in Mount Prospect where there is no inclusionary housing ordinance but it isn't known if having or not having in inclusionary ordinance is having any effect on where development is occurring. Commissioner Krinsky commented that Mount Prospect is where Arlington Heights was 10 – 15 years ago with regard to downtown developments, and that residents in Mount Prospect are talking about forming a Housing Commission.

There was a question about why the 425 Arlington has not proceeded. Commissioner Miller commented that there could be a lot of reasons. Chairman Eggum noted the massive increase in construction costs, effects of Covid-19, supply chain issues, etc. as possible reasons.

Commissioner Miller said that he would be interested to know whether other nearby municipalities are having more development activity or not.

Ms. Boyer said that she will check on the status of any active proposed developments to which the ordinance may apply and will provide that update at the next meeting. She said that she will let the Housing Commission of general feedback she hears about from developers regarding the inclusionary ordinance.

VI. NEW BUSINESS

A. Housing Commission 2022-2023 CDBG Funding Requests

Ms. Boyer summarized the information provided in the meeting packet regarding the CDBG program and Housing Commission recommendations. In responses to questions, Ms. Boyer said that she believes that there will be a $150,000 request for street resurfacing. She said that she did not expect that Journeys|The Road Home will be making a capital request but she expects they will make a request for a grant to provide homeless services. She said that there is a development project that requested $100,000 last year for an affordable housing project which was not approved and this developer may submit a request again this year.

A motion was made by Chairman Eggum, seconded by Commissioner Delea to request $100,000 in 2022-2023 CDBG funding for the Single-Family Rehab Program and $100,000 for the Group Home Acquisition and Rehab Program and barring other requests that the $200,000 remaining in the budget be used for low/moderate-income, eligible infrastructure projects.

Ayes: J. Eggum, William Delea, J. Krinsky, D. Miller, & K. Kiefer
Nays: None
Abstain: None

VII. OTHER BUSINESS

Commissioner Krinsky asked if there is interest in her talking with someone at Nicholas & Associates (owner of the former Wellington site area) asking for input on the market for building in Arlington Heights. The response was that this input would be welcome.

Mr. Moes asked at which meeting the 2022-2023 CDBG grant applications will be presented to the Village Board. Ms. Boyer responded that it will be at the meeting the second Monday in June.

Ms. Boyer was asked about the status of the Trust Fund and the recommendation on the rental registry. She responded that she is working on the Request for Expressions of Interest and hopes to have a draft for the May meeting. The rental registry will be put on the agenda for May for an update.

VIII. ADJOURNMENT

A motion was made by Commissioner Kiefer, seconded by Commissioner Delea to adjourn the meeting. The motion was approved unanimously. The meeting ended at 8:45 pm.

The next meeting was set for Wednesday, May 18, 2022 at 7 pm.

Housing Commission
5/18/2022

Item: Single Family Rehab Program Report

Department: Planning & Community Development

ATTACHMENTS:

Description	**Type**
Sing Family Rehab Program Report	Exhibits

05/10/22

SINGLE-FAMILY REHAB PROGRAM STATUS REPORT - 2021-2022

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
20-06 MC536	12/15/20	7/15/21	Requesting: Furnace, Windows, Electrical	25,000	$21,764	$8,880 Exterior platform piers and water damage in bathroom and kitchen	$30,644	$30,644	File closed
21-02 DO1217	7/7/2021	By owner	Basement waterproofing and other	$20,000					Housing Commission approved up to $16,000 for basement waterproofing. On hold by owner.
21-03 ZA1504	11/23/2021	By Owner	Window and door replacement	$14,800	$14,759	$0	$14,759		File closed.

SFR LOAN PROGRAM - FINANCIAL SUMMARY

2021/2022 CDBG ALLOCATION:	$	60,465.00
20-06		10,860 ($19,784 paid in prior program/fiscal year)
21-02 Estimate		16,000 for waterproofing only
21-03		14,759
TITLE SEARCHES/APPRAISALS/LEAD PAINT COSTS/PERMITS:	-	TBD
LESS PROGRAM INCOME NOT YET RECEIVED:	-	TBD
Total:	$	25,619 (excluding 21-02)

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

Case #	Date Paid	Yrs to Repayment	Amount	Reason sold (if known)
06-01	10/25/2021	15 years	$12,354	Unknown
11-04	10/22/1021	10 years	$32,236	Unknown
88-89	12/13/2021	32 years	$14,041	Unknown
97-09 04-01 08-01	4/19/2022	14 years	$13,425.50	Unknown
18-01	4/10/2022	4 years	$2,095	Unknown
	Total		$74,151.50	

Housing Commission
5/18/2022

Item:	Publicity Materials for Single-Family Rehab Program and Assist Home Buyer Program
Department:	Planning & Community Development

ATTACHMENTS:

Description	**Type**
Publicity Materials	Exhibits

Memorandum

To: Chairman and Members of the Housing Commission

From: Nora Boyer, Housing Planner

Re: Publicity Materials – Single Family Rehab Program and ASSIST Homebuyer Program

Meeting Date: May 18, 2022

Prepared: May 9, 2022

Attached is language for review for publicizing the Single-Family Rehab Program and Assist Homebuyer Program. Also attached are the brochures/flyers for both programs.

Single Family Rehab Loan Program

Since 1978, the Village of Arlington Heights has provided **0% interest**, deferred home rehab loans up to $25,000 to homeowners with qualifying low and moderate incomes. Loans are repaid in a lump sum upon change of title or sale of the home. There are **no monthly payments**. Loans can be used to correct code violations, replace old furnaces and water heaters, increase energy efficiency, make improvements for disabled persons and more. Applicants must meet residency, ownership and income requirements to be eligible for the loan. Village staff assists participating homeowners throughout the application, bidding, construction, and inspection process. Additional information about the Single Family Rehabilitation Loan Program (link to brochure), including the income eligibility requirements, and an application form are available on-line or by contacting the Department of Planning and Community Development at (847) 368-5214 or nboyer@vah.com.

Assist Homebuyer Program

The Village of Arlington Heights, along with many other municipalities in the State of Illinois, participates in the ASSIST Homebuyer Program (link to brochures). Through this program, low- and moderate-income homebuyers may qualify for down payment and closing cost assistance or tax credits to make their mortgage payments more affordable. For additional information, call (312) 664-5656 or (312) 664-5664.

Assist
Homeownership Program

Income Guidelines

Household Size	Maximum Annual Adjusted Gross Income*
1	$52,200
2	$59,650
3	$67,100
4	$74,550
5	$80,550
6	$86,500
7	$92,450
8	$98,450

* Includes only taxable income — including only the taxable amount of social security income. Incomes of all household members 18 years of age and older are included in the household income calculation regardless of whether or not they have an ownership interest in the property. Income maximums are updated annually.

* This brochure provides a general summary of the program. It is not all inclusive of the program guidelines.

Village of Arlington Heights

33 S. Arlington Heights Road
Arlington Heights, IL 60005
Contact: Nora Boyer, Housing Planner
Phone: 847-368-5214
Fax: 847-368-5988
E-mail: nboyer@vah.com
Website: www.vah.com

EQUAL HOUSING OPPORTUNITY

Village of Arlington Heights

Single Family Rehabilitation Loan Program

Department of Planning and Community Development
(847) 368-5200

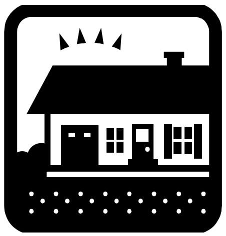
0% Interest

No Monthly Payment

Purpose: To assist low and moderate income homeowners with needed home repairs.

Applicant Eligibility

- An applicant's anticipated adjusted gross annual household income for the next 12 months must be at or below the maximum limits for the program. Non-taxable income (including the non-taxable part of Social Security income) is excluded from the income calculation.



- The home must be within the corporate limits of the Village of Arlington Heights and the homeowner must have owned the home for at least 2 years.
- The Village loan combined with other loans secured against the home may not exceed 85% of the property's appraised value.
- When a homeowner owes money to the Village such as taxes, assessments, water bills, etc. the application will not be approved until such bills are paid or payment arrangements is made.
- Homeowners who own real estate in addition to their principal residence may not eligible.

Eligible Repairs

Eligible repairs are those that are needed to bring properties up to minimum standards. Special attention is paid to mechanical, electrical, structural, and plumbing repairs. Basement water problems, sewer backup issues and handicapped accessibility improvements may be eligible. Decorative remodeling and room additions are not eligible.

Terms of Financing

- The degree of financial assistance will be determined by the Village.
- The minimum loan amount per home is $2,000 and the maximum loan amount per home is $25,000.
- Eligible homeowners may receive interest-free loans for the entire construction cost.
- A $100 Village administrative fee is charged that can be included in the construction loan.
- The Village loans are paid back when the owner ceases to be the full-time owner-occupant of the home, which is usually when the home is sold. Loans may also become due (under certain circumstances) if the home is refinanced.
- No interest is charged. There are no monthly payments.
- Each loan is secured by a loan agreement recorded against the title of the property.

General Procedures and Requirements

- Applications are available at the Department of Planning and Community Development.
- Upon receipt of your completed application, the Village Housing Planner will determine whether you are eligible and will counsel you regarding guidelines.
- Provided that you are eligible for the program, the Village Housing Planner will:
- Discuss with you the repairs that you would like to have done
- Work with you to secure competitive bids (a minimum of 3 bids are required)
- Assist you in contracting for the work and reviewing the work
- Each project over $10,000 will be brought to the Housing Commission for review. Applicants are identified by case number. Their identities remain confidential throughout the process. The Housing Commission evaluates projects based on the necessity of the proposed improvements, number of pending applications, and the amount of funds available.

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Arlington Heights, IL 60005

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E-mail: nboyer@vah.com

Utilizing a two-pronged approach to assist homebuyers, the program is sponsored by communities throughout the state to promote home ownership. The home buyer assistance feature of the Assist program provides families with funds to pay all or most of their closing costs and down payment, enabling families with good credit but little available capital to buy their home. The mortgage credit certificate ("MCC") feature reduces the homebuyer's ongoing cost of borrowing whenever market conditions result in uncompetitive interest rates for loans funded in the tax-exempt bond market.

Overview

- Communities join together through an Inter-governmental Cooperation Agreement
- Home rule communities may contribute private activity bond volume cap to support either a tax-exempt bond issuance or the MCC feature
- Non-home rule communities apply for volume cap from the State
- No financial contribution or commitment required from any participant
- Any Illinois municipality can participate

Loan Funding

- Loans are funded with proceeds of tax-exempt bonds or through the direct sale of taxable mortgage-backed securities based on the sale method providing the lowest interest rate
- The bonds and securities are sold at a premium, a price greater than their face amount, which provides funding for the home buyer assistance
- Proceeds are used to make the home loans and fund the assistance
- The bonds and securities are not a debt of the municipalities or paid from any participating community's funds, and are secured only with loans on the homes purchased

Loan Description

- 30 year fixed rate loans
- FHA/VA/RDA (640 minimum credit score) and Conventional (660 minimum credit score) loans are available
- Assist pays 3% to 7% cash grant to qualifying home buyers to fund closing costs and down payment assistance.

Assist Homeownership Program

Qualifying Homebuyers

- Will occupy the home as their residence
- Meet income and purchase price guidelines

Mortgage Credit Certificates

- MCC's are a federally authorized program created as an alternative to tax-exempt housing bonds to reduce effective interest costs for qualifying homebuyers
- MCC's allow the homebuyer to qualify for a federal income tax credit equal to a percentage of the interest paid on their home loan each year
- MCC holders still qualify for a regular deduction of the remaining interest paid on their home loan

	Without MCC	With MCC
Mortgage Amount	$100,000	$100,000
Mortgage Interest Rate	4.50%	4.50%
Monthly Mortgage Payment (first year interest = $4,467.00)	$506.69	$506.69
MCC Rate	N/A	35%
Monthly Credit Amount (First Year Average) (35% of $4,467.00 is first year credit)	N/A	$130.29
"Effective" Monthly Mortgage Payment	$506.69	$376.40

Assist Advantages

- Provides additional home ownership opportunities in each community
- Home ownership provides added stability in a community
- Serves the large segment of potential home buyers who qualify for loans but lack funds for a down payment and closing costs
- Strategic alliance with lenders throughout the state
- Customized marketing in each municipality
- No out-of-pocket expense to any community to participate

INCOME AND PURCHASE PRICE LIMITS

COUNTY NAME	INCOME LIMITS: Targeted, 1 or 2 People	INCOME LIMITS: Targeted, 3 or More People	INCOME LIMITS: Non-Targeted, 1 or 2 People	INCOME LIMITS: Non-Targeted, 3 or More People	PURCHASE PRICE LIMITS: Targeted	PURCHASE PRICE LIMITS: Non-Targeted
BOONE	NA	NA	$85,000	$97,760	NA	$311,979
COOK	$111,840	$130,480	$93,200	$107,180	$406,066	$332,235
CHAMPAIGN	$100,920	$117,740	$86,400	$99,360	$381,308	$311,979
DEKALB	$102,000	$119,000	$85,000	$97,760	$406,066	$311,979
DUPAGE	NA	NA	$93,200	$107,180	NA	$332,235
KANE	$111,840	$130,480	$93,200	$107,180	$406,066	$332,235
KENDALL	NA	NA	$102,000	$117,300	NA	$332,235
LAKE	$111,840	$130,480	$93,200	$107,180	$406,066	$332,235
MADISON	$100,920	$117,740	$85,000	$97,760	$381,308	$311,979
McLEAN	$111,840	$130,480	$93,200	$107,180	$381,308	$311,979
ST. CLAIR	$100,920	$117,740	$85,000	$97,760	$381,308	$311,979
SANGAMON	$100,920	$117,740	$85,000	$97,760	$381,308	$311,979
WILL	$111,840	$130,480	$93,200	$107,180	$406,066	$332,235
WINNEBAGO	$100,920	$117,740	$85,000	$97,760	$381,308	$311,979
OTHER PROGRAM AREAS	$100,920	$117,740	$85,000	$97,760	$381,308	$311,979

PARTICIPATING COMMUNITIES

City of Aurora
Village of Arlington Heights
Village of Bartonville
City of Belleville
City of Belvidere
Village of Bridgeview
City of Champaign
City of Charleston
City of Collinsville
City of Crest Hill
Village of Creve Coeur
City of Decatur
City of East Moline
City of East Peoria
City of Edwardsville
Village of Godfrey

City of Joliet
Village of Justice
City of LaSalle
City of Lockport
City of Loves Park
Village of Machesney Park
Village of Marquette Heights
City of Mattoon
Village of Mendota
Village of Minooka
Village of Montgomery
City of Naperville
Town of Normal
Village of Orland Park
City of Pekin
City of Peoria

Village of Peoria Heights
City of Peru
Village of Plainfield
City of Princeton
City of Rochelle
City of Rockford
Village of Rockton
Village of Romeoville
Village of Schaumburg
Village of Shorewood
City of South Beloit
City of Springfield
City of Urbana
City of Washington
City of Wood River
Village of Yorkville

County of Boone
County of Champaign
County of Coles
County of Cook
County of DeKalb
County of Kankakee
County of Kendall
County of Lake
County of Macon
County of Madison
County of McLean
County of Ogle
County of Peoria
County of Rock Island
County of Tazewell
County of Winnebago