



Village of Arlington Heights
Housing Commission
Commissions Room
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
April 12, 2016
7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Minutes 3/1/16

IV. REPORTS

V. OLD BUSINESS

- A. Group Home and Transitional Housing Program Update
- B. Single Family Rehab Program
- C. Discussion of Inclusionary Zoning Policy and Types of Housing

VI. NEW BUSINESS

- A. 2016-2017 Annual Action Plan and CDBG Budget

VII. OTHER BUSINESS

VIII. ADJOURNMENT

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Item: Minutes 3/1/16

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes

Type

Minutes

DRAFT

MINUTES OF A MEETING OF THE ARLINGTON HEIGHTS HOUSING COMMISSION HELD AT ARLINGTON HEIGHTS VILLAGE HALL VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS MARCH 1, 2016

IN ATTENDANCE:

Commissioners

Present: Mark Hellner Namrita Nelson
Alex Hageli Anisa Jordan

Commissioners

Absent: Karen Conway

Staff Present: Nora Boyer, Housing Planner/Staff Liaison

I. CALL TO ORDER/PLEDGE OF ALLEGIANCE

The meeting was called to order at 7:00 p.m. and the Pledge of Allegiance was recited.

II. ROLL CALL

Commissioners Hellner, Nelson, Jordan and Hageli were present.

III. APPROVAL OF MINUTES

A motion was made by Commissioner Hageli, seconded by Commissioner Jordan, to approve the minutes of the January 5, 2016 meeting with the correction of two typographical errors. The motion carried unanimously.

IV. REPORTS - None

V. OLD BUSINESS

A. Group Home and Transitional Housing Program

Ms. Boyer explained that a Substantial Amendment to the Village's 2015 – 2019 Consolidated Plan and the 2016-2017 Annual Action Plan has been proposed that includes the Housing Commission's recommendation that \$20,000 in 2015-2016 program year funds be transferred from the Single Family Rehab Program to the Group Home and Transitional Housing Program. The Substantial Amendment will be the subject of a public hearing before the Village Board on March 7, 2016. Commissioner Hageli and Ms. Boyer said that they are available to attend to answer any questions from the Village Board. The Substantial Amendment will be available for a 30-day public comment period followed by a second public hearing on April 18th. Ms. Boyer said that she plans to have the grant agreements for the agencies ready so that they can be signed as soon as possible if the Village Board approves the Substantial Amendment on April 18th. The agencies will have until September 30, 2016 to complete their projects.

The grants approved by the Housing Commission, contingent upon the CDBG funds being available are:

St. Coletta group home:	\$ 4,000 – Partial funding of a roof replacement
Clearbrook group home:	\$12,000 – Roof replacement
Little City group home:	\$10,550 - Install opening between kitchen and living room
Glenkirk group home:	<u>\$15,000</u> – Improvements to handicapped accessible bathroom
Total:	\$41,550

B. Single Family Rehabilitation Program

Ms. Boyer stated that case 2016-03 has been on hold because medical issues being experienced by the homeowner. It is expected that bids will be collected soon.

VI. PLAN COMMISSION – Ms. Boyer said that there is a new memory care development being proposed for 511 W. Rand Road.

VII. NEW BUSINESS

A. 2016-2017 CDBG Grant Applications

The Community Development Block Grant (CDBG) application for the October 1, 2016 – September 30, 2017 program year have been sent out. The applications are due on April 1, 2016. There was a discussion of the requests to be made by the Housing Commission. The members discussed reducing the request for the Single Family Rehab Program (compared to prior years) in order to make more funds available for the renovation of group homes. The reason for this is because of the increase in funding needs by the agencies due to the lack of State funding to the agencies because of the budget crisis. The commissioners stated that they may want to revise their requests for CDBG funds after seeing the other requests that come in from agencies.

A motion was made by Commissioner Nelson, seconded by Commissioner Hageli to request \$45,000 for the Single Family Rehabilitation Loan Program and \$100,000 for the Group Home and Transitional Housing Program in the 2016-2017 Community Development Block Grant (CDBG) budget. The motion carried unanimously.

A motion was made by Commissioner Hageli, seconded by Commissioner Jordan to support the position of Housing Planner in the 2016-2017 Community Development Block Grant (CDBG) budget. The motion carried unanimously.

B. Proposed Substantial Amendments to the 2015 – 2019 Consolidated Plan and 2015 Annual Action Plan

A copy of the proposed Substantial Amendment was included in the meeting packet. It is also posted on the Village's website. The Substantial Amendment explains that the Village is joining the Cook County HOME Consortium and is changing the fiscal year for the Village's CDBG program to October 1st – September 30th beginning on October 1, 2016. It also contains the Housing Commission's recommendation to reallocate \$20,000 from the 2015-2016 Single Family Rehab Program to the 2015-2016 Group Home and Transitional Housing Program.

C. Discussion of Inclusionary Zoning Policy and Types of Housing

Ms. Boyer said that the Village's inclusionary zoning policies applied to single and multi-family residentially zoned housing. A question came up with respect to whether the policies should also apply to developments that are zoned "institutional" such as memory care. The members of the Housing Commission asked Ms. Boyer to do some research on how "institutional" housing such as memory care is financed, their rent structures, their ownership, and whether other communities include them in their inclusionary zoning programs.

VI. OTHER BUSINESS - None.

VII. ADJOURNMENT

A motion was made by Commissioner Jordan, seconded by Commissioner Nelson, to adjourn the meeting. The meeting adjourned at 7:25 pm.

NEXT MEETING: Tuesday, April 12, 2016