Village of Arlington Heights
Housing Commission
Commissions Room, 2nd Floor
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
March 6, 2018
7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. Minutes 2-6-18

IV. REPORTS

V. OLD BUSINESS

A. Single Family Rehab (SFR) Program Update
B. Combination SFR & Sewer Rebate Program Update
C. Group Home and Transitional Housing Program Update

VI. NEW BUSINESS

A. 2018-2019 Community Development Block Grant Requests

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: Minutes 2-6-18

Department: Planning & Community Development

ATTACHMENTS:

Description	**Type**
Minutes	Minutes

DRAFT

MINUTES OF A MEETING OF
THE ARLINGTON HEIGHTS HOUSING COMMISSION
HELD AT ARLINGTON HEIGHTS VILLAGE HALL
VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS
FEBRUARY 6, 2018

IN ATTENDANCE:

Commissioners Present:	Alex Hageli	Mark Hellner	Andrew Tripp
	Will Delea	Andrea Johnson	Zach Creer
Commissioners Absent:	Namrita Nelson		
Staff Present:	Nora Boyer, Housing Planner/Staff Liaison		
Others Present:	Robyn Sandys, Executive Director, North West Housing Partnership		

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 Hageli, Hellner, Tripp, Delea, Johnson and Creer were in attendance.

III. APPROVAL OF MINUTES

A motion was made by Commissioner Hellner, seconded by Commissioner Delea, to approve the minutes of the December 5, 2017 meeting. The motion carried unanimously.

IV. REPORTS - None

V. NEW BUSINESS

A. Guest - Robyn Sandys, Executive Director, North West Housing Partnership (NWHP)

Ms. Sandys stated that the North West Housing Partnership has been working on affordable housing in the northwest suburbs for 27 years. Their office is located in Schaumburg, IL. The organization has develop several affordable housing buildings that provide senior and workforce housing, including three Low Income Housing Tax Credit developments – in Sugar Grove, Forest Park and Bartlett.

The organization has several HUD-certified housing counselors and provides home ownership education including home ownership classes. The NWHP is administering a down payment assistance program funded by Wintrust for home buyers who are at or below 80% of area median income. Participants in the down payment assistance program do not need to obtain their mortgage loans from Wintrust to receive the assistance.

The NWHP also administers several home rehab program for low and moderate income homeowners, including the Community Development Block Grant (CDBG)-funded home rehab program for the Village of Des Plaines and Hoffman Estates.

Five years ago, the NWHP was hired by IFF to administer a federal grant program through which the NWHP purchases foreclosed single family detached and small (2 – 3 unit) multi-family residences, rehabs them, and sells them to low/moderate income home buyers. Purchasers of individual homes may have income up to 80% of the area median income. Purchasers of multi-family buildings may have incomes up to 110% of the area median income. They have completed about 60 homes through this program. The program is ending soon.

Four years ago, the NWHP began working with the National Community Stabilization Trust that permits the NWHP to identify and purchase foreclosed homes before they are available for sale on the open market. The NWHP has purchased 6 – 7 homes (mainly in Berwyn and Maywood) that are rehabbed and sold for typically $150,000 - $180,000. The NWHP uses a line of credit and reserve funds for these projects. Ms. Sandys said that projects are selected that are projected to provide some return to the organization (approximately $10,000) to cover organizational costs.

The NWHP also administers a Handyman Program that was originally funded through the Northwest Suburban Housing Collaborative but is now funded from other sources. The program is offered to residents of the five Collaborative communities (Arlington Heights, Palatine, Mt. Prospect, Rolling Meadows and Buffalo Grove). Additional funds have been received from Age Options to cover residents in Wheeling and Palatine Townships. The work done is work that does not require a permit, typically takes 1 – 2 hours. The handyman is paid $35/hour and the homeowner participants pay $10, $20 or $30 an hour for the service on a sliding scale based on their incomes. About 1,200 jobs have been completed in 4 years, with some duplication with respect to participants.

The NWHP is working with the Collaborative to expand the Handyman Program through the CAPABLE model developed by Johns Hopkin's School of Nursing. Through this model, someone would go through the home to assess modest rehab that could be done to improve the safety and usability of the home given the homeowner's specific needs and circumstances.

A rehab program related to flooding in 2013 has also been administered by the NWHP. This program will end son.

With respect to areas of affordable housing needs, Ms. Sandys said that the NWHP is working with Faith Community Homes (FCH) with respect to the shortage of rental housing. FCH works with near-homeless families for 2 years in order to help them become more financially stable. Housing assistant is provided with the goal of securing stable housing by the end of the 2 year period. FCH reports that finding affordable rental units for their clients is becoming more and more difficult. They say that people must now earn $20/hour to afford rent in Arlington Heights when a few years ago the wage needed was $12 - $15/hour.

FCH approached the NWHP about whether the NWHP would be willing to purchase and manage small apartment buildings and make a couple of units available to FCH's clients. The NWHP has been looking into buildings for sale around $600,000 but would probably need a 20% down payment. The organization are discussing fundraising for this project goal.

Ms. Sandys said that if more funding were available to the NWHP the agency might be able to purchase the multi-family building as proposed by FCH and purchase more low-cost/riskier homes for rehab and sale which might be affordable to households at even lower incomes than are currently participating in the NWHP's programs. She said that there is particularly a need for housing for low-income senior citizens who currently live in the community and want to stay in the community. She commented that the waiting lists for the senior rent-subsidized housing buildings are commonly 5 – 7 years and some waiting lists are closed.

Commissioner Hellner asked how many homes the NWHP typically has in its inventory. Ms. Sandys responded that they typically carry 10 – 12 houses at any one time. Commissioner Creer asked Ms. Sandys what she thought that a partnership between the NWHP and the Village of Arlington Heights might look like. Ms. Sandys responded that the NWHP could offer home ownership workshops in Arlington Heights (in English or Spanish) and there could be the potential for working together to purchase, rehab and turn over homes for the benefit of low/moderate income home buyers.

Ms. Sandys was thanks for the information and for attending the meeting at which point she left the meeting.

The Housing Commission discussed how CDBG funds and Trust Fund money might be used in the future to address some of the needs and ideas offered by Ms. Sandys. There was support for providing funds for the down payment on a multi-family building to be purchased and managed by the NWHP and that would provide a couple of units for FCH clients. The Commissioners were not opposed to it being a mixed income building. The building would need to have long-term restrictions to keep an agreed upon number of units affordable for a determined period of time.

Commissioner Hellner reported on the progress being made by the Alliance to End Homelessness and Northwest Coalition for Housing that are involved with the developments in Arlington Heights, Palatine and Mt. Prospect that provide affordable housing for persons with disabilities. A building is also going through the approval process in Elgin.

Ms. Boyer offered an idea to create a menu list of most common (and affordable) accessibility improvements that can be made in homes at established prices to create a suggested menu of improvements with costs that could be used under the Village's rehab program. It was suggested that Ms. Boyer speak with David Robb, the Village's Disabilities Services Coordinator about the universal design presentation that was held at the Village. Commissioner Hellner cautioned that the improvements should be judged to make sure that they meet the objective for the improvement for the program participant.

VI. OLD BUSINESS

A. Single Family Rehab Program

Ms. Boyer provided an update on the cases. Case 18-01 involved a furnace replacement which was approved by staff since it was under $10,000 and did not required Housing Commission approval.

There was a discussion of the two levels of financing provided under the Single Family Rehab Program. Home owner with income at or below 50% of area median income have been eligible for 100% financing of their home improvements. Households with income between 50% and 80% are to provide financing for 30% of their project costs and the Village is to provide financing for 70% of the project costs. Ms. Boyer said that since 1998, all requests for waivers of the requirement that the homeowner pay 30% the project costs have been approved by the Housing Commission, and no homeowners since 1998 have been required to pay the 30%. She said that she is concern that the stated policy, which is not put into practice, discourages some potential applicants from applying to the program.

A motion was made by Commissioner Hellner, seconded by Commissioner Delea to remove the policy that Single Family Rehab Loan Program participants with income between 50% of 80% of the area median income pay 30% of the rehab project costs from their resources and which limits Village financing to 70% of the project costs. All homeowners in the program will be eligible for 100% financing from the Village. The motion was approved unanimously.

VII. OTHER NEW BUSINESS

None

VIII. ADJOURNMENT

A motion was made by Commissioner Hellner, seconded by Commissioner Johnson, to adjourn the meeting. The meeting adjourned at 8:30 pm.

NEXT MEETING: Tuesday, March 6, 2018 7:00 pm

Item: Combination SFR & Sewer Rebate Program Update

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
No Attachments Available	