Village of Arlington Heights
Housing Commission
Commissions Room 2nd Floor
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
January 6, 2015
7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. Minutes 12/10/14

IV. REPORTS

V. OLD BUSINESS

A. Group Home & Transitional Housing Program Update

B. Single-Family Rehabilitation Loan Program

C. Plan Commission Calendar

VI. NEW BUSINESS

A. 2015-2019 Consolidated Plan Update

B. 2015 Housing Commission Budget & Foreclosure Database Update

C. Rent & Housing Assistance Program Report

VII. OTHER BUSINESS

VIII. ADJOURNMENT

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Item: Minutes - 12/10/14

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Housing Minutes 12/10/14_DRAFT	Minutes

DRAFT

MINUTES OF A MEETING OF
THE ARLINGTON HEIGHTS HOUSING COMMISSION
HELD AT ARLINGTON HEIGHTS VILLAGE HALL
VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS
DECEMBER 10, 2014

IN ATTENDANCE:

Commissioners Present:	Mark Hellner	Karen Conway	Siobhan White
	Namrita Nelson	Anisa Jordan	Alex Hageli
Commissioners Absent:	None		
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, Conway, White, Nelson, Hageli, and Jordan were present.

III. APPROVAL OF MINUTES

A motion was made by Commissioner Conway, seconded by Commissioner Nelson, to approve the minutes of the November 12, 2014 meeting. The motion was carried unanimously.

IV. REPORTS

None

V. OLD BUSINESS

A. Group Home/Transitional Housing
Glenkirk is working with an architect regarding the scope of work and specifications for its group home project. There has been no news from Little City Foundation or Northwest Compass since last month regarding their projects.

B. Single Family Rehabilitation Loan Program
Ms. Boyer explained that an appeal has been requested with respect to a request for the subordination of a Village Single-Family Rehab Program loan to a new first mortgage. The Village's current policy is to approve requests to subordinate rehab loans to new first mortgages if the household income is at or below 100% of the area median income and the Village's financial position is not significantly weakened. The appeal is coming from a homeowner who received a rehab loan about 10 years ago. She is a single mother with one son still at home. Her income exceeds 100% of the area median income for her household size mainly due to a raise that she received during the past year. She is seeking to reduce the term of her first mortgage from the current mortgage's 13 years to a term of 10 years so that the loan will be paid off when she is 68 rather than 71 years old, and she would refinance to an interest rate of 3%. She is not borrowing additional funds other than for closing costs. She has stated that it is not financially feasible for her to borrow the funds to pay off the Village loan at this time because she may need to replace her 2001 automobile soon and she is just now beginning to be able to save for her retirements. She stated that if the Village is not willing to subordinate the rehab loan, she will cancel her plans to refinance her first mortgage.

There was a discussion of whether the Village should subordinate the rehab loan. A benefit to not subordinating when people have achieved higher incomes is that the funds are made available to households that may have greater need. However, Commissioner Conway pointed out that there are sufficient funds for the Single Family Rehab Program at this time. Commissioner White pointed out that the homeowner was honest in reporting her recent raise. Commissioner Hageli pointed out that if the Village loan is subordinated there is really no change in the Village's position or the security of the Village's interest.

A MOTION WAS MADE BY COMMISSIONER WHITE AND SECONDED BY COMMISSIONER CONWAY TO APPROVE THE SUBORDINATION OF THE VILLAGE'S LOAN TO THE SINGLE FAMILY REHABILITATION LOAN PROGRAM'S REFINANCED FIRST MORTGAGE. THE MOTION WAS APPROVED UNANIMOUSLY.

C. NW Suburban Housing Collaborative – Ms. Boyer passed around the activity report for The Handyman Program. The Collaborative is working on expanding the Handyman Program to include more extensive home modifications that would help senior citizens to age-in-place in their homes. There is approximately $20,000 available in grant funds from the Chicago Community Trust for the expansion of the program. The Village nurses were mentioned as a possible source of referrals to the Handyman Program. Snow removal was brought up as a need of senior citizens. Ms. Boyer said that snow shoveling was not added to the Handyman Program for this winter season but will be looked at for the next winter season. Northwest Compass has stated that they may have volunteers who can help senior citizens with snow shoveling, and for the 2014/2015 winter season the Northwest Housing Partnership will be referring Handyman Program clients who ask about snow shoveling to Northwest Compass.

D. Plan Commission – Nothing to report.

VI. NEW BUSINESS

A. 2015-2016 Housing Commission Budget Request
The draft 2015-2016 Housing Commission budget request was discussed. Ms. Boyer explained that the Rent and Housing Assistance Program (RHAP) administered by Northwest Compass appears in the Housing Commission's budget because rental assistance is generally ineligible for Community Development Block Grant (CDBG) funding. The program provides rent assistance for up to a few months if the assistance will result in stabilizing the household's housing situation. This means that the assistance is provided for a short period of time due to an unforeseen, short-term, and unavoidable financial problem. Ms. Boyer will provide more detailed information concerning recent activity under the program at the next Housing Commission meeting.

The Commissioner's discussed the line item for the subscription for a foreclosure data service. Commissioner Jordan recalled that the reason for subscribing to a data service was to investigate the locations and impacts particularly of condo foreclosures. It was concluded that information from the service may still be useful as a way of tracking the impact that foreclosures are having, and will have in the future, on the housing market. Ms. Boyer will provide more information on the foreclosure data service to the next Housing Commission meeting. Chairman Hellner said that he would check with some Realtors and bankers about how to obtain the most useful information.

The Housing Commission concurred with the 8-month proposed budget for the period ending December 2015 as presented by the Village administration.

B. 2015-2019 Consolidated Plan Update
Ms. Boyer reported that the CDBG funding requests for 2015-2016 are to be presented at a public hearing before the Committee of the Whole on January 12, 2015, 7:30 pm in the Board Room. The Housing Commission will have the Single Family Rehab Program and Group Home/Transitional Housing Programs to present. The draft 2015–2019 Consolidated Plan will be made available shortly after the public hearing for a 30-day public comment period. A second public hearing, at which it is expected that the 2015-2019 Consolidated Plan and the 2015-2016 Annual Action Plan will be approved.

Ms. Boyer pointed out that although the Village is changing its fiscal year from May 1 – April 30 to the calendar year January 1 – December 31, the CDBG program is remaining for now on the May 1 – April 30 cycle. The Village may consider joining the Cook County HOME Consortium effective in 2016 which would result in changing the CDBG program year to October 1 – September 30 in order to be consistent with the Federal fiscal year.

VII. OTHER

Commissioner White introduces a discussion of the changes being considered by the City of Chicago with respect to its inclusionary zoning requirements. Mayor Emanuel has suggested changing the fee in lieu of producing affordable units from $100,000 per unit to $250,000 per unit. The City of Chicago is finding that it is not as productive to allow developers to opt out of creating the affordable units by paying the current fee. Other changes in the City's program are being debated. Commissioner Nelson commented that other northwest suburbs do not have even the negotiated inclusionary housing policy that Arlington Heights has, and Chairman Hellner commented that Arlington Heights needs to continue to set the example.

VIII. ADJOURNMENT

A motion was made by Commissioner White, seconded by Commissioner Conway to adjourn the meeting. The motion carried and the meeting adjourned at 8:15 PM.

NEXT MEETING:

TUESDAY, JANUARY 6, 2015 7:00 P.M.
IN THE COMMISSION CONFERENCE ROOM
SECOND FLOOR OF VILLAGE HALL