



Village of Arlington Heights
Housing Commission
Commissions Room 2nd Floor
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
January 3, 2017
7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Minutes 10/4/16

IV. REPORTS

V. OLD BUSINESS

- A. Single Family Rehab Program
- B. Goup Home and Transitional Housing Program Update

VI. NEW BUSINESS

- A. UP Development - Heart's Place Presentation
- B. CDBG Funding Strategy
- C. Timber Court

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 10/4/16

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 OCTOBER 4, 2016

IN ATTENDANCE:

Commissioners

Present: Mark Hellner Namrita Nelson
Will Delea Anisa Jordan

Commissioners

Absent: Karen Conway Alex Hageli

Guests: Kori Larson, Glenkirk
Carrie Carnaghi, Little City Foundation

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 Delea were present.

III. APPROVAL OF MINUTES

A motion was made by Commissioner Nelson, seconded by Commissioner Hellner, to approve the minutes of the September 6, 2016 meeting. The motion carried unanimously.

IV. OLD BUSINESS

A. Group Home and Transitional Housing Program Update

The additional information requested by the Housing Commission concerning the Glenkirk and Little City Foundation 2016-2017 CDBG applications to the Group Home and Transitional Housing Program was distributed prior to and at the meeting.

Little City's request is for LED ceiling light fixtures to be installed throughout its Euclid and Raleigh group homes and to install new flooring in the kitchen of the Euclid group home. It was explained that LED lighting is a better form of lighting for the group home residents due to its consistent output of light, and it is also more energy efficient. The number of direct beneficiaries of the project are six residents in the Euclid home and 8 residents in the Raleigh home.

Little City originally requested a grant of \$16,223 for the estimated construction costs for this project. However, the low bid (which Little City plans to accept) is \$17,145. The member of the Housing Commission were receptive an increase in the grant request to reflect the actual low bid.

A motion was made by Commissioner Jordan, seconded by Commissioner Delea, to approve a grant to Little City Foundation in the amount of \$17,145 for the proposed project involving the installation of LED lighting at the Euclid and Raleigh group homes and the installation of new laminate flooring in the Euclid group home. The motion was approved unanimously.

Ms. Kori Larson introduces Glenkirk's grant proposal. The proposal is for \$33,200 toward the cost of a kitchen remodel which includes some improvements to the adjacent dining room and home entry way. The estimated total project cost is \$44,310. The proposal also includes finishing part of the basement area to create a "sensory room" which would be a rest area for residents to relieve stress. Two bids were presented. Glenkirk stated that they have experience with both contractors, but would choose the lower of the bids. There are six adults with disabilities residing in this home.

A motion was made by Commissioner Jordan, seconded by Commissioner Delea, to approve a grant up to \$33,200 for the low bidder toward the cost of the kitchen/dining room/entryway and basement area as described in the architect's scope of work. The motion was approved unanimously.

B. Single Family Rehabilitation Program

Ms. Boyer provided an update of the active cases. October 1, 2016 was the first day in the new CDBG program year for the Single Family Rehab Program. The funding approved for the program is \$66,123 of which \$18,500 has been set aside for case 15-03, leaving \$47,623 as available.

Ms. Boyer also provided flyers for two new home rehab programs in the area being operated by the Northwest Housing Partnership. The Suburban Cook County Residential Resilience Program is being funded through Cook County with Federal funds. One-time grants are available to assist with flood remediation and mitigation at income-eligible homes that were impacted by the April and May 2013 flooding. The Affordable Owner-Occupied Home Upgrade Program is being funded by the Federal Home Loan Bank and Cook County. Income-eligible homeowners may be eligible for up to \$12,000 in grants and \$20,000 in affordable second mortgage financing (provided through Village Bank and Trust) that can be used for home rehab.

Chairman Hellner asked if the additional financing can only be provided as a second mortgage, and whether homes without mortgages would be eligible. Commissioner Delea volunteered to contact Village Bank and Trust to get more details on the financing. The Village's Single-Family Rehab Program would be an option for eligible Arlington Heights residents. Ms. Boyer said that she will inform people who contact the Village about the Single Family Rehab Program about the Resilience Program and the Upgrade Program so that they can determine which program(s) are of the greatest benefit to them. Commissioner Delea asked how much money is available in the Resilience and Upgrade Programs. Ms. Boyer had a general idea but would confirm the amounts and get back to the member of the Housing Commission with that information. There was a question about what kinds of evidence are required concerning whether an applicant was affected by the April and May 2013 flooding. Ms. Boyer said that she will find out what kinds of evidence are accepted.

A motion was made by Chairman Hellner, seconded by Commissioner Delea, that the Village Board be informed of the Suburban Cook County Resilience Program being administered by the Northwest Housing Partnership through which Federal monies are being used to provide grants to income-eligible residents affected by the April and May 2013 severe storms and flooding for flood remediation and mitigation. It was further recommended that staff refer residents to this program and publicize the program. The motion was approved unanimously.

A motion was made by Chairman Hellner, seconded by Commissioner Jordan, recommending that staff in Village departments be made aware of the Affordable Owner-Occupied Home Upgrade Program being administered by the Northwest Housing Partnership and that residents be educated about the grants and loans available through the program including that grant funds may be partnered with loans under the Single Family Rehab Program. The motion was approved unanimously.

V. NEW BUSINESS - None

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 7:40 pm.

NEXT MEETING: Tuesday, November 1, 2016 7:00 pm



Item: UP Development - Heart's Place Presentation

Department: Planning & Community Development

The attached documents pertaining to the Heart's Place presentation were received by the Department of Planning and Community Development on December 29, 2016, and the Village has not received the Plan Commission Application for this project yet. Therefore, staff review has not been completed, and it was not possible to develop a staff recommendation for the January 3rd Housing Commission meeting. A staff review and recommendation will be provided to the Housing Commission at a later date.

ATTACHMENTS:

Description	Type
Affordable Multi Family Housing Policy	Exhibits
Heart's Place Project Narrative	Exhibits
Heart's Place Subject Property MAP	Exhibits

Affordability and Project Rental Rates

Heart's Place

120-122 E. Boeger Drive, Arlington Heights

Heart's Place will provide 16 2-bedroom units of rental housing in the northwestern area of Arlington Heights. **In compliance with the local Housing Commission guidelines for buildings with 6-25 units, the project will provide a minimum of 10% of all units at rents deemed "affordable" per the Guidelines.** These 2 units will be maintained at affordable rents for tenants (subject to annual inflation and local Guideline updates) in perpetuity, and recorded by deed restriction for compliance.

We plan to pursue a variety of different financing mechanisms which will determine the final rental mix. First we will pursue the Illinois Housing Development Authority's Permanent Supportive Housing Development Program, to be complemented as necessary by low interest rate loans and grants. We hold expertise in these highly competitive programs, all of which would more than satisfy the local guidelines for affordability. Ideally, all of the units will be rented at affordable rates.

Proposed market rents are contemplated at \$1298 per month for each apartment at Heart's Place. This figure is contingent on the development receiving an allocation of funds from the state, as well as project-based subsidies from other sources. Rental subsidies would ensure the tenants do not pay more than 30% of their income towards the rent. The maximum tenant contribution for a 2BR unit is \$1,026. This rental figure is subject to change as the financing mix changes.

We understand the VAH commitment to the creation of affordable housing and respect the "fee in lieu" imposed on developers who cannot create viable solutions to house a diverse local population. We believe affordable housing is critical for the community and are committed to ensuring Heart's Place complies with the guidelines for a minimum of 10% of the units to be rented at affordable rates in perpetuity.



HOUSING
OPPORTUNITY
DEVELOPMENT
CORPORATION



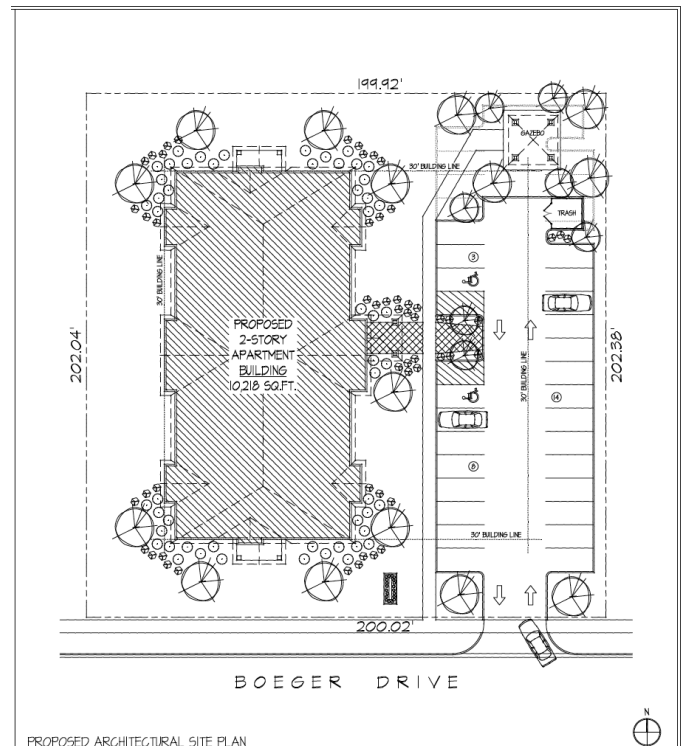
Heart's Place – Arlington Heights, IL

Heart's Place will be a new construction apartment building at 120 & 122 E. Boeger Drive in Arlington Heights, IL. This is the same site as the previously IHDA-approved Boeger Place (2010 LIHTC Award), which was denied by the Village Board due to requested variances, specifically for parking reductions and increased density. Now re-designed as a small, family permanent supportive housing development, Heart's Place will be a 16-unit apartment building targeted towards people living with disabilities and needing access to services. The first floor will be a mixture of ancillary residential spaces including offices, laundry and a community room. The unit mix will include 2 bedroom apartments of various sizes and targeted to different referral lists, all qualified as supportive households.

The Project site has been vacant for many years, is located in a well-established mixed-use area and is conveniently located near many public and private amenities. The surrounding area incorporates multi-family developments, commercial uses, recreational areas and public schools along West Dundee Road, a major roadway in the area. Additional amenities within walking distance include retail stores, restaurants, a bank, and a pharmacy, in addition to parks, schools, and healthcare facilities. Arlington Heights offers many opportunities for employment in multiple sectors likely to have wages consistent with affordable housing, such as retail, service, manufacturing, and hospitality.

Heart's Place residents will have access to a full spectrum of supportive services, including case management, life & parenting skills, and employment support, that are individually tailored to their needs and designed to encourage independent living. Services will be offered through a network of community-based service providers under the coordination of the Housing Opportunity Development Corporation ("HODC"). HODC has many years of experience partnering with supportive services agencies throughout the north and northwest suburbs including Thresholds, WINGS, Catholic Charities, CEDA Northwest, Center of Concern, Journeys, Kenneth Young Center, Alexian Brothers, TLS for Veterans, Access Living and others. HODC has a reciprocal relationship with many of these agencies for tenant referrals and the provision of on-site services for residents at its residential developments, which ensures that residents have access to the programs and services they need to remain independent.

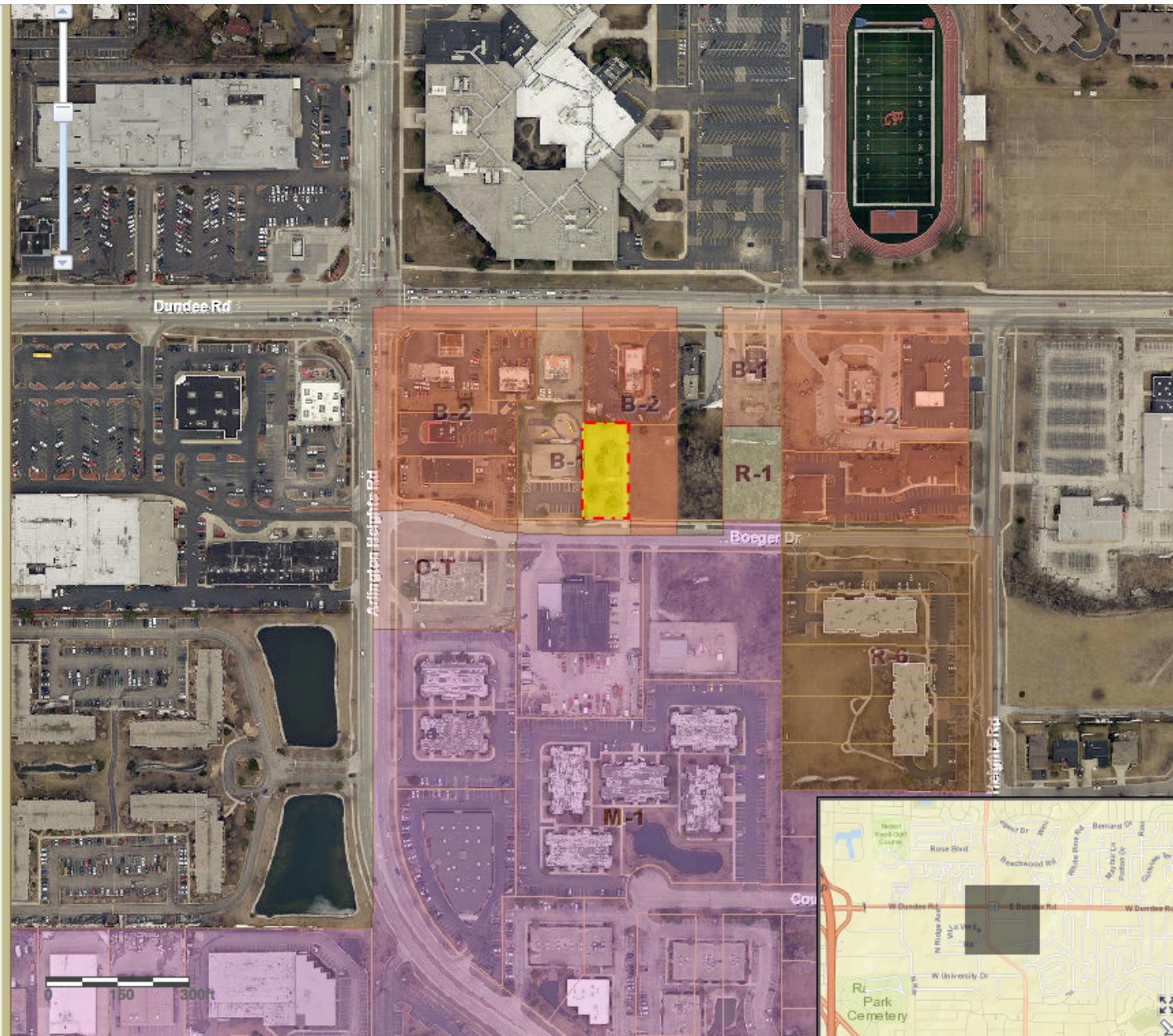
This project is a strong candidate for IHDA's new Permanent Supportive Housing Development Program, a new program created to fund small supportive housing projects that are not a good fit for Tax Credit funding. This new program recognizes the realities and needs of communities such as Arlington Heights, where there is a serious deficit of supportive housing but the development size is limited by the largely built-out nature of the community. Heart's Place was thus carefully re-designed to meet the state's requirements, the goals of the Arlington Heights community, and the needs of the vulnerable populations it will serve.



Property Information



PIN: More Info	0308100054
Address:	120 E Boeger Dr
Elementary School:	Poe School
Middle School:	Cooper Middle School
High School:	Buffalo Grove HS
Building Type:	Residential Single-Family
Property Type:	Residential
Township:	T42-R11-SEC08
Township Name:	Wheeling
Police Beat & Sub-Beat:	1100 - 21
Fire District:	4 - 42582
Zoning:	B-1
Class Code: More Info	5-97
Census Group	170318030052
Census Tract	17031803005
TWP Page	0308C
FEMA:	17031C0063F
Park District:	AHPD
Refuse & Recycling Collection More Info	Monday - all year



Property Information



PIN: More Info	0308100053
Address:	5 W Dundee Rd
Elementary School:	Poe School
Middle School:	Cooper Middle School
High School:	Buffalo Grove HS
Building Type:	Residential Single-Family
Property Type:	Residential
Township:	T42-R11-SEC08
Township Name:	Wheeling
Police Beat & Sub-Beat:	1100 - 21
Fire District:	4 - 42582
Zoning:	B-2
Class Code: More Info	1-00
Census Group	170318030052
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