

APPROVED

MINUTES OF A MEETING OF THE ARLINGTON HEIGHTS HOUSING COMMISSION VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS JUNE 26, 2024

IN ATTENDANCE:

Commissioners

Present: Ken Kiefer Dave LoSavio David Miller
Janice Krinsky William Delea

Commissioners

Absent: Andre Arrington

Staff Present: Nora Boyer, Housing Planner/Staff Liaison

Others Present: Keith Moens, Village Resident

I. CALL TO ORDER

The meeting was called to order at 7:05 pm by Chairman Kiefer.

II. ROLL CALL

Present: K. Kiefer, J. Krinsky, D. Miller, W. Delea, & D. LoSavio

Absent: A. Arrington

III. APPROVAL OF MINUTES

A motion was made by Commissioner Miller, seconded by Commissioner Krinsky to approve the minutes of the May, 15, 2024 meeting. The motion was approved unanimously by voice vote.

III. REPORTS

Ms. Boyer provided the following report on projects that are subject to the Inclusionary Housing Ordinance.

- Crescent Place: Opened on November 15, 2023.
- Grace Terrace: The project is expected to return to the Village Board in July or August 2024.
- International Plaza: It is thought that the affordable housing developer, Northpointe Development, will be applying to the Illinois Housing Development Authority for a low-income housing tax credit allocation during the funding round that begins in the fall of 2024.
- 116-120 W Eastman: Has been approved by the Village Board. A building permit application has not yet been received.

- Arlington Gateway: Has been approved by the Village Board. Application for a building permit is under review.
- 5 N Douglas: Housing Commission recommended approval of the Affordable Housing Plan. Has not yet gone to the Plan Commission.
- Arlington 425: No update.
- Berkshire Arlington Heights: Applied to IHDA for Low-Income Housing Tax Credits. A Plan Commission application has not been received. There are site plan issues.

V. OLD BUSINESS

A. Single-Family Rehab Program

Ms. Boyer reviewed the open cases:

- 23-03: Electrical work and re-roofing was done at this home. The file is being closed.
- 24-02: Is a new application. The owner is collecting bids. The scope of work is expected to involved replacement of plumbing pipes in the basement. The owner previously participated in the program, and the amount of loan funds for which she would be eligible is approximately the same (\$11,000) as the balance available in the program through the end of this program year, which ends on September 30, 2024.

B. Rental Registry Recommendation

Ms. Boyer distributed two options for affordable housing questions to be considered for adding to the Village's Multi-Family License form. The goal is to add the affordability questions to the Multi-Family license form by October 2024 when the notice will go out that licenses are due to be renewed.

Commissioner Miller suggested a third option which would to ask that applicants provide the numbers of units of different sizes (i.e., number of bedrooms) that are within the rent ranges that were suggested. Chairman Kiefer requested that any other suggestions be emailed to Ms. Boyer or be brought for discussion at the July meeting of the Housing Commission.

There was a discussion of how the data will be used. The two uses discussed were: 1) to provide location information to persons asking at the Village about affordable housing options; and 2) to improve the Village's data regarding the amounts and locations of affordable housing for the purposes of policy development and proposed project review.

Commissioner LoSavio said that he had previously spoken with someone with an agency on the Northshore and the topic of affordable housing data was discussed. He said that he would follow up with the agency and suggested that a meeting take place about information that may be available and how it can be used.

C. 2024 Annual Action Plan and CDBG Budget

Ms. Boyer stated that the draft 2024 Annual Action Plan is currently available for public comment. The draft amount allocated for the Group Home Rehab Grant Program is \$90,000 and the draft allocation for the Single-Family Rehab Loan Program is \$62,688. The \$90,000 for the Group Home Rehab Grant Program is enough to fund the three individual requests that were received from Little City Foundation, Shelter Inc., and Clearbrook plus about \$15,000 extra that may need to be looked at if the cost fire suppression system currently being bid-out for the Shelter Inc group home exceeds the amount of grant funds approved

to-date. The grant applications from Little City Foundation, Shelter Inc., and Clearbrook would be brought to the Housing Commission for review shortly after the new program year begins on October 1, 2024.

The CDBG allocation is approximately the same amount available this year including the \$25,000 reallocation from the street resurfacing program.

The grant amounts for the Group Home Rehab Grant Program and the Single-Family Rehab Loan Program left \$70,000 for 2024-2025 street resurfacing in CDBG-eligible Census Block Groups. In the past few years, the CDBG allocations for street resurfacing have been \$125,000 to \$150,000, but the total revenue is lower than is typical for the 2024-2025 program year.

The main sources of revenue are the new CDBG grant, program income from the repayment of loans made previously under the Single-Family Rehab Loan program, and carry-over funds from prior years. The new (2024) CDBG grant is higher this year than last year, but both the loan repayments and amount of carry-over funds are lower than is typical.

Mr. Moens asked about the CDBG allocations for public services. Ms. Boyer went through the total amount of the requests for public services and explained that there is a cap on the amount of CDBG funds that can be spent on services. Commissioner Krinsky clarified that the public service requests do not fall under the Housing Commission's purview. Ms. Boyer stated that comments such as whether general funds should be used to cover the gap between the requested amounts and the amount that can be funded with CDBG funds can be made at the July 15, 2024 public hearing on the Annual Action Plan.

VI. NEW BUSINESS

A. Missing Middle Housing

Ms. Boyer provided information about the topic of "missing middle housing" that is being discussed by the Metropolitan Mayors Caucus (MMC). The MPC has received a grant related to this topic and will be using it to offer technical assistance on missing middle housing to 6 municipalities. Ms. Boyer reported that Arlington Heights applied to be one of the 6 municipalities, but the municipalities have not been chosen yet. She further stated that if chosen, the MMC would welcome the participation of multiple people from the Village, and this could include a member(s) of the Housing Commission. Commissioner Delea responded that he would like to be involved in Arlington Heights is chosen.

VII. OTHER BUSINESS

A. July Meeting and Agenda

The July monthly meeting is scheduled for Wednesday, July 17, 2024 at 7 pm. Topics: 1) the affordability questions for the Multi-Family License Form; and 2) the Affordable Housing Trust Fund (current balance, status on the letters of interest). A refresher on activities eligible for CDBG funding will be presented at a future meeting.

B. Public Comment

None.

VIII. ADJOURNMENT

A motion was made by Commissioner Delea, seconded by Commissioner Krinsky to adjourn the meeting at 7:45 pm.

The Motion: Passed

Ayes: K. Kiefer, J. Krinsky, D. Miller, W. Delea, & D. LoSavio

Nays: None

Absent: A. Arrington

Next Meeting: Wednesday, July 17, 2024 7:00 pm in the Commissions Room
Village Hall 2nd Floor