Village of Arlington Heights
Housing Commission
Commissions Room, 2nd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd
Arlington Heights, IL 60005
November 16, 2022
7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. Minutes 9/21/22

IV. REPORTS

V. OLD BUSINESS

A. Single Family Rehab Program Report
B. Multi-Family Housing Project/Inclusionary Housing Update
C. Rental Registry Recommendation Update
D. Affordable Housing Trust Fund/Request for Expression of Interest Update

VI. NEW BUSINESS

VII. OTHER BUSINESS

A. Public Comment

VIII. ADJOURNMENT

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Housing Commission
11/16/2022

Item: Minutes 9/21/22

Department: Planning & Community Development

ATTACHMENTS:

Description	**Type**
Minutes	Minutes

DRAFT

MINUTES OF A MEETING OF
THE ARLINGTON HEIGHTS HOUSING COMMISSION
VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS
SEPTEMBER 21, 2022

IN ATTENDANCE:

Commissioners Present:	John Eggum	Ken Kiefer	Andre Arrington
	William Delea	Janice Krinsky	
Commissioners Absent:	David Miller		
Staff Present:	Nora Boyer, Housing Planner/Staff Liaison		

I. CALL TO ORDER

The meeting was called to order at 7:00 p.m. by Chairman Eggum.

II. ROLL CALL

Present: J. Eggum, A. Arrington, W. Delea, K. Kiefer, & J. Krinsky
Absent: D. Miller

III. APPROVAL OF MINUTES

A motion was made by Commissioner Krinsky, seconded by Commissioner Kiefer to approve the minutes of the August 3, 2022 meeting.

Ayes: J. Krinsky, K. Kiefer, W. Delea, & A. Arrington
Abstention: J. Eggum
Nays: None

IV. REPORTS

None

V. OLD BUSINESS

A. Single-Family Rehab Program

Ms. Boyer reported that she expects that the waterproofing project for Case 21-21-02 will get underway soon. She also reported that the Village's communications staff will be advertising the Single Family Rehab Program on the Village's social media in the next week so.

B. Update – Trust Fund Request for Expressions of Interest

Ms. Boyer reported that the Request for Expressions of Interest will be release soon. The mailing list is being completed. There are about 80 companies are on the mailing list. It is on the Village Board calendar to go out this quarter.

C. Updates on Proposed Multi-Family Residential Developments Subject to Affordable Inclusionary Housing Ordinance

Ms. Boyer said gave the following updates:

Crescent Place – Approved by Village Board in 2021, 40 apartments, 100% affordable, under construction.

116-120 Eastman – Went to Conceptual Plan Review Committee in July 2022. Early concept has 157 units – 148 market rate and 9 affordable (minimum 8 affordable required). May meet part of their requirement through fee-in-lieu option. Formal Plan Commission and Affordable Housing Plan not yet received. Housing Commission review will be required.

International Plaza/TIF 4/Urban Street Group/Northpointe Development: Went to Conceptual Plan Review Committee, Housing Commission, and Village Board for early review. Formal Plan Commission and Affordable Housing Plan not yet received. Housing Commission review will be required.

4 N Hickory/1 N Douglas (Bldg 2): Went to Conceptual Plan Review Committee in May 2022. Developer indicated they will comply with the Inclusionary Housing requirement by providing affordable units. Formal Plan Commission and Affordable Housing Plan not yet received. Housing Commission review will be required.

1519-1625 S Arlington Heights Rd.: Full Circle Communities permanent supporting housing. Has received IHDA approval of Low-Income Housing Tax Credits and funding through Cook County. Formal Plan Commission and Affordable Housing Plan not yet received. Housing Commission review will be required.

Commissioner Krinsky asked for updates on the Urban Street proposal as far as some of the questions that had been raised. One question was whether the financing necessitated that the affordable units be located in a separate building from the market rate units. Ms. Boyer said that she looked in this and that the financing using government financing was not conducive to putting together mixed-income buildings. Chairman Eggum commented that he expected that the problem was probably on the commercial lending side where there would be concern that the government entity's interest would prevail over the private financing if there were a default.

Commissioner Krinsky also asked about the developer's assertion that IHDA said that an application for financing for a senior project was more likely to be successful than a project for family housing. She said that she does not oppose senior housing and recognizes a need for it, but would like verification of this comment.

There was a discussion among the commissioners that it sounds like it is the plan of the developers that the six market rate buildings will be have separate ownership and will be developed on separately-owned property than the proposed affordable building. It was commented that if that is the case, then there is an argument to be made that they are two separate development and that the affordable building is similar to the Crescent Place development; and that the separate 6-building development is not addressing the affordable housing requirement under the Inclusionary Affordable Housing Ordinance. Ms. Boyer pointed out that Urban Street Group plans to prepare the site ready to build for Northpointe Development, will provide for rain water detention, and there may be shared parking. The issue of shared amenities, including the pool, was brought up as a priority.

Commissioner Kiefer commented that the International Plaza area is blighted and that this looks like it would be a good-looking development. He also commented on the need for affordable housing in the area. He said though that if the developer is seeking relief from the requirement that the affordable units be disbursed among the units in the overall development that they will be to be much more specific in their justification beyond general statements that they can't afford to disburse the units. This justification is required by the Inclusionary Affordable Housing Ordinance (which he quoted to the developer during the August meeting) and will be needed as a basis for a decision to grant any flexibility that is provided since other developers will likely seek relief in the future. There was consensus among the commissioners that the developers will need to be much more specific about their justification in order to receive support from the Housing Commission.

Mr. Moens commented that putting all of the affordable housing in one building has stigmatizing affect and that when housing is segregated that something has gone wrong. He said that this is against the intent of the Housing Commission.

VI. NEW BUSINESS

VII. OTHER BUSINESS

A. Rental Registry

There was no update on the motion from the Housing Commission concerning the rental registry. This item will be put on the next (and following) Housing Commission agenda until a response is received from the Village Board.

VIII. ADJOURNMENT

A motion was made by Commissioner Kiefer, seconded by Commissioner Delea to adjourn the meeting. The meeting ended at 7:30 pm.

Ayes: J. Eggum, K. Kiefer, W. Delea, J. Krinsky & A. Arrington
Nays: None
Abstain: None

Cancelled: October 19, 2022 Meeting (No quorum)

Next Meeting: Wednesday, November 16, 2022 at 7 pm

Housing Commission
11/16/2022

Item: Single Family Rehab Program Report

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Sing Family Rehab Program Report	Report

11/09/22

SINGLE-FAMILY REHAB PROGRAM STATUS REPORT – October 1, 2022 to September 30, 2023

FILE # SUFFIX	APPLICATION SUBMITTED	OUT TO BID	SCOPE OF WORK SUMMARY	STAFF COST ESIMATE	PROJ COST	CHANGE ORDERS	TOTAL PROJECT COST	PAID TO DATE	STATUS
21-02 DO1217	7/7/2021	By owner	Basement waterproofing and other	$20,000					Mortgage refinanced. Redetermining eligibility.
22-01 PI2403	5/20/2022		Replace wood decking on balcony; bathroom remodel due to water leaking in wall	$15,000					Working on scope of work.

SFR LOAN PROGRAM - FINANCIAL SUMMARY

2022/2023 CDBG ALLOCATION:	$ 100,000	
21-02 Estimate	- 16,000	for waterproofing only
22-01 Estimate	- 15,000	
TITLE SEARCHES/APPRAISALS/LEAD PAINT COSTS/PERMITS:	- TBD	
LESS PROGRAM INCOME NOT YET RECEIVED:	- TBD	
	$69,000	

Loans Repaid CDBG Fiscal Year To Date: 10/1/22 – 9/30/23

Case #	Date Paid	Yrs to Repayment	Amount	Reason sold (if known)
01-02	10/6/22	21 years	$19,397	Unknown
	Total		**$19,397**	