Village of Arlington Heights
Housing Commission
Planning Department Conference Room, 2nd Floor
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
October 9, 2018
7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. Minutes - 9-4-18

IV. REPORTS

V. OLD BUSINESS

A. Single Family Rehab (SFR) Program

B. Group Home and Transitional Housing Acquisition and Rehab Program 2018-2019 Application (vote) and 2017-2018 update

VI. NEW BUSINESS

A. Guest - Richard Koenig Executive Director, Housing Opportunities Development Corporation

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 - 9-4-18

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
SEPTEMBER 4, 2018

IN ATTENDANCE:

Commissioners Present:	Alex Hageli	Mark Hellner
	Andrew Tripp	Zach Creer
Commissioners Absent:	Will Delea	Namrita Nelson
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 Hageli, Hellner, Tripp, and Creer were in attendance.

A motion was made by Commissioner Hellner, seconded by Commissioner Creer to approve the minutes of the July 17, 2018 meeting. The motion was approved unanimously.

III. REPORTS

None

IV. OLD BUSINESS

A. Single Family Rehabilitation Loan Program

Ms. Boyer stated the she received two responses to the Request for Qualifications for the combined Single Family Rehabilitation Loan Program & Overhead Sewer Rebate Program.

B. Group Home and Transitional Housing Rehab Program

The Housing Commission considered the two applications to the Group Home and Transitional Housing Acquisition and Rehab Program that were submitted during the 2018-2019 Annual Action Plan and CDBG budgeting process. These projects were presented by the applicants at the Housing Commission's May 2018 meeting. At that meeting, the Housing Commission approved a motion communicating support of the applications to the Village Board However, at that time, the Housing Commission could not approve funding for the projects since the Village Board had not yet approved the 2018-2019 Annual Action Plan or CDBG budget. The 2018-2019 Annual Action Plan and CDBG were approved by the Village Board in June 2018 and are currently under review by HUD.

A motion was made by Commissioner Hellner, seconded by Commissioner Hageli to approve the Little City Foundation 2018-2019 CDBG grant application in the amount of $50,000 for the purchase of an additional group home in Arlington Heights. This motion is contingent upon the approval by HUD of the Village's 2018-2019 Annual Action Plan, including the CDBG budget, and the availability of the 2018-2019 CDBG funds. The motion was approved unanimously,

A motion was made by Commissioner Hageli, seconded by Commissioner Tripp to approve Clearbrook's 2018-2019 CDBG grant application in the amount of $13,750 for HVAC improvements to the agency's group home located on Kennicott Avenue. This motion is contingent upon the approval by HUD of the Village's 2018-2019 Annual Action Plan, including the CDBG budget, and the availability of the 2018-2019 CDBG funds. The motion was approved with Commissioners Hageli, Tripp and Creer voting in favor. There were no votes in opposition. Commissioner Hellner recused himself from the vote.

C. Arlington Downs Affordable Housing Component

Ms. Boyer explained what had transpired with respect to affordable housing policy as it has been applied to the new 263 unit apartment building proposed at Arlington Downs (ADRII).

2012 Requirement:

In 2012, the Housing Commission recommended, and the Village Board approved, the following affordable housing requirement for all residential development (other than the tower building) if the total number of new residential units exceeds 300. The developer is proposing the new 263 unit building and has a concept for 180 unit senior buildings (total 443 units. Therefore, the 300 unit threshold is met.

The developer must provide 5% of the units as affordable units, pay $100,000 for each affordable unit not provided or provide a combination of affordable units and fees.

Applied to the 263 unit building:
263 x .05 = 13 affordable units
13 x $100,000 -= $1,300,000

June 2018 Housing Commission Recommendation:

At the June 2018 meeting of the Housing Commission, at the request of the developer, the Housing Commission reconsidered its recommendation and passed a new recommendation for the affordable housing requirement:

The developer must provide 15% of the units as affordable units, pay $25,000 for each affordable unit not provided or provide a combination of affordable units and fees.

Applied to the 263 unit building:
263 x .15 = 39 affordable units
39 x $25,000 -= $975,000

The Housing Commission included in its motion a strong recommendation that some affordable units be included in the development rather than the developer satisfying all of the requirement with the payment of fees.

<u>August 2018 Negotiated Agreement</u>:
After the June Housing Commission meeting, the Village Board provided additional feedback that some number of affordable units should be included in the development. In response to the Village Board's direction, the developer and staff worked out the following compromise which will be considered by the Village Board approval on September 4, 2018:

Applied to the 263 unit building:
263 x .05 = 13 affordable units
Developer to provide: 9 affordable housing units (2 studio, 4 1-bedroom, and 3 2-bedroom) in the development and pay 4 affordable units x $25,000 per unit not provided = $100,000.

Total value of affordable housing contribution:
Estimated value of the 9 units = $1,418,023
Fee = $100,000
Total value = $1,518,023

Commissioner Hellner said that the Village should be flexible with respect to parking requirements near the Metra station in order to save developer costs which would make the inclusion of affordable housing more economically feasible. Commissioner Creer said that he sent an email to the Village Board suggesting that the Village Board be flexible with regard to higher density and lower parking requirements, especially for housing that is designed to be suitable for empty nesters and young professional rather than families with children who may more open to higher densities and have less need for multiple personal automobiles. Commissioner Hellner pointed out that one less level of parking could be used for one more level of units.

The thought that developers could possibly satisfy affordable housing requirements off-site from proposed new construction buildings was discussed. This may be a way to renovate existing buildings or repurpose buildings. However, as pointed out by Commissioner Tripp, mixed-income buildings (rather than segregating affordable housing units) is preferred.

Ms. Boyer mentioned that the Metropolitan Mayors Caucus is planning some seminars in the Chicago region about Accessory Dwelling units (otherwise known as granny flats or in-law suites) which is another way some communities are incorporating affordable housing units into existing neighborhoods. There architects (ex. Chris Turley in the Chicago area) who are working on “not so big” house designs for detached ADUs and duplex structures that look like single family homes.

V. NEW BUSINESS

A. Housing Commission Budget Request

A motion was made by commissioner Hellner, seconded by Commissioner Hageli to request the following budget for the Housing Commission in the Village's 2019 budget: Postage $100; Photocopying $100; Publications $600; Other Supplies $500. Total: $1,300.

VIII. ADJOURNMENT

It was suggested that an affordable housing developer be invited to the next meeting of the Housing Commission. Commissioner Hellner suggested Richard Koenig from the Housing Opportunity Development Corporation (HODC). Ms. Boyer said that she would extend the invitation to Mr. Koenig.

A motion was made by Commissioner Hageli, seconded by Commissioner Hellner, to adjourn the meeting. The meeting adjourned at 7:30 pm.

NEXT MEETING: Tuesday, October 9, 2018 7:00 pm in the Planning Department Conference Room