



Village of Arlington Heights
Housing Commission
Planning Conf. Room 2nd Floor
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
June 13, 2017
7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Minutes - 5/2/17

IV. REPORTS

V. OLD BUSINESS

- A. Heart's Place Proposed Development Update
- B. Single Family Rehab Program

VI. NEW BUSINESS

- A. 2017-2018 Annual Action Plan Including CDBG Update

VII. OTHER BUSINESS

VIII. ADJOURNMENT

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Item: Minutes - 5/2/17

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes

Type

Minutes

APPROVED

**MINUTES OF A MEETING OF
THE ARLINGTON HEIGHTS HOUSING COMMISSION
HELD AT ARLINGTON HEIGHTS VILLAGE HALL
VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS
MAY 2, 2017**

IN ATTENDANCE:

Commissioners

Present: Mark Hellner Zach Creer
 Will Delea Alex Hageli

Commissioners

Absent: Anisa Jordan Narita Nelson

Public: Laurie Taylor

Staff Present: Nora Boyer, Housing Planner/Staff Liaison

VII. 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, Hageli, Delea, and Creer were present. Commissioners Jordan and Nelson were absent.

III. APPROVAL OF MINUTES

A motion was made by Commissioner Hageli, seconded by Chairman Hellner, to approve the minutes of the March 7, 2017 meeting with a few grammatical corrections. The motion carried unanimously.

IV. REPORTS

None

V. OLD BUSINESS

VII. Group Home and Transitional Housing Program Update

Ms. Boyer stated that there are 4 projects in progress:

- 1) Clearbrook is replacing the driveway at a group home. The work is under contract and waiting for warmer weather.
- 2) Little City Foundation is collecting bids for the electrical work to be done at one group home and electrical and kitchen flooring to be done in a second group home. The work is being put under contract

- 3) Glenkirk is doing a first floor and basement renovation at one of its group homes. The work is under contract.

B. Single Family Rehabilitation Loan Program

The monthly report was distributed. There are two open cases. One case has been on hold due to the illness of the homeowner. The second case involves reroofing the home and replacing some concrete. Bids are being collected. There was a discussion about publicizing the program.

C. Heart's Place Proposed Development Update

Chairman Hellner stated that he attended the public hearing before the Plan Commission, and reported that the motion to approve the project failed by a tie vote of 4 to 4. Staff supported the proposal. He said that it was a lengthy hearing. An adjacent property owner objected to the use stating that he lost the tenant in his building (Kinder Care) after the Boeger Place project was considered in 2010. This proposal requires few variations than did the Boeger Place development. There was some discussion at the Plan Commission meeting regarding whether the development should receive the zoning designation of "R-5" Multi-Family Residential or "I" Institutional. The project is scheduled to go to the Village Board on June 19, 2017.

VI. NEW BUSINESS

VII. Housing Commission's Community Development Block Grant (CDBG) funding request for program year October 1, 2017 – September 30, 2018

Ms. Boyer explained that requests for programs to be funded with CDBG funds in the October 1, 2017 – September 30, 2018 program year were due on May 1, 2017. The Department of Planning & Community Development submitted applications for the following programs that are monitored by the Housing Commission: 1) the Single Family Rehabilitation Program; and 2) the Group Home and Transitional Housing Program.

A motion was made by Commissioner Creer and seconded by Commissioner Delea to endorse the CDBG applications submitted for the Single Family Rehabilitation Loan Program and the Group Home and Transitional Housing Program. The motion was approved unanimously.

VII. OTHER

Ms. Laurie Taylor arrived toward the end of the meeting. She came to ask some questions and make some comments with regard to the Heart's Place development. She asked about the Village requirement that the apartments be affordable "in perpetuity." Ms. Boyer stated that it was her understanding that the 6 units required to be affordable under the Village's policy were to be affordable in perpetuity. Ms. Taylor stated that she has concerns about whether the project will pay property taxes and the impact of the project on the school district. Ms. Taylor was also concerned that there are to be 4 tenants in each unit, that support services won't be provided on-site, and she brought up the Olmstead Decision which prohibits segregating people based on disability is discriminatory. It was explained that it is not believed that the project is applying for a property tax waiver, and that a waiver would require the approval of the Village and the State. The units may have up to 4 tenants but are not required to have 4 tenants. The building is disability neutral, meaning that tenant may have a range of disabilities, which makes providing all services on-site impractical. The Olmstead Decision addresses segregating persons with disabilities into large institutions where this building would provide a housing option, with services, which is presented as a voluntary affordable housing opportunity.

VII. ADJOURNMENT

A motion was made by Commissioner Delea, seconded by Commissioner Hageli, to adjourn the meeting. The meeting adjourned at 7:50 pm.

NEXT MEETING: Tuesday, June 13, 2017 7:00 pm