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
January 22, 2019
7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. Minutes 10/9/18

IV. REPORTS

V. OLD BUSINESS

A. Single Family Rehab (SFR) Program

B. Group Home and Transitional Housing Acquisition and Rehab Program

C. Inclusionary Housing Discussion

D. Timber Court Discussion

VI. NEW BUSINESS

A. Topics for 2019

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 10/9/18

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
OCTOBER 9, 2018

IN ATTENDANCE:

Commissioners Present:	Alex Hageli	Mark Hellner	Will Delea
	Andrew Tripp	Zach Creer	
Commissioners Absent:	Namrita Nelson		
Guest:	Richard Koenig, Executive Director Housing Opportunity Development Corporation (HODC)		
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, Creer and Delea were in attendance.

A motion was made by Commissioner Hellner, seconded by Commissioner Creer to approve the minutes of the September 4, 2018 meeting. The motion was approved unanimously.

III. REPORTS

None

IV. NEW BUSINESS

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

Mr. Koenig explained that the Housing Opportunity Development Corporation was formed in 1983 primarily as a group looking to address fair housing and make the north shore communities more inclusionary. Since then, the organization has become a developer of affordable housing – both new construction and housing rehab. They find properties, get required Village approvals, put together the financing, engage in the construction and manage the properties. Most of their projects have been rental properties with some homeownership projects.

Mr. Koenig said that the most difficult aspect of developing affordable housing is putting together the financing. He said that partial funding for their projects is usually provided by the Illinois Housing Development Authority (IHDA). Over time, they have come to understand IHDA's underwriting criteria which has enabled them to become more competitive when seeking IHDA funds. He said that certain costs are fixed (ex. utilities and property taxes) and that the focus must be on making the debt associated with the projects (ex. mortgage interest rates) is what enables the housing to be affordable to tenants/homeowners.

HODC has developed senior housing, workforce housing and housing for persons with disabilities. They are a partner in the Hearts Place development in Arlington Heights that will provide 18 rental units for persons with disabilities. HODC will be the manager of Hearts Place including handling the affordable housing compliance activities and paperwork. He said that there is continues need for affordable housing for all of these populations. He said that the development of affordable housing is not occurring at the pace that it is in the City of Chicago and that the suburbs need to create a lower cost environment for the development of affordable housing if they want it to occur.

Mr. Koenig said that IHDA tends to prefer to fund large buildings and developments, but the HDOC's current model is to develop 40 – 60 unit buildings that are 100% affordable. He said that IHDA only accepts applications once per year and ends up funding about 25% of the applications received. Site control, community approvals, and other funding need to be arranged prior to the application to IHDA. Therefore, HODC invests considerable time in potential projects prior to applying to IHDA. If their project is not approved for IHDA funding, it is another year before the opportunity for IHDA funding is open again.

Mr. Koenig and Commissioner Hellner talked about the 2017 tax act's impact on the Low Income Housing Tax Credit (LIHTC) program that has been a main source of affordable housing financing, and how the reduction in corporate income tax may affect investors' interest in the LIHTC program as a way to reduce their tax obligations. Mr. Koenig pointed out that there is also an Illinois tax credit program. He said that the LIHTC program has marginally less value due to the reduction in corporate income taxes and the decrease in the amount corporations are willing to pay for the tax credits. He said that he doesn't see that the LIHTC is at risk, stating that it has bipartisan support.

There was also a discussion of the Opportunity Zones established under the Tax Reduction and Jobs Act of 2017 that provides tax benefits that invest in qualified Opportunity Funds that finance affordable housing in designated Opportunity Zone areas. The idea is to direct funds to struggling areas designated as Opportunity Zones. Mr. Koenig pointed out that since Census data is being used to qualify the areas, some of the areas have already gentrified and the low income residents have been displaces. Commissioner Tripp said that a few Opportunity Zones are in the suburbs, but not Arlington Heights. Mr. Koenig said that this effort runs counter to and is easily confused with what IHDA calls "opportunity areas" that are non-distressed areas that IHDA scores more highly in order to locate affordable housing in economically healthy areas.

Commissioner Tripp asked where Mr. Koenig sees new sources of affordable housing funds coming from. Mr. Koenig said that the Illinois Housing Trust Fund (funded from a State transfer tax) was depleted but has been building up again. He also mentioned the national Housing Trust Fund and the federal HOME program.

Commissioner Hellner asked Mr. Koenig what the biggest barriers are to developing affordable housing. Mr. Koenig responded: 1) lack of financing for rental housing projects, 2) funds to write down home prices for home ownership programs; and 3) the limited success for inclusionary housing programs (ex. 1 extra unit above maximum density for each unit of affordable housing) until such programs are more wide-spread.

Mr. Koenig commented that public opposition (Not In My Backyard – NIMBYism) is an issue everywhere, but some communities are more receptive to affordable housing than others. He said that the strongest opposition tends to come from developments' immediate neighbors. He said that he and HODC have been subjected to social media attacks containing false information, and it is difficult to respond to anonymous social media campaigns. He said that Village Boards are usually very reasonable and Village staff and Commission support is very helpful.

Chairman Hageli asked what Arlington Heights can do to promote affordable housing. Mr. Koenig responded that the Village's inclusionary zoning policy is a positive but making it mandatory rather than negotiated may result in more units or fee amounts. He said that something that municipalities have done is to provide sites for affordable housing so that property acquisition and site control is removed as a hurdle and low or no cost in a project. He said that he is often asked by municipalities how they can bring affordable housing to their communities, but often the municipalities are not open to contributing themselves to making developments more affordable. Ms. Boyer asked how much land is typically needed for a HODC development. Mr. Koenig responded that since HODC's development tend to be on the 40 – 60 unit range, about an acre is typically needed but it depends on the community's zoning code requirements.

Commissioner Tripp asked what types of affordable housing municipalities are seeking. Mr. Koenig said that affordable senior housing is the type that most frequently comes up, possibly because it tends to generate less public opposition.

Ms. Boyer asked where most of the tenants and buyers in HODC projects come from. Mr. Koenig responded that interest usually comes from the immediate area of the project first since people tend to want to live in a community they know. Then HODC markets developments in broader concentric circles from the development.

Commissioner Tripp asked whether there is financing available for workforce housing. Mr. Koenig responded that the LIHTC program typically permits tenants to have incomes up to 60% of the area median income. This tends to work for households with one employed adult, but if there is more than one employed adult (even with low wages), households may not qualify. At the 60% of area median income level, an individual can earn up to around \$35,000. The income for a 2-person household is capped at around \$40,000, and a 3-person household is capped at around \$45,000.

Mr. Koenig was thanks for coming to the meeting.

V. REPORTS

None

VI. OLD BUSINESS

A. Single Family Rehabilitation Loan Program – Ms. Boyer stated that there are no new pending applications, but she recently received a telephone call asking for an application. She said that applications tend to be slow during the cold weather months.

B. Group Home and Transitional Housing Acquisition and Rehab Program – Ms. Boyer reported that the Village waiting for its Grant Agreement from HUD. While waiting, she that the Clearbrook furnace and air conditioning project is ready to get underway as soon as HUD makes the funds available. She will be getting back to Little City Foundation with regard to their project to purchase an additional group home in Arlington Heights

VII. OTHER BUSINESS
None.

VIII. ADJOURNMENT

A motion was made by Commissioner Creer to adjourn the meeting; seconded by Commissioner Tripp. The motion was adjourned at 8:30 pm.

NEXT MEETING: ~~Tuesday, November 20, 2018~~

Rescheduled to:
Tuesday, December 4, 2018 7:00 pm in the Commissions Room

Item: Inclusionary Housing Discussion

Department: Planning & Community Development

ATTACHMENTS:

Description	**Type**
Staff Report to Housing Commission - Inclusionary Housing Discussion	Report
Affordable Housing Unit and Fee Table	Exhibits

Staff Report to the Housing Commission

To:	The Chairman and Members of the Housing Commission
From:	Nora Boyer, Housing Planner
Re:	Inclusionary Housing Policy Discussion
Report Prepared:	January 15, 2019
Date:	January 22, 2019

Background

As you are aware, the Village Board and the public's interest in enforcing the Village's inclusionary housing policies has increased. This interest includes the preference to include affordable units rather than accept fees in lieu of including affordable units.

As you are aware, the Village's Multi-Family inclusionary housing guidelines provide two means for developers to address the Village's affordable housing goals and make affordable housing contributions in developments to which the guidelines apply. A developer may: 1) include affordable units on-site in the development at the appropriate rate as indicated below; and/or 2) pay a fee in lieu of providing affordable units on-site at the rate of $75,000 per affordable unit not provided.

Number of Units in the Development	Percentage to be Affordable
5 or fewer units	0%
6 – 25 units	10%
26 or more units	15%

Attached is a spreadsheet containing developer contribution to-date under the Village's inclusionary housing policies.

Research Update

Below are the current requirements (and requirements under discussion) for the other existing suburban Chicago inclusionary housing programs:

Percentages of Units to be Affordable and Fee in Lieu Amounts

Illinois Municipality	Type of Program	Percentage of Units to be Affordable	Fee in Lieu Amount
Arlington Heights	Voluntary/Negotiated	5 or fewer units: 0% 6 – 25 units: 10% 26+ units: 15%	$75,000 per affordable units
Evanston	Mandatory (ordinance)	5+ units: 10% or if receiving public funds 20%*	$100,000 in TOD; $75,000 in non-TOD*
Highland Park	Mandatory (ordinance)	5+ units: 20%	$125,000
Lake Forest	Mandatory (ordinance)	5+ units: 15%	$130,000
St. Charles	Mandatory (ordinance)	1 – 15 units: 5% 16+units: 10%	$36,000

* Evanston is considering changes to encourage more on-site units rather than payment of fees in lieu of affordable units by amending their policies as indicated below:

- Requirement remains 10% or 20% if receiving public funds
- 5% of unit are required to be affordable if receiving a variance(s). The remaining 5% may be paid as a fee in lieu at $175,000/unit in a TOD or $150,000 in a non-TOD
- Condominium development (only) may choose to pay all of their affordable housing obligation as a fee in lieu but if they do so must pay a fee in lieu of 1.5 time the fees above for TODs and non-TODs.

Village Goals

Members of the Village Board have expressed interest in seeing that more affordable units are included in future projects covered by the Village's inclusionary housing policies rather than developer's opting exclusively providing their contributions to affordable housing by paying fees.

Staff Requests

Staff requests that the members of the Housing Commission:

1. Review the affordable housing contributions that have been secured to date;
2. Review the (above) policies of other suburban Chicago programs; and
3. Discuss options for how the Village might appropriately move toward the goal to achieve the inclusion of more affordable units in covered developments rather than the exclusive payment of fees.

INCLUSIONARY HOUSING
Last updated: 1/16/2019

Year	Development	Total Number of Units	Requested Number of Affordable Units as per the Village guidelines	Number of Affordable Units included in the Approved Projects	Cost Offsets	Fee-in-Lieu Contributions
2004	Timber Court for-sale condominiums	108 units for-sale condominiums approved 72 units have been constructed	21 units (20% of the total number of units)	21 units 14 units have been constructed	Density Bonus $100,000 in Village paid road improvements	$0
2011	Arlington Downs rental apartments	Up to 475 rental units in Phase II	95 units (20% of up to 475 units)	First 300 units: 0%. If more than 300 units are developed, 5% of all units in Phase II will be affordable. Maximum number of units expected in Phase II is 475 units. 475 x .05= 24 units	None	The owners has the option of paying a fee in lieu of affordable units at the rate of $100,000 for each affordable unit not provided. The developer may elect to do a combination of affordable units and payment of the fee. (Amended for 263 unit ADR II building, see below).
2012	Arbor Lane for sale townhomes	16 town-homes	2 townhomes (12% of 16 units)	0	None	Fee-in-lieu payment : $30,378 5% of the average sale price when half of the units (8 units) are sold or the average sale price of the units sold one year from the date of the first occupancy permit (which was issued on November 19, 2014), whichever comes first.
2014	Parkview Apartments rental apartments	45 rental apartments	7 units (15% of all units)	7 units shall be maintained as affordable in perpetuity. An additional 12 units may be provided subject to the recommendations in the Housing Commission motion dated August 5, 2014.	None	$0
2016	Lexington Homes – for-sale townhomes	48 for-sale townhomes	8 affordable units	0	None	In lieu of providing 8 affordable units, the developer will pay a fee equal to $2,500 for each of the 48 units in the development. 48 units times $2,500 = 120,000.

2017	Heart's Place	18 rental apartments for persons with disabilities	100% - All 18 units are affordable as proposed by the developer	18	None	The development is supportive housing for persons with disabilities. All units (100%) are affordable.
2017	Sigwalt Apartments	86 rental apartments	13 units	None	Density increase from approximately 60 units to 86 units.	Proposal: $325,000 or $25,000 per affordable unit not provided. $25,000 x 13 = $325,000. This equates to approximately $3,780 spread across all 86 units. The proposal was revised to 80 units which would have required 12 affordable units x $25,000 = $300,000. The project was not approved by the Village Board for reasons other than the affordable housing aspect of the project
2018	4 N. Hickory Hickory/Kensington Apartments	75 rental units	11 units	None	Various variations requested. TIF assistance.	The Housing Commission accepted the petitioner's offer to pay a fee in lieu of affordable units of $25,000 per affordable unit not provided in the development: 11 x $25,000 = $275,000. Approved by Village Board 7/16/18.
2018	Arlington Downs – Proposed amendment of affordable housing requirement (2018)	Phase II 263 rental units referred to by the developer as ADR II. (180 senior units are informally referred to in the plans but not proposed at this time – i.e. ADR III).	Phase II total 263 units	9 affordable units	Various variations.	Following strong direction from the Village Board that the inclusion of affordable units is favored by the Village Board rather than satisfaction of the requirement through payment of the fee, the approved requirements is: 9 affordable housing units in ADRII and fee in the amount of $25,000 each for 4 affordable units not provided (i.e. $100,000).

Item: Timber Court Discussion

Department: Planning & Community Development

ATTACHMENTS:

Description	**Type**
Staff Report to Housing Commission - Timber Court	Report

Staff Report to the Housing Commission

To: The Chairman and Members of the Housing Commission
From: Nora Boyer, Housing Planner
Re: Timber Court – Resale of Affordable Units
Report Prepared: January 15, 2019
Meeting Date: January 22, 2019

<u>Background</u>

In June 2018, the Housing Commission discussed the request from one of the owners of an affordable unit at Timber Court Condominium that the affordable housing restrictions be removed from his condominium so that he could sell his unit. See the attached Staff Report from the June 12, 2018 meeting.

On June 12, 2018, a motion was made by Commissioner Hageli, seconded by Commissioner Delea, to:

1) Make no change in policy at this time. Continue to permit owners of the low/moderate income units to:
   i. Lease their units to low/moderate income tenants at affordable rents; or
   ii. Sell their units to investment buyers who agree to lease the units to low/moderate income tenants at affordable rents; and
2) Explore option 4 regarding possible use of an appropriate amount of funds from the Affordable Housing Trust Fund to address the current affordable housing owner's case and other cases that may arise in the future.

The motion was approved unanimously with the following Housing Commissioners present: Hageli, Hellner, Delea and Creer. Housing Commissioners Tripp, Johnson and Nelson were absent from the meeting.

<u>Update</u>

The homeowner who inquired previously has asked again that the affordable housing restrictions be removed from his unit so that he can sell it to a person who has offered by pay cash for the unit (no mortgage loan required) if the affordable housing restrictions are removed.

With respect to the pending lawsuit, a trial was held on the week of December 3, 2018. The parties are hoping for a decision in March 2019.

Since June 12, 2018, a number of deposits have been made to the Affordable Housing Trust Funds which currently has a balance of approximately $173,000.

Recommendation

Staff recommends taking no action at this time and reviewing the circumstances again after March 2019 when the outcome of the trial may be known.

Staff Report to the Housing Commission

To:	The Chairman and Members of the Housing Commission
From:	Nora Boyer, Housing Planner
Re:	Timber Court – Resale of Affordable Units
Report Prepared:	June 6, 2018
Meeting Date:	June 12, 2018

Background

Fourteen of the 72-units at Timber Court Condominiums (3400 & 3420 N Old Arlington Heights Road) are designated as permanently affordable, seven in each of the two 36-unit buildings.

In 2006 - 2008, 11 of these units were sold to income-eligible, low/moderate income buyers who signed Buyer's Occupancy and Resale Restriction Agreements. The agreements required that the buyers reside in the units as full-time owner-occupants and restricted future sales of the units to income-eligible buyers at affordable sale prices. The remaining 3 units were unsold.

Over several years, owners of some of the affordable units raised concerns that as a result of the recession, they were extremely limited in their ability to sell their units. Due to the decline in the housing market, the market-rate units were not selling and were being rented by the developer. The high proportion of units being rented in the development caused the units in the buildings to be ineligible for mortgage financing.

Further, a lawsuit was filed involving the unit owners and the developers and condominium board. The nature of this lawsuit also has a limiting effect on resale of the units. It is staff's understanding that a trial is being scheduled with respect to the lawsuit. It is not possible to know how long it may be before the lawsuit is resolved.

Village Response

In 2013, in response to owners' concerns, the Village provided the owners of the affordable units with the options to either:

1) rent their units to low/moderate income tenants at affordable rents, or
2) sell their units to investor-buyers who would then be required to rent the units to low/moderate income tenants at affordable rents.

These options enable the owners to cease being owner-occupants, but they retained the units' designation as affordable. The intention was that the units would return to owner-occupancy by low/moderate income owners after the housing market recovered.

Several owners of affordable units signed amendments to their Buyer's Occupancy and Resale Restriction Agreements allowing them to rent their units under the affordability guidelines established by the Village. One affordable unit (which was in foreclosure) was sold by the lender to an investor who signed an Agreement to rent the unit to low/moderate income tenants as required. However, at least one of the owners has stated that the maximum affordable rent for his unit, as calculated by the Village, does not cover his carrying costs (mortgage payment, association dues, taxes, insurance, etc.).

Status of Units
The status of the affordable units is as shown below:
Owner-Occupied by Low/Mod Income Owners: 6
Rented by Low/Mod Income Owners to Low/Mod Income Tenants: 4
Investor Owned and Rented to Low/Mod Income Tenants: 1
Owned by the Original Developer and Rented to Low/Mod Income Tenants or used as office space: 3
Total: 14

One of the four owners who is leasing his unit recently moved out of state. This has necessitated his hiring a local management company to manage his units. The owner is requesting that he be allowed to sell the unit on the open market in order to divest himself of the unit which is now costing him more to own per month than he can recoup in rent.

Affordable Units Resale Value
The affordable housing program provides that the resale value of the units shall be: 1) an indexed value tied to the percentage change in the HUD-determined area median income level up to 3.5% per year; 2) an Affordability Cap which is the price affordable at 30% of income for a household size appropriate to occupy the unit; or 3) the fair market value.

One-bedroom units originally sold for $132,800 - $134,100 and two-bedroom units sold for $143,900 - $145,300.

As shown in Attachment A, the current affordable resale value of a one-bedroom unit purchased at $132,800 is $140,720 (unless the fair market value is lower), and the current resale value of a two bedroom unit purchased at $143,900 is $152,534.

An appraisal performed recently one of the affordable 2-bedroom units yielded an fair market value of $175,000.

Research
In late 2016, the Village looked into whether there are any affordable mortgage programs available for the financing of the affordable units at Timber Court. The Village met with a local lender who reviewed the situation at Timber Court. The lender stated that they would be willing and are able to provide mortgage loans to purchasers of affordable units at Timber Court. They would need to keep them in the bank's own portfolio rather passing them on to the secondary market. However, they are not able to provide the mortgage loans until the pending lawsuits are resolved.

The Village also researched whether and how other communities have dealt with similar situations. The only action that the Village has found that was taken by another community (Dublin, CA) was to allow affordable unit owners to rent their units, which is an option that the Village of Arlington Heights has already provided. In Dublin, CA, they also permitted owners who have marketed their units for minimum periods of time to sell the units on the open market (with no maximum sale price and with the removal of all affordable housing requirements) with the proceeds being shared by the owner and the municipality. In most communities with similar program, the housing markets recovered sufficiently that no changes in their programs were necessary.

Goal and Options

It is the primary goal of the Village to retain the affordable units. Staff presents the following options for the Housing Commission to consider:

Options

2. Make no change in policy at this time. Continue to permit owners of the low/moderate income units to:
    a. Lease their units to low/moderate income tenants at affordable rents; or
    b. Sell their units to investment buyers who agree to lease the units to low/moderate income tenants at affordable rents.
3. Allow owners of the affordable units to rent their units at market rate rents (in order to better cover their monthly costs of ownership).
4. Other alternatives continue to be explored with the Legal Department, but at this time, have not been fully vetted.
5. Use an appropriate amount of funds from the Affordable Housing Trust Fund to provide financing to a non-profit organization that may be interested in purchasing a unit.

Analysis of Options

It is the goal of the Village to retain the affordable units that were created, and the buyers agreed to the resale restrictions when they purchased the units at below market sale prices. The Village provided flexibility to the owners when the policies stated in Option 1 were put into place. Option 4 could fall within Option 1. Staff does not recommend Options 2 or 3 at this time.

Recommendation

Staff recommends Option 1:

Make no change in policy at this time. Continue to permit owners of the low/moderate income units to:

a. Lease their units to low/moderate income tenants at affordable rents; or
b. Sell their units to investment buyers who agree to lease the units to low/moderate income tenants at affordable rents.

Attachment A

Maximum Affordable Resale Prices
Lowest of Indexed Value, Affordability Cap or Fair Market Value

<u>One-Bedroom Purchased for $132,800</u>

<u>Indexed Value</u>
Percentage change in the median income for a household size of two persons from 2007 ($47,700) to 2017 ($50,600) = 6%.
$132,800 x .031 = $7,920
$132,800 + $7,920 = **$140,720**

<u>Affordability Cap</u>
80% AMI for a 2-person household: $50,600/yr or $4,215/mo.
$4,215 x .30 = $1,265 available for housing costs
Less monthly HOI of $130, property taxes of $110, PMI and insurance $150. Available for mortgage loan: $875
Sale price with mortgage, 30-year fixed at 4.44% interest at a payment of $880/mo plus 10% down payment of $19,500: **$195,000**.

<u>Fair Market Value</u>: unknown

<u>Two-Bedroom Purchased for $143,900</u>

<u>Indexed Value</u>
Percentage change in the median income for a household size of three persons from 2007 ($53,650) to 2017 ($56,900) = 6%.
$143,900 x .06 = $8,634
$143,900 + $8,634 = **$152,534**

<u>Affordability Cap</u>
80% AMI for a 3-person household: $56,900/yr or $4,740/mo.
$4,740 x .30 = $1,425 available for housing costs
Less monthly HOI of $148, property taxes of $125, PMI and insurance $160
Available for mortgage loan: $992
Sale price with mortgage, 30-year fixed at 4.44% interest at a payment of $992/mo plus 10% down payment of $22,000: **$220,000**.

<u>Fair Market Value</u>: **$175,000**

Maximum Rental Rates – 2018

One-Bedroom Unit – Year: 2018
Moderate income for a household size of 2 (80% of the Chicago area median income for a household size of 2): $50,600
Utility allowance: $50/month
$50,600 / 12 = $4,215 x .30 = $1,265
$1,265 - $50 utility allowance: $1,215
Maximum rent: $1,215

Two-Bedroom Unit – Year: 2018
Moderate income for a household size of 3 (80% of the Chicag0 area median income for a household size of 2): $56,900
Utility allowance: $50/month
$56,900 / 12 = $4,740 x .30 = $1,422
$1,422 - $50 utility allowance = $1,370
Maximum rent: $1,370
Fair market rent as per appraiser: $1,500

Item: Topics for 2019

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Staff Report to Housing Commission - Topics for 2019	Report

Staff Report to the Housing Commission

To:	The Chairman and Members of the Housing Commission
From:	Nora Boyer, Housing Planner
Re:	Topics for 2019
Report Prepared:	January 15, 2019
Meeting Date:	January 22, 2019

At the January 22, 2019 meeting, the Housing Commission will discuss topics/goals to be discussed in 2019.

The following are topics that the Housing Commission has been discussing or that the Housing Commission may wish to consider. This is not an exhaustive list and the member of the Housing Commission may have topics to add to the list.

- Inclusionary Housing Policies.
  - Discuss the Village's requirements under its inclusionary housing policies. Are the percentages of affordable housing and fees in lieu of affordable housing as presented in the guidelines reasonable and appropriate for meeting the Village's affordable housing goals?
- Community Development Block Grant (CDBG) Budget.
  - Discuss funding requests for program year 2019-2020. Funding requests will be due in March 2019.
- "Housing Needs and Trends in Arlington Heights Report" requested by the Village Board
  - Housing Commission review of the "housing strengths and weaknesses" section of this Report. Scheduled for Housing Commission review in the 3rd quarter of 2019.
- AH Percentage of Affordable Housing
  - Evaluation and discussion of IHDA's December 2018 calculation of the percentage of affordable housing in Arlington Heights
- Affordable Housing Trust Fund
  - Annual review of balance in the Affordable Housing Trust Fund and discussion
- Linkage to Senior Commission Age-Friendly Communities Initiative
  - Whether and how existing or future CDBG-funded or other programs or project should of could support aging-in-place