



AGENDA
HOUSING COMMISSION
Commissions Room, 2nd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
Arlington Heights IL 60005
March 19, 2025
7:00 PM

- I. CALL TO ORDER
- II. ROLL CALL OF MEMBERS
- III. APPROVAL OF MINUTES
 - A. February 19, 2025
- IV. REPORTS
 - A. Status Update on Inclusionary Affordable Housing Projects
- V. OLD BUSINESS
 - A. Single Family Rehab Program
 - B. Affordable Housing Trust Fund
 - C. Aging-in-Place Follow-Up
- VI. NEW BUSINESS
 - A. Village Board of Trustees 2026-2027 Strategic Priorities Discussion
 - B. Fair Housing Month - April, 2025
- VII. OTHER BUSINESS
 - A. Next Meeting Date & Agenda Items
- VIII. PUBLIC COMMENT

Anyone wishing to speak on a subject not on the Agenda may speak at this time. Please limit your comments to three minutes.

- IX. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact the Health &

Human Services Department, at 33 S. Arlington Heights Road, Arlington Heights, IL 60005, healthmail@vah.com or 847/368-5760.

DRAFT

MINUTES OF A MEETING OF THE ARLINGTON HEIGHTS HOUSING COMMISSION VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS FEBRUARY 19, 2024

IN ATTENDANCE:

Commissioners

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

Commissioners

Absent: None

Staff Present: Nora Boyer, Housing Planner/Staff Liaison

Others Present: Keith Moens, Arlington Heights resident

I. CALL TO ORDER

The meeting was called to order at 7:00 pm by Chairman Kiefer.

II. ROLL CALL

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

Absent: None

III. APPROVAL OF MINUTES

A motion was made by Commissioner Krinsky, seconded by Commissioner LoSavio to approve the minutes of the January 15, 2025 meeting with typographical corrections. The motion was approved unanimously by voice vote.

IV. REPORTS

Ms. Boyer gave a status update on the Arlington Heights projects subject to Inclusionary Housing Ordinance.

- Crescent Place – Opened in November 2023
- Grace Terrace – Approved by the Village Board
- Urban Street Group/International Plaza – Nothing to report at this time
- 116-120 W Eastman – Nothing to report at this time
- 5 N Douglas – Nothing to report at this time.
- Arlington 425 – Has been granted an extension of zoning entitlements to May 2025.
- Berkshire Arlington Heights – Developer is re-evaluating their plans.
- Old Arlington Heights Rd/County Lane Townhomes – Being scheduled for Plan Commission. Housing Commission has recommended approval of the affordable housing plan which includes 1 affordable townhome.

V. OLD BUSINESS

A. Single-Family Rehab Program

There are no current active projects. There not changes in status since January.

B. Affordable Housing Trust Fund – Continuation of Aging in Place Discussion

Chairman Kiefer distributed a copy of the Housing Commission's intent and purpose to provide a guide for the Housing Commission in its discussion. The intent and purpose of the Housing Commission is to "Promote adequate housing for all of the community's people, to create and/or maintain sound viable neighborhoods, to meet the needs for housing my increasing the number of housing units for low- and moderate-income families and individuals, and to expand housing opportunities for all members of the community"; and to "constitute the Fair Housing Review Board for the purpose of conducting hearings and investigating complaints regarding discrimination in the sale, rental, or financing of housing."

Ms. Boyer had been asked to provide information on aging-in-place types of projects that could potentially be considered for Trust Fund funding. A memorandum was included in the meeting packet listing housing-related potential implementation options from the Senior Housing Needs Assessment (2013) and the housing strategies from the Chicago Metropolitan Agency for Planning Aging-in-Place White Paper (June 2016). Several of the suggestions have already been implemented:

- Affordable units have been created through use of the Low-Income Housing Tax Credit Program and other government programs although there has not been a senior-only project.
- A Handyman Program based on Rolling Meadow's model was created and expanded to include other suburbs including Arlington Heights. The Handyman Program is being administered by the North West Housing Partnership.
- The Village's Single-Family Rehab Loan Program continues to be available for home renovations for all eligible residents including seniors.

Ms. Boyer was asked to check with the nurses in the Village's Department of Health and Human Services about the level of home rehab needs they encounter when providing in-home services to seniors. Commissioner Delea commented that needs of seniors in order to age-in-place go beyond home modifications and include services such as nursing care, companionship, etc. Commissioner Krinsky commented that there are seniors who have outlived their resources, and there are seniors who may be need advice and support to age-in-place but can pay all or a portion of the cost.

Commissioner Miller said that we do not want to miss the opportunity to use the Trust Fund to add housing units. He observed that there is always a balance remaining at the end of the year in the Single-Family Rehab Program and there are other resources available for some of the aging-in-place options. He said that he would lean toward using the Trust Fund in a way that would impact the largest number of people.

Commissioner Nagy said that he wants to look at increasing the supply of affordable housing under a new model. The concept he has in mind would involve increasing density and building new construction multi-unit residential buildings on combined lots. This housing could provide an opportunity for entry level home ownership. He discussed land banking and a detailed buyer/developer/lender partnership to build affordable housing. He suggested identifying a location and testing this model to see if it works, and if it does, scaling-up to take advantage of economies of scale. Commissioner Nagy said that he would share additional information on the concept with the commissioners. Chairman Kiefer said that such a proposal should be married with the Housing Commission's process for identifying projects that began with the Requests for Expressions of Interest.

There was a discussion of the changes in housing preferences including younger people's interest in more walkable neighborhoods and their openness to multi-family buildings.

Challenges such as high land costs in Arlington Heights were mentioned. The potential for conversion of office buildings to residential use was mentioned, and a project to do this is moving forward near the Woodfield Mall in Schaumburg.

Ms. Boyer stated that she and Emily Rodman (the new Director of Planning and Community Development) have discussed meeting with a couple of the local developer respondents to the Request for Expressions of Interest to get their updated feedback on potential uses for the Trust Fund. She said that she will report back to the Housing Commission on these meetings.

Commissioner Delea said that he has continued interest in Township High School District 214's home construction program and working with perhaps Hersey High School to rehab or build more houses in Arlington Heights.

Chairman Kiefer stated that he believes that a component of the Trust Fund recommendation should include supporting seniors to age-in-place noting that this has been a need expressed by members of the community and the Senior Citizens Commission.

VI. NEW BUSINESS

A. VILLAGE BOARD OF TRUSTEES 2026-2027 STRATEGIC PRIORITIES DISCUSSION

Ms. Boyer explained that every two years the Village Board discusses and adopts a set of priorities. The advisory commissions, including the Housing Commission, are being asked for input issues for discussion that would contribute to the Village Board's strategic priorities for 2026 & 2027. The input is to reflect general issues not specific projects. The strategic priorities for 2024-2025 were provided to the Housing Commissioners including #9 which is to "Seek, maintain, and expand attainable housing within the community." There was a discussion of including additional information with the requested input. The Housing Commissioner were in agreement that they would recommend to the Village Board that affordable housing continue to be included in the Village Board priorities for 2026 and 2027. The potential Chicago Bears redevelopment of Arlington Park was talked about as a future opportunity for affordable housing and an issue for future discussion. Commissioner Nagy suggested looking at a land value tax structure. Ms. Boyer was asked to put together a draft of a response to the Village Board's request for the Housing Commissioners to look during the March Housing Commission meeting.

B. FAIR HOUSING MONTH – APRIL 2025

April is Fair Housing Month. In the past, the Housing Commission has supported the posting of fair housing information on the Village's website in April. There was support for doing this again in April 2025.

VII. OTHER BUSINESS

A. NEXT MEETING DATE AND AGENDA

The next meeting of the Housing Commission is scheduled for Wednesday, March 19, 2025 at 7 pm. Topics will include: 1) Input for the Village Board's 2026 & 2027 strategic priorities, 2) April Fair Housing Month; 3) the Affordable Housing Trust Fund; and 4) the timing of discussions with developers.

Commissioner LoSavio said that the North West Housing Partnership appreciated the opportunity to come to the January meeting of the Housing Commission.

B. PUBLIC COMMENT

Mr. Moens invited the members of the Housing Commission to attend the Northwest Alliance for Housing Affordability's (NAHA) "Workshop on Housing Affordability" scheduled for 3 – 4:30 pm on February 20, 2025 at the Arlington Heights Memorial Library.

VIII. ADJOURNMENT

A motion was made by Commissioner Miller, seconded by Commissioner Nagy to adjourn the meeting at 8:47 pm. The motion was approved by voice vote.

SINGLE-FAMILY REHAB PROGRAM STATUS REPORT – October 1, 2024 to September 30, 2025

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
24-02 HE408	3/26/2024	By Owner	Replace pipes in basement	\$10,000	\$9,600		\$9,600	\$9,600	Work completed.

SFR LOAN PROGRAM - FINANCIAL SUMMARY

2024/2025 CDBG allocation:	\$62,688.00
SFR Case 24-02	- \$9,600.00
Estimated balance	\$53,088.00

Loans Repaid CDBG Fiscal Year To Date: 10/1/24 – 9/30/25

Case #	Date Paid	Yrs to Repayment	Amount	Reason sold (if known)



VILLAGE OF
ARLINGTON HEIGHTS
— INC. 1887 —

3/19/2025

Item: Village Board of Trustees 2026-2027 Strategic Priorities
Discussion

Department: Planning & Community Development

Item Description:

ATTACHMENTS:

1. Village Board Priorities Memo



VILLAGE OF ARLINGTON HEIGHTS

INC. 1887

Date: February 6, 2025

To: Chairman and Members of the Housing Commission

From: Nora Boyer, Housing Planner

Attachments: List of Designated Affordable Housing Units
Housing Commission's 2024 Activities and Accomplishments
Housing Commission's Draft 2025 Work Plan

Background

Village commissions are being asked for feedback on what important issues related to their missions that their commission and the Village Board should consider discussing in 2026 and 2027. Detailed projects are not being sought, but rather just a general idea of issues that the commissions think are current and important for our community in their subject area. The suggestions will be helpful for the Village Board when they begin to develop strategic priorities for the community this summer.

For 2024-2025, the Village Board adopted as a priority (Priority #9) "Seek, maintain, and expand affordable housing within the community."

At its February 2025 meeting, the Housing Commission discussed its belief that it is important that affordable housing continue as a Village Board priority for 2026-2027. The Housing Commission requested that staff provide a draft of information that the Housing Commission could consider sending to the Village Board with its feedback.

Current Housing Commission Activities

Based on the most recent Housing Commission agendas and discussions, the general issues/topics being discussed by the Housing Commission in 2025 are:

- The recommendation to be developed by the Housing Commission concerning the use(s) of the monies in the Affordable Housing Trust Fund. Considerations being discussed by the Housing Commission on this topic have included:
 - The type(s) of affordable housing that the Housing Commission recommends be addressed (i.e., new construction, preservation of privately-owned affordable rental housing units, etc.) based on feasibility and potential impact.
 - Any priority population(s) that should be targeted with the initial allocations from the Affordable Housing Trust Fund (ex. senior aging-in-place, multi-generational housing, etc.).
 - The process by which specific affordable housing projects should be identified (ex. issuing a request for proposals).
- Potential resources (in addition to the Affordable Housing Trust Fund) for affordable housing such as redevelopment opportunities (ex. Village-owned property, the redevelopment of Arlington Park, concepts for "missing middle" affordable housing, Township District 214 programs, and State and federal affordable housing programs).

- Improving the Village's understanding of affordable housing needs and the locations of affordable housing units by analyzing the information being gathered via the affordability questions that have been added to the Multi-Dwelling License Application.

As per the Housing Commission's request, attached is information the Housing Commission may wish to include with its input into issues for discussion in 2026 & 2027.

- The list of developments in Arlington Heights with dedicated affordable housing units and information on payments in lieu of providing affordable housing units.
- The Housing Commission's 2024 activities and accomplishments
- A draft of a Housing Commission work plan for 2025

Attachment A

**Arlington Heights
Designated Affordable Units and Fees in Lieu
Updated 3/6/2025**

2

	Development Name	Affordable Units Required by Village	Total Affordable Units Provided	Approved Fee in Lieu of Affordable Units
Federally Subsidized Buildings				
1977	Albert Goedke Apartments (subsidized rental)	118	118	na
1979	Linden Place Apartments (110 units in senior building and 80 family townhomes, subsidized rental)	190	190	na
1985	Cedar Village Apartments (seniors/disabled, subsidized rental)	80	80	na
Negotiated Inclusionary Housing (2004 – 2020)				
	Development Name	Affordable Units Required by Village	Total Affordable Units Provided	Approved Fee in Lieu of Affordable Units
2014	Timber Court Apartments	21	14*	Na
2012	Arbor Lane Townhomes (for-sale)	2	0	\$30,378 in lieu of 2 affordable units
2014	Parkview Apartments (rental)	7	41**	Na
2016	Lexington Townhomes (for-sale)	7	0	\$120,000 in lieu of 7 affordable units
2017	Heart's Place Apts. – Permanent Supportive Housing (rental)	2	18***	Na
2017	4 N Hickory Apartments (rental)	11	0	\$275,000 in lieu of 11 affordable units
2018	Residences at Payton Place - Arlington Downs II (2011) (rental)	13	9	\$100,000 in lieu of 4 affordable units
2019	Arlington 425 Apartments - Construction not begun as of 8/2024 (rental)	24	16	Estimated \$244,000 in lieu of 8 affordable units to be calculated and paid at time of permit.
2019	Sigwalt 16 Townhomes (for-sale)	1.6	0	\$120,000 in lieu of two affordable units
Inclusionary Affordable Housing Ordinance Approved (2020 to present)				
2021	Crescent Place Apartment (rental)	4	40***	na
2023	116-120 W Eastman (rental)	10.125	7	Estimated \$95,300 in lieu of 3.125 units to be calculated and paid at time of permit
2023	Arlington Gateway (rental)	30	30	na
2025	Grace Terrace – Permanent Supportive Housing	3	25***	na
Under Review				
	5 N Douglas - rental	6	6 proposed	na

	Urban Street Group – International Plaza Preliminary reviews in 2023	TBD	37 senior building, proposed	na
	Old Arlington Row (rental townhomes)	1.2	1 proposed	Estimated \$17,580 in lieu of .2 affordable housing units to be calculated and paid at time of permit

* Three buildings originally approved with 7 affordable units each (21), but only 2 buildings were built. Therefore, there are 14 affordable units.

** Parkview total number of units is 45. 41 are affordable as required by public financing (low-income housing tax credits, Cook County HOME funds, etc.) to be affordable for a minimum of 30 years. 7 units are required by the Village to be affordable in-perpetuity

*** Heart's Place (permanent supportive housing), Crescent Place, and Grace Terrace - 100% affordable buildings. All units are required due to public financing to be affordable for a minimum of 30 years. The numbers of Village-required affordable units must be affordable in-perpetuity.

Attachment B

Housing Commission's 2024 Activities & Accomplishments

Inclusionary Affordable Housing

- Reviewed and recommended approval of the affordable housing plan for the 3310 & 3255 Old Arlington Heights townhome development proposal.
- Monitored the status of the following projects that include affordable housing units
 - Crescent Place Apartments, 40 affordable units, opened 11/2023
 - 116-120 W Eastman, 7 affordable units
 - Arlington Gateway, 30 affordable units
 - Arlington 425, 16 affordable units
 - Grace Terrace, 25 affordable units
- Monitored the status of the following tentative projects
 - 5 N Douglas, 6 proposed affordable units
 - Urban Street Group/TIF 4 proposed senior building
 - Berkshire Arlington Heights senior building

Affordable Housing Trust Fund

- Reviewed responses to the Request for Expressions of Interest (10 responses received)
- Reviewed Village-owned property as a resource
- Discussed and began investigating the need and programs to address preservation of existing, multi-family, market-rate rental housing including meeting with the Preservation Compact and Community Investment Corporation
- Investigated senior aging-in-place need

Data Collection

- Worked with staff to add affordability questions to the Multi-Dwelling License Application to collect affordability data on privately owned rental housing.

CDBG Funding

- Made recommendations to the Village Board for CDBG funding of the Single-Family Rehabilitation Loan Program and Group Home Rehabilitation Grant Program
- Monitored completion of 6 group home renovation projects approved in 2023 and 2024
- Approved 3 new group home renovation projects to be completed in 2025
- Approved and monitored 3 home improvement projects benefitting low/moderate-income homeowner households

Attachment C

Draft Housing Commission's Draft 2025 Work Plan

Inclusionary Affordable Housing

- Review the affordable housing plans of any development proposals that come forward and are subject to the Inclusionary Housing Ordinance
- Seek opportunities and provide input regarding opportunities for the creation of affordable housing including, but not limited to, those to which the Inclusionary Housing Ordinance would apply (ex. the redevelopment of Arlington Park)

Affordable Housing Trust Fund

- Assess priority affordable housing type(s) (ex. new construction, affordable rental preservation, missing middle housing, etc.) to address priority populations (ex. senior aging-in-place)
- Provide a recommendation to the Village Board based on the assessment above including a method for identifying projects such as a request for proposals

Data Collection

- Begin collecting and analyzing data from the affordability questions added to the Multi-Dwelling License Application

CDBG Funding

- Continue recommending and monitoring projects as funding allows

Other

- Educate the public with respect to the Housing Commission's role as the Village's Fair Housing Review Board.



VILLAGE OF
ARLINGTON HEIGHTS
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3/19/2025

Item: Fair Housing Month - April, 2025

Department: Planning & Community Development

Item Description:

ATTACHMENTS:

None