

APPROVED

MINUTES OF A MEETING OF THE ARLINGTON HEIGHTS HOUSING COMMISSION VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS JANUARY 15, 2025

IN ATTENDANCE:

Commissioners

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

Commissioners

Absent: David Miller

Staff Present: Nora Boyer, Housing Planner/Staff Liaison

Others Present:

Keith Moens Arlington Heights resident
Linda Waycie Member of Northwest Alliance for Housing Affordability
Steve Kauffold Member of Northwest Alliance for Housing Affordability
Paula Bush Executive Director of North West Housing Partnership

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

Absent: D. Miller

III. APPROVAL OF MINUTES

A motion was made by Commissioner Krinsky, seconded by Commissioner Delea to approve the minutes of the November 20, 2024 meeting with typographical corrections. The motion was approved unanimously by voice vote.

IV. REPORTS

Ms. Boyer stated that the Grace Terrace proposal is scheduled to go to the Village Board for consideration of final approval at the Village Board meeting on Tuesday, January 21, 2024.

V. OLD BUSINESS

A. Single-Family Rehab Program

Ms. Boyer reported that project 24-02 has been completed. There are no pending applications. Commissioner Kiefer suggested advertising the program in April during Fair Housing Month.

B. Affordable Housing Trust Fund – Report on Conversation with The Preservation Compact

Ms. Boyer said that the planned virtual meeting with The Preservation Compact and the Community Investment Corporation (CIC) was held on December 4, 2024. They were asked about multi-family affordable housing preservation. The Preservation Compact talked about their Mezzanine Debt Fund through which they provide partial financing for new owners to purchase and rehab smaller multi-family buildings. In exchange for the low-interest financing, the owner of the building agrees to provide 20% of units as affordable rents. Commissioner Kiefer, who was on the call, said that programs such as aging-in-place, handyman programs, and forgivable loans were also discussed.

VI. NEW BUSINESS

A. GUEST: EXECUTIVE DIRECTOR OF THE NORTH WEST HOUSING PARTNERSHIP

Chairman Kiefer introduced Paula Bush who is the executive director of the North West Housing Partnership. Ms. Bush talked about the NWHP's programs that are targeted to senior citizens including their Handyman Program, CAPABLE program, and Older Adult Home Modification Program. Through the CAPABLE program, a safety assessment is done of the applicant's home, high impact accessibility improvements (ex. grab bar installation) are made by a contractor or handyman, and the applicant works with a nurse and occupational therapist. The contractors and handymen involved in the program are carefully vetted and background checks are run.

Ms. Bush said that Arlington Heights is the second strongest rate of participation in the Handyman program with 566 Arlington Heights residents having received handyman services. The Handyman is paid \$40/hour. Participants pay a portion of that amount, on a sliding scale basis, based on their household income. The Handyman Program may be used by a homeowner multiple times.

The North West Housing Partnership has another home rehab program that is funded by IHDA. The agency will be applying for additional funds for this program. Funds during the next funding round may be able to be used to assist renters.

Ms. Bush said that programs that are federally funded require income verification, but other programs can be operated on an honor system with regard to reported income. This makes it possible for assistance to be provided to applicants who are reluctant to provide documentation for their incomes, but who have safety needs that need to be met.

The North West Housing Partnership's office is located in Schaumburg, but Arlington Heights is in its service area. Ms. Bush commented that she is a HUD-certified housing counselor and North West Housing Partnership is a HUD-approved agency. The North West Housing Partnership is in good standing with HUD having had no findings or issues with the operation of their programs. North West Housing Partnership administers the home owner rehab programs for several northwest CDBG-entitlement suburbs (i.e., Hoffman Estates, Schaumburg, Mt. Prospect, and Des Plaines).

Ms. Bush provided and explained the brochure for the Older Adult Home Modification Program & the CAPABLE program. She also provided a list of typical accessibility modifications that are made.

Ms. Bush said that older homes frequently need electrical work. Commissioner Nagy suggested looking at energy efficiency improvements and programs like Com Ed's Community Solar program.

When asked what the Village of Arlington Heights can do to support the North West Housing Partnership, Ms. Bush said that the Village could help with publicizing their programs and having a representative of the Village attend community meetings where the North West Housing Partnership is providing information.

Ms. Bush stated that the North West Housing Partnership would be available to partner with the Village in the future.

B. AGING IN PLACE DISCUSSION

There were comments about the benefits of mixed-age/multi-generational housing, the loss of smaller single-family ranch homes, the lack of housing options for seniors who want to downsize, and the challenge some seniors have in paying their property taxes. Commissioner Kiefer stated that the number of Arlington Heights seniors served by North West Housing Partnership is a substantial number. It was suggested that the Trust Fund might be used to bring information and programs together in a more formal structure. Ms. Bush said that there are gaps in senior services for people whose incomes are above the federally-funded program maximums for eligibility and for seniors with accessibility needs that are above the \$5,500 that North West Housing Partnership can offer through their Older Adult Home Modification Program.

Commissioner LoSavio pointed out that agency/third party assistance can be helpful when a senior citizen is no longer able to maintain their home because of the big emotional aspect around this type of decision and change. Needing to go through and reduce belongings collected over a lifetime is also a barrier.

The commissioners concurred that aging-in-place is an area to follow up on with regard to uses for the Trust Fund money.

C. RECAP OF OCTOBER BOARD/COMMISSIONS MEETING AND VILLAGE BOARD BUSINESS PLAN

Commissioner Kiefer reported on a meeting he attended for chairpersons of the Village's boards and commissions. He described the types of boards and commission for the Village. He commented that Village Code explains the mission of each commission, and if a commission wants to do or pursue something not in the Code, that the commission needs to get approval from the Village Board. He said that the Village administration is working on having a more formal orientation of commission and board members and annual meeting for chairpersons. He further went into some restrictions and requirements under the Open Meetings Act.

Commissioner Kiefer also talked about the Village Board's nine (9) strategic priorities. In the Village Business Plan, one of the actions in response to the priorities is the development of uses and a process for the Affordable Housing Trust Fund. Another topic being explored by

the Department of Building and Life Safety) is a proposal for a systemic rental unit inspection program.

VII. OTHER BUSINESS

A. NEXT MEETING DATE AND AGENDA

The next meeting of the Housing Commission is scheduled for Wednesday, February 19, 2025 at 7 pm. Topics will include: 1) continued discussion of aging-in-place with Ms. Boyer to provide information on other programs, and 2) activities for April – Fair Housing Month.

B. PUBLIC COMMENT

Don Kauffold and Linda Waycie introduced themselves as members of the Northwest Alliance for Housing Affordability (NAHA). They invited those present to attend the group's Workshop on Housing Affordability that will take place on February 20, 2025 from 3 – 4:30 pm at the Arlington Heights Memorial Library. Ms. Waycie said that NAHA is trying to bring the business community in on the discussions about affordable housing.

Ms. Waycie said that the group has a goal to construct a building(s) that would provide 100 units of affordable housing including for people with disabilities. Commissioner Nagy said that many cities are looking at the redevelopment of old shopping centers and vacant office buildings for conversion to affordable housing.

Mr. Moens said that he likes the idea of the commission and board orientations. He said that it would be beneficial if there were more consistency among the boards and commissions with regard to meeting procedures.

VIII. ADJOURNMENT

A motion was made by Commissioner Krinsky, seconded by Commissioner Delea to adjourn the meeting at 8:30 pm. The motion was approved by voice vote.

OLDER ADULT HOME MODIFICATION PROGRAM (OAHMP) & CAPABLE



Assessment with
Occupational Therapist
and Registered Nurse

OAHMP focuses on helping seniors live independently in their home while engaging in daily activities. Services provided by the OT, RN, & handyman/contractor for home maintenance services are **free**.

Our program may assist with purchasing adaptive medical equipment that are not covered through insurance: cane, hearing aid, shower chairs, seat assist riser, and much more!



Repairs done by
handyman/contractor



Requirements:

- Senior homeowner age 62+
- Agree to visits by OT & RN
- Display need for modifications/repairs
- Reside within service area
- Must income qualify



Eligible Modifications:

- Grab bars
- Chair lift*
- Electrical repairs
- Medical adaptive equipment
- ADA Toilet
- Sink and much more!

*Subject to pricing

County service areas: Cook (including Chicago) DuPage, Lake, Kane, McHenry



CONTACT US
847-969-0561

Call for further details



VISIT OUR WEBSITE
www.nwhp.net

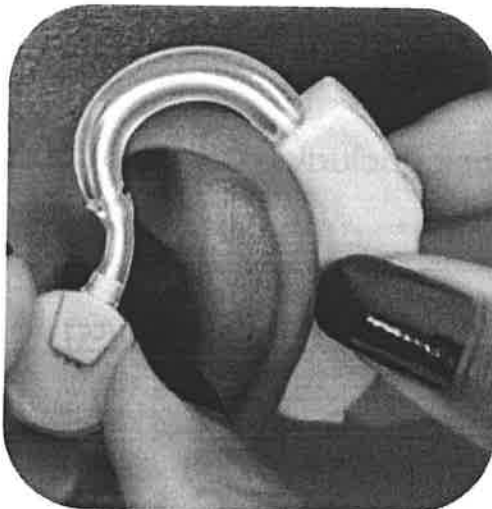
EXAMPLES OF ADAPTIVE EQUIPMENT



Persons in Family

1	2	3	4	5	6	7	8
62,800	71,800	80,750	89,700	96,900	104,100	111,250	118,450

Adaptive equipment are subject to assessment by the occupational therapist.
All equipment, material, and services are paid for by NWHP.



Older Adult Home Modification Program Home Modifications

Feature or System	Examples of OAHMP Maintenance Repair Activities
Site	Adding or replacing address number so it is visible from the street for emergency responders.
Building Exterior	- Adding exterior lighting at entrances (to include automatic sensors). - Installing new or adjusting mailbox to make it easier to reach. - Fixing gutters and downspouts if causing safety hazard.
Exterior walkways and steps	- Placing anti-slip tape or colored tape or paint on surfaces. - Applying directional signage or marking for wayfinding. - Installing handrails on both sides of steps and/or pathways. - Repairing cracked, broken, or uneven pathways (pavement, brick, etc.). - Installing pathway lighting.
Exterior Windows and Doors	- Installing automatic doors or automatic door openers. - Installing magnetic screen door. - Replacing door lock with one that is easier to operate. - Replacing doorknobs with lever-style handles. - Adding or adjusting peephole or viewing panel to correct height for client. - Eliminating trip hazards at entry threshold. - Adjusting windows to make them easier to open and close. - Fixing broken windowpane(s), storm window(s) or damaged entry door. - Adding storm windows or storm doors.
Interior Walls, Windows, and Ceilings	- Adjusting or replacing hardware for drapes, shades, and/or curtains to make them easier to use. - Building shelf to improve hands-free activity or to improve accessibility. - Patching or mending cracked plaster - Patching or fixing holes or cracks in drywall
Interior Doors and Hallways	- Adjusting door swings to reverse or remove awkwardness. - Installing door hinge offset or swing clear door hinges.
Flooring	- Repairing flooring transitions so there is zero height difference between them. - Repairing floor tile to remove uneven surfaces. - Repairing floors to remove uneven surfaces.
Interior Stairways (Circulation)	- Installing railings. - Replacing broken stair treads or balusters. - Applying adhesive strips with nonslip surface. - Applying adhesive tape or paint to distinguish thresholds and edges.

Bathroom/ Laundry	• Installing grab bars. • Adding non-skid strips to bathtub or shower floor. • Installing a hand-held or adjustable showerhead. • Installing clamp for handheld shower on wall or grab bar. • Installing curved shower rod. • Installing easy-to-use lever handles rather than knobs or turn handles for the sink, bathtub and shower faucets feature. • Replacing toilet with comfort height model. • Installing pedestal or wall hung sink for wheelchair accessibility. • Insulating exposed pipes beneath the sink to protect against touching a hot pipe. • Cushioning exposed pipes beneath the sink to protect against bumping. • Replacing or adjusting position of bathroom mirror, toilet paper holder, and other accessories to meet client's needs. • Replacing cabinet hardware, such as replacing round knobs with D-shaped handles. • Installing new toilet handles. • Installing toilet riser with handles. • Installing toilet safety frame or rails. • Repairing toilet seats. • Installing wall soap holder. • Repairing wall tile. • Securing rugs with rubber carpet mesh or double-sided rug tape. • Adding risers beneath washing machines and dryers. • Replacing broken medicine cabinet.
Kitchens	• Replacing cabinet hardware, such as replacing round knobs with D-shaped handles. • Removing or replacing interior of existing cabinetry for easier access (e.g., pull-out drawers and shelves). • Replace faucets with lever-, touch-, or sensor-style faucet. • Install easy-to-use ABC-rated fire extinguisher in an easy-to-reach location. • Install automatic stove turn-off devices.
Electrical/ Lighting	• Adding stick-on motion sensor lighting. • Adding task lighting under cabinets and over counters and tables. • Changing light bulbs. • Adding light switches at top and bottom of stairs for safety. • Replacing light switches with safety and accessibility features such as glow in the dark, rocker-style switches, or other easy-to-function switches. • Moving light switches and electrical outlets where they are more accessible to the individual. • Adding ball chain extension to ceiling fan/light.
HVAC/ Plumbing systems	• Replacing thermostat with one that has accessibility features.

	• Setting home's water heater or replacing its thermostat, to ensure hot water is at or below 120°F to avoid scalding. • Installing pressure-balanced, temperature-regulated sink faucets in kitchen and bath.
Security	• Adding security technology to entrance door. • Installing or replacing doorbell that can be seen or heard by client throughout the house. • Adding or adjusting peephole or viewing panel to correct height for client. • Adding exterior lighting at entrances (to include automatic sensors). Installing secure slide latch or chain inside entrance door.
Life - Safety	• Installing GFCI outlet. • Repairing electrical outlets. • Installing smoke, fire and CO detectors. • Installing or replacing doorbell that can be seen or heard by client throughout the house. • Cleaning surface mold. • Lead mitigation.