APPROVED

MINUTES OF A MEETING OF
THE ARLINGTON HEIGHTS HOUSING COMMISSION
VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS
MARCH 19, 2025

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 Fred Vogt, Senior Citizens Commission		

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 Miller, seconded by Commissioner Delea to approve the minutes of the February 19, 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 – Developer has reopened conversations with staff but nothing specific to report at this time.
- 116-120 W Eastman – Demolition expected to begin this summer.
- 5 N Douglas – They have begun re-engaging with staff. Nothing to report at this time.
- Arlington 425 – Has been granted an extension of zoning entitlements to May 2025 and the developer has re-engage with staff.
- Berkshire Arlington Heights – Developer is re-evaluating their plans and may pivot from and affordable senior building to a market-rate project. A Plan Commission Application has not yet been received.
- Old Arlington Heights Rd/County Lane Townhomes – Expected to have one affordable townhome. Was recommended for approval by the Plan Commission and is being scheduled for a Village Board meeting

Mr. Moens commented on the Memorandum of Understanding (MOU) for the Urban Street Group project. He said that the MOU states that if there is no development on the site by November that the Village will receive the slab where the senior building was proposed back to be development for affordable housing. Ms. Boyer said that she will look into this and report back. He pointed out that the project is not shown as having applied to IHDA for Low-Income Housing Tax Credits.

V. OLD BUSINESS

A. Single-Family Rehab Program

One new application has been received that came in after the monthly report was prepared. It is for window replacements. The homeowner previously participated in the Single-Family Rehab Program. Applications are expected to pick up in the spring.

B. Affordable Housing Trust Fund

Ms. Boyer and Emily Rodman, Director of Planning & Community Development with the executive director, Richard Koenig, of the Housing Opportunity Development Corporation (HODC) to talk about factors currently affecting affordable housing development and own the Trust Fund might be used. HODC has developed new affordable buildings and has also rehabbed existing building to provide affordable housing. Mr. Koenig talked about the uncertainties at this time due to changes at the federal level. HODC recently applied for Low-Income Housing Tax Credits for a proposed development in Elk Grove Village on land sold to the HODC by the Elk Grove Village.

Ms. Boyer mentioned that according to the Illinois Housing Development Authority's website, 90% new construction affordable housing developments are being financed, in part, through the Low-Income Housing Tax Credit program. She mentioned that she was just on a Teams call with Cook County which went through the affordable housing projects it has in the pipeline. Cook County provides federal HOME funding for affordable housing developments sometimes in the $1m to $2m range.

Ms. Boyer said that she provided the location of the Village-owned property off of Rand Rd. to Mr. Koenig. The HODC has done some innovative projects such as a building in Palatine for victims of human trafficking, and Ms. Boyer reported that Mr. Koenig said that he would look at the location off of Rand Rd. He emphasized the importance of evaluating sites according the point-system criteria. Ms. Boyer will get back to Mr. Koenig to ask for his evaluation of this site.

Mr. Koenig said that affordable housing is financed in a multi-layer approach and the Trust Fund could be used as one of those layers. He said that a barrier to developing affordable housing is securing and retaining control of land for the amount of time (often years) that it takes to get approval and financing for an affordable development.

Mr. Koenig mentioned that rental rehab of existing, naturally occurring affordable housing is important, but this type of project can be difficult and expensive especially if tenants need to be relocated during renovations.

C. Aging-in-Place Follow-up

Ms. Boyer reviewed information she received from the Department of Health and Human Services regarding senior aging in place needs. The Village nurse stated that homes are evaluated for hazards (especially trip hazards) and impairments to mobility (ex. stairs, laundry location, accessibility/safety in bathrooms) during home visits. She said that changes in vision are a frequent issue. Referrals to the Handyman Program at the Northwest Housing Partnership are made for smaller repairs and modifications (ex. installation of grab bars). A list or resources is provided to residents for larger projects. At the top of the list is the Village's Single Family Rehab Program. Reported gaps in accessibility function include inability to climb stairs, to enter and exit showers, and inability to exit and enter the home for doctor appointments. She said that the seniors often struggle with the process of applying for assistance.

Ms. Boyer said that she is scheduled to attend the Department of Health and Human Services' March staff meeting. She said that she will give the staff in that department information about the Single-Family Rehab Program and discuss how to bridge the gap between the needs they are seeing among senior homeowners obtaining assistance through the Single-Family Rehab Program. Assistance to senior renters is something that needs to be addressed.

Chairman Kiefer said that is sounds like for now the needs can begin to be addressed by the Single-Family Rehab Program and other sources of funding could be looked at if the demand exceeds the Single-Family Rehab Program as a resource. Chairman Kiefer expressed his concerns about possible changes in Federal funding including the CDBG program, and that the Trust Fund may need to be looked at for aging-in-place needs depending on what happens.

Ms. Boyer said that the Senior Center will be promoting the Single-Family Rehab Program in the next Senior Center Newsletter with an emphasis on aging-in-place modifications. Ms. Boyer said the in addition to fees paid by developers in lieu of affordable units in new developments, linkage fees are paid in the instances of new single-family home construction. These linkage fees provide a flow of money into the Trust Fund at a rate that has been about $50k to $60k per year. This source of income could be Trust Fund resource used for an on-going aging-in-place program should the CDBG funds cease to exist.

Ms. Boyer reviewed what she has read in the news about the impacts of the latest Continuing Resolution as it affects HUD programs and other potential changes funding changes for federal affordable housing program and reductions in HUD staff levels. She mentioned that under the prior administration of the current President, the President's proposed budgets called for the elimination of the CDBG program. However, significant State and Local push-back occurred resulting in the continuation of the CDBG program.

Commissioner Nagy brought up an article that he asked Ms. Boyer to distribute for him concerning the Land Value Tax (LVT) concept and its potential for spurring affordable housing development and aging-in-place. He offered to give a 5-minute presentation at the next meeting of the Housing Commission on a study he did on this method of property tax assessment. Under this concept the percentages of taxes applied to land and improvements would change to charge more of the assessment on land rather than the structures so that improvements to structures are not disincentivized.

Commissioner Delea said that this was discussed the last Housing Commission meeting where it was said that this commission does not have power over taxation. He also said that a study cited in the article discussed negative of a LVT on older homes since the taxes assessed on the land increases but it assists new construction by developers, and he does not think we want to disadvantage retention of affordable older housing in favor of developer of new construction.

Commissioner Nagy said that property tax is a part of housing affordability being informed on this topic can spur conversation at all levels. He stressed that access to land is a key element for affordable housing and taxes on that land makes a big difference.

Chairman Kiefer said that he looked into the LVT concept. He said that it is a process of assessing the value of property based solely on the land irrespective of the structures on the land. He mentioned pro and cons that he read about the LVT system. He also said that there are few examples of this type of system in the U.S. He said that it is an interesting idea, but he did not see how the Housing Commission could affect the tax system in all of Cook County and Illinois and where the Housing Commission would go with this thought as a commission even if it had more information on the topic. He said that he reached out to State Rep. Marybeth Canty, as an individual not a member of the Housing Commission, to see if she is familiar with this type of taxing structure and its viability, but he has not heard back from her yet,

Chairman Kiefer said that he is all for educating the commissioners regarding financing, taxing structures, etc., but he does not see a way forward for the Housing Commission would affect this. He said he did not see the Housing Commission researching this any further. Commissioner Miller agreed and said he did not see how the Housing Commission can influence this. He agreed that it is good to get educated on different things, but since the commissioners are all volunteers with limited time, he would need to know what the Housing Commission’s role would be before spending more time on this. Commissioner Nagy stated that changing the proportions of taxes on land and structures would have to go through the State level and would require a change in the State constitution. He said that it’s a huge effort but would be more sustainable and equitable in the long run. He said that it is being discussed in Minnesota, Denver, and Detroit. Commissioner Krinsky commented that it is understood that the property tax structure and supporting things like education is not equitable in this State.

Chairman Kiefer said this is interesting information, and he does not want to stifle ideas, but he does not see the Housing Commission pursuing this under the Housing Commission’s charge. He said that his recommendation is to keep the topic out there and if any commissioners want to follow-up as individuals, they can do that. Commissioner Nagy suggested that one district, such as the Bears property, could be used as a test land tax district. He said that he thinks it is worth looking into as a commission.

Commissioner Delea thinks this has nothing to do with the Housing Commission and that it’s a regressive tax, and he does not see promoting this in any way. Commissioner LoSavio said that Commissioner Nagy makes some good points, but based on the conversation last month, he thinks this is beyond the scope of the Housing Commission although commissioners could choose to learn more on their own. Commissioner LoSavio said the Housing Commission has a lot to do and to focus on and that this would take the Housing Commission way from other priorities that are closer to the commission’s mission.

Commissioner Krinsky concluded that it sounds like the decision is not to pursue this at this time, and Commissioner Nagy said that he understood. Chairman Kiefer said that he appreciates that the commission is aware of this and there could be reasons in the future to revisiting this topic but not at this time.

VI. NEW BUSINESS

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

Ms. Boyer reviewed the draft memorandum included in the meeting packet for consideration by the Housing Commission for sending to the Village Board as the Housing Commission’s input regarding the 2026-2027 strategic priorities. In the memorandum, it was recommended that the Village Board continue in 2026-2027 to list seeking, maintaining, and expanding affordable housing as one of the Village Board's strategic priorities. The memorandum included:

- A list of current Housing Commission activities
- The list of designated affordable housing units in the Village including those created since the adoption of the Inclusionary Housing Ordinance
- A list of the Housing Commission's 2024 activities and accomplishments
- A draft Housing Commission 2025 work plan

The members of the Housing Commission made some suggestions concerning the 2025 Housing Commission workplan including:

- Adding educating the public on the impact of the Inclusionary Housing Ordinance
- Working to provide education on the meaning and need for affordable housing in order to address the existing stigma around this subject and in order to present factual information ahead of development project review
- The possibility of promoting the programs and activities of the Housing Commission at local events/fairs
- Monitoring and responding as needed to changes in federal funding for housing programs (ex. changes in funding for CDBG) including the possible need to look for alternative funding sources
- Add a description to the document for persons who are unfamiliar with the CDBG program and funding

B. FAIR HOUSING MONTH – APRIL 2025

Ms. Boyer said that she plans to publicize a fair housing workshop available on the Illinois Department of Human Right and information about the Housing Commission's role as the Fair Housing Review Board.

VII. OTHER BUSINESS

A. NEXT MEETING DATE AND AGENDA

Ms. Boyer stated that the Village is beginning the process of writing the next 5-year Consolidated Plan. She stated that there is survey concerning community needs on the Village website. The survey is scheduled to close on April 15th.

- Final review of the Housing Commission's input on the 2026-2027 Village Board strategic priorities
- 2025-2029 Consolidated Plan and the Housing Commissions' CDBG grant requests
- Review of the Village's Zoning Map

B. PUBLIC COMMENT

Mr. Fred Vogt thanked Ms. Boyer for attending the Senior Citizens Commission in February. He mentioned that the Senior Citizens Commission intends to approach the Village Board about property tax credits for senior citizens. The Village's Single-Family Rehab Program and the NW Housing Partnership's Handyman Program will be promoted in the Senior Center Newsletter. He said that the Senior Citizens Commission is interested in defining process to improve how commissions communication and coordinate with each other especially when they have overlapping missions.

Mr. Keith Moens suggested that the Housing Commission add to its work plan to review the terms of the Inclusionary Housing Ordinance. He said that the percentages of affordable units required should be increased and senior communities should be included as developments to which the Inclusionary Housing Ordinance applies.

VIII. ADJOURNMENT

A motion was made by Commissioner Krinsky, seconded by Commissioner Miller to adjourn the meeting. The motion was approved by voice vote.

Next Meeting: Wednesday, April 16, 2025 at 7:00 pm