

APPROVED

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

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.