



AGENDA
HOUSING COMMISSION
Commissions Room, 2nd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
Arlington Heights IL 60005
May 21, 2025
7:00 PM

- I. CALL TO ORDER
- II. ROLL CALL OF MEMBERS
- III. APPROVAL OF MINUTES
 - A. Minutes 4/16/25
- IV. REPORTS
 - A. Status Update on Inclusionary Affordable Housing Projects
- V. OLD BUSINESS
 - A. Single-Family Rehab Program
 - B. Affordable Housing Trust Fund - Request for Applications Process
 - C. 2025-2029 Consolidated Plan/2025 Annual Action Plan & CDBG Budget
- VI. NEW BUSINESS
 - A. 2025 CDBG Community Needs Survey Results
 - B. Shelter Inc. Fire Alarm and Sprinkler System Update
- 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 APRIL 16, 2025

IN ATTENDANCE:

Commissioners

Present: Ken Kiefer Gabriel Nagy David Miller
Janice Krinsky

Commissioners

Absent: William Delea Dave LoSavio

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, J. Krinsky, G. Nagy, & D. Miller

Absent: W. Delea & D. LoSavio

III. APPROVAL OF MINUTES

A motion was made by Commissioner Krinsky, seconded by Commissioner Nagy to approve the minutes of the March 19, 2025 meeting. 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 – Conversations have been going on with staff. A formal Plan Commission application has not yet been received.
- 116-120 W Eastman – Demolition expected to begin this summer.
- 5 N Douglas – A formal Plan Commission application is expected around May or June 2025. This project will return to the Housing Commission if the affordable housing component of the project has changed.
- Arlington 425 – The developer has formally withdrawn the project. The entitlements expire on May 7, 2025.
- Berkshire Arlington Heights – A project proposal is expected to go before the Conceptual Plan Review Committee sometime this summer.

- Old Arlington Heights Rd/County Lane Townhomes – This project has been approved by the Village Board. Approval of the ordinance is being scheduled. The development will include 1 townhome.

V. OLD BUSINESS

A. Single-Family Rehab Program

There are two active applications. With respect to SFR Case 25-01, the homeowner participated in the Single-Family Rehab Program previously and obtained a loan for \$19,462. The difference between that loan amount and the maximum loan amount for a home under the program of \$25,000 is \$5,538. The homeowner is requesting a loan for window replacements at his home. The cost is expected to be well over the \$5,538 with one bid having been received so far which is for \$12,600. He has owned the home since 2004. The homeowner receives Social Security as his source of income.

Ms. Boyer said that the Housing Commission has made exceptions to the maximum loan amount of \$25,000 twenty-seven times (5% of past loans) in the past. The current loan amount of \$19,462 plus the bid amount of \$12,600 would total \$32,062 which is within the range of the exceptions approved previously. Ms. Boyer said that she was seeking informal feedback on whether the Housing Commission would consider a total in loans on this home over \$25,000. She cautioned that a lead-based paint test of the home would be required. If lead-based paint is found it would increase the total cost for the project. There was general concurrence that the Housing Commission is willing to look at this request and asked that Ms. Boyer provide the information needed to review the project at a future meeting.

SFR Case 25-02 was received the day before the meeting. Ms. Boyer said that it sounds like the house is not in good shape. Needs may include a new roof, electric work, plumbing work, and HVAC replacement. The house was built in approximately 1965 and the existing furnace is original to the house. Ms. Boyer said that she is in the process of doing the eligibility determination.

B. Affordable Housing Trust Fund

Ms. Boyer has been looking at some other municipalities' trust fund programs and processes. She has suggested that the Housing Commissioners look at the Village of Oak Park's process as a possible model. Their model includes a rubric with criteria for evaluating applications to the trust fund. The criteria would need to be written to be responsive to the Village of Arlington Heights priorities and policies. The model will be looked at in more detail at the next meeting. The Commissioners who had a chance to look at the Oak Park process before the meeting responded favorably to examining it further as a possible model. Ms. Boyer said that she has a meeting with a staff person at Oak Park to discuss their experiences under their process.

Ms. Boyer asked if the Housing Commission would be interested in working on the request for applications for possibly a larger project and also looking at developing a program that would be smaller but on-going. Commission Miller suggested contacting the management companies at the older, existing affordable housing buildings in Arlington Heights to see if they have any needs that might be funded through the trust fund. Ms. Boyer said that she would reach out to the management companies.

C. Village Board of Trustees 2026-2027 Strategic Plan

A draft of the Housing Commission's feedback concerning the Village Board 2026-2027 Strategic Plan discussion.

A motion was made by Commissioner Krinsky, seconded by Commissioner Miller, to approve the February 6, 2025 Memorandum to the Village Board for consideration during their 2026-2027 Strategic Plan discussion.

The Motion: Passed

Ayes: K. Kiefer, J. Krinsky, D. Miller & G. Nagy

Nays: None

Absent: W. Delea & D. LoSavio

VI. NEW BUSINESS

A. 2025-2029 Consolidated Plan and 2025 Annual Action Plan including 2025-2026 CDBG Funding Applications

There was a discussion of past CDBG funding requests from the Housing Commission and the amounts. Ms. Boyer provided information on the estimated revenue. Ms. Boyer said that staff is looking into possibly recommending that the administration of the Single-Family Rehab Program be contracted out to a non-profit agency such as the Northwest Housing Partnership in the hope that more homes. The Northwest Housing Partnership administers the single-family rehab programs for Schaumburg, Hoffman Estates, Mount Prospect, Des Plaines, and Skokie.

A motion was may by Commissioner Nagy, seconded by Commissioner Krinsky, to recommend to the Village Board that CDBG funds be allocated for program year 2025-2026 for the Single-Family Rehab Loan Program in the amount of \$100,000 and for the Group Home Rehab Loan Program in the amount of \$110,000.

The Motion: Passed

Ayes: K. Kiefer, J. Krinsky, D. Miller & G. Nagy

Nays: None

Absent: W. Delea & D. LoSavio

Ms. Boyer was asked to bring the results of the 2025 CDBG Community Needs Survey to the next meeting.

B. Review of Arlington Heights Zoning Map

Copies of the Village's Comprehensive Plan and Zoning Map were brought to the meeting for examination by the Housing Commissioners.

VII. OTHER BUSINESS

A. NEXT MEETING DATE AND AGENDA

Ms. Boyer said the Shelter Inc. is experiencing change orders for the fire alarm system/sprinkler system project at their shelter care home. The approximate amount of that the project is over budget by about \$31,420. The original grant for the project cost is \$43,332. Shelter Inc. called asking about the possibility of applying for more CDBG funds in the next program year (2025-2026). There may be issues with trying to use 2025-2026 funds retroactively to this program year. There are some unallocated funds remaining in the Group Home Rehab program for 2025-2026. There was concern on the Housing Commission about the amount of the change orders on top of the original project cost. If Shelter Inc. wishes to request additional CDBG funds, it was asked that a representative from Shelter Inc. attend the next Housing Commission meeting with information about the reasons for the increases

in cost. Commissioner Krinsky talked about the importance of this program for the young men served by the home. Shelter Inc. has said that they have been raising funds from other sources to cover part of the increased cost. Ms. Boyer said that she will invite Shelter Inc. to attend the next Housing Commission meeting to discuss their need and request.

Topics for the Next Meeting:

- Trust Fund process and application including additional information from the Village of Oak Park
- Shelter, Inc. fire alarm system/sprinkler system project

Commissioner Nagy mentioned the "Missing Middle Housing" workshop scheduled for May 1, 2025 10 am – noon in Oak Park. Commissioner Nagy and Ms. Boyer plan to attend.

B. PUBLIC COMMENT

Mr. Moens commented that the public services funding requests typically are double the amount of CDBG funds available for public services and asked if consideration is being given to funding higher levels of those requests. It was commented that the public service requests generally do not fall under the purview of the Housing Commission. The comment regarding additional funding for public services can be made before the Trustees at the public hearings on the Consolidated Plan and Annual Action Plan.

VIII. ADJOURNMENT

A motion was made by Commissioner Krinsky, seconded by Commissioner Nagy to adjourn the meeting. The motion was approved by voice vote. The meeting ended at 8:25pm.

Next Meeting: Wednesday, May 21, 2025 at 7:00 pm

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.
25-01 BR2014	3/18/2025		Replacement windows	\$12,000					The homeowner has a prior loan of \$19,461.10. Remaining amount available up to the max. of \$25,000: \$5,538.90.
25-02 MA1204	4/15/2025								Determining eligibility. Cost of work expected to exceed \$25,000 program maximum.

SFR LOAN PROGRAM - FINANCIAL SUMMARY

2024/2025 CDBG allocation:	\$62,688.00
SFR Case 24-02	- <u>\$9,600.00</u>
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

Date: May 14, 2025

To: Chairman and Members of the Housing Commission

From: Nora Boyer, Housing Planner

Attachments: A. Village of Oak Park Affordable Housing Trust Fund Disbursements
B. Article: "Oak Park approved \$1.9m in funding for affordable housing"

At the April 16, 2025 Housing Commission meeting, the Housing Commission discussed developing an application process for the Affordable Housing Trust Fund. A link was provided for the Village of Oak Park's application process that could potentially serve as a model: <https://www.oak-park.us/Community/Housing/Housing-Trust-Fund>.

Ms. Boyer said that she would be meeting with a representative of the Village of Oak Park before the next Housing Commission meeting to talk about their experiences with their process. That meeting was held on May 1, 2025. Below are key take-aways from the meeting:

- Oak Park's Trust Fund balance had reached approximately \$3 million compared to Arlington Heights current balance of \$1 million when Oak Park starting making awards from their trust fund.
- A copy of Oak Park's Affordable Housing Trust Fund Disbursements is attached to this memo.
- Oak Park has a broader description of eligible projects than does Arlington Heights.
- Contributions to new construction development projects for "gap financing" have been in the form of grants toward IHDA Low-Income Housing Tax Credit (LIHTC)-financed projects. Conditional commitment letters are provided after projects have been approved to submit full LIHTC applications to IHDA. Sometimes funds are tied up for lengthy periods of time while the LIHTC applications are reviewed, and the LIHTC applications are sometimes not approved.
- Oak Park and Arlington Heights share the concern about the lack of predictability when it comes to inclusionary housing fee-in-lieu payments into the trust funds. Oak Park is working on some alternative, more stable, funding sources such as a recently approved demolition fee and tax on short-term rentals.
- Oak Park and Arlington Heights have had similar conversations about funding on-going programs with predictable, steady income into the trust fund and contributing periodically to developments when there is sufficient funding in the trust funds from inclusionary housing fees-in-lieu of units.

Village of Oak Park

Affordable Housing Trust Fund (AHTF) Disbursements.

Recipient	Project	Type	Project Details	Amount	Year(s)
Oak Park Housing Authority	Annual Contribution	Rental Assistance	Support for administration of the Housing Choice Voucher program.	\$330,000	2013-2024
Housing Forward	Sojourner House	Gap Funding	6 units of interim housing and medical respite.	\$268,108	2018
Housing Forward	Flexible Rental Assistance Program	Emergency Rental Assistance	Emergency rental assistance to prevent evictions and respond to homelessness.	\$230,000	2018
The Community Builders	801 S Oak Park	Gap Funding	Housing development with 36 units of affordable rental housing.	\$500,000	2019
855 Lake Street	Elevator	Accessibility	Purchase of an external elevator for a 63-unit apartment building.	\$260,000	2022
West Cook YMCA	Housing Renovation Initiative Project	Rental Assistance; Rehabilitation; Accessibility	Renovations that added 30 residential units and improved elevator safety; Rental assistance.	\$125,000	2023
Oak Park Residence Corporation	Condo to Affordable Rental Conversion	Gap Funding	Assistance in purchasing 8-10 condo units and converting them into affordable rental housing.	\$450,000	2023
Housing Forward	Crisis Housing and Rental Supports for Families and Transition-Aged Youth	Gap Funding	Additional units to expand crisis housing and rental supports for families and transition-aged youth.	\$438,720	2023-2024
Oak Park Homelessness Coalition	Flexible Rental Assistance Program	Emergency Rental Assistance	Emergency rental assistance to prevent evictions and respond to homelessness, anticipated to serve 60 households per year.	\$251,340	2023-2024
Anticipated Disbursement	Anticipated Distribution in FY2024 Budget		Placeholder for anticipated disbursements.	\$787,567	2024
Total				\$3,640,735	

Source: [Climate Ready Oak Park](#).

HOUSING AND HOMELESSNESS IN OAK PARK

Oak Park approves \$1.9M in funding for affordable housing

As living costs skyrocket, two new affordable housing developments are in the works for Oak Park



by **Luzane Draughon**
January 30, 2025

Oak Park's village board unanimously approved, with one trustee absent, allocating more than \$1.9 million in funding from the **housing trust fund** to two affordable housing developments, providing 64 new units to the community.

The housing trust fund **application** opened last August with the intention to provide and preserve affordable housing in the village. In Oak Park, the cost of living is about **22% higher** than the national average, according to the Economic Research Institute, who compile and analyze cost of living and salary data. The balance of the trust fund at the end of 2024 was \$3,321,543.

Of that roughly \$3.3 million, about \$1.3 million was already committed to specific projects and programs, such as crisis housing rental support and the flexible rental assistance program.

Interfaith Housing Development Corporation and **The Community Builders, Inc.**, two Chicagoland affordable housing developers, applied for a portion of Oak Park's housing trust fund dollars.

The board approved allocating more than \$1.2 million to Interfaith and \$700,000 to Community Builders, with attached conditions.

Both developers have experience in Oak Park. Interfaith built Grove Apartments, affordable housing located above the Sugar Beet Food Co-Op at 812 Madison St. Community Builders also developed "**The 801**," another affordable housing complex, at 801 Van Buren St.

Interfaith has committed to developing “**Keystone Apartments**” for low-income residents at 1106 Madison Street. Trustees **approved** the special use permit for this development last July.

This five-story apartment complex is expected to have 36 units: 12 studio and the rest one-bedroom. Housing Forward has partnered with Interfaith on this project, with a goal to open in 2026. Keystone Apartments will be affordable to those earning 60% of the area’s median income or less.

Keystone Apartments is expected to cost nearly \$16 million to develop. In addition to other state and county funding sources, Interfaith has applied for \$7.5 million in grant dollars from the Illinois Housing Development Authority’s **Permanent Supportive Housing** fund.

Oak Park’s housing trust fund dollars are conditioned on Interfaith receiving that IDHA PSH award.

Community Builders is planning to build an affordable housing complex at 6104 Roosevelt Road. This structure is expected to have 28 units: three studios, 15 one-bedrooms, eight two-bedrooms and two live/work units.

The live/work units would be occupied by residents who live there and also run a small business there.

“I’m excited to see that the project on Roosevelt includes commercial space on the first floor,” Trustee Brian Straw said. “I do hope that with future projects we really prioritize and urge folks to do mixed use development because as we’re working to create **bikeable, walkable communities**, having that storefront space creates a more walkable community.”

Trustee Cory Wesley added that he’d also like to encourage affordable housing developers to offer retail spaces. It could allow for more diverse businesses, he said, if retail space is offered at more affordable rates.

The development at 6104 Roosevelt Road is expected to cost more than \$19 million to build. In addition to other state and county funding, Community Builders has applied for more than \$13.6 million from IHDA’s **Low Income Housing Tax Credit** program.

Oak Park’s housing trust fund dollars are also conditioned on Community Builders receiving that IDHA LIHTC award.

Trustee Lucia Robinson said that she’d like to consider having a cap on grants from the housing trust fund in the future to spread the dollars around more. She also said she wants to earmark some funds for homeownership programs, specifically.

Jonathan Burch, neighborhood services director, suggested developing a downpayment assistance program or home buyer counseling services.

Other trustees said they'd be open to capping grant dollars in the future but would prefer it be tied to the number of affordable housing units provided.

"If a great project came by that was creating a very large number of affordable units, I would be happy to go beyond caps," Straw said. "It's about making sure we're maximizing the impact of the dollars ... If we have to put the whole fund into a really great project that is going to solve affordable housing in Oak Park, let's do it."

"Please bring everything to us, because what we don't want is to then be passing up on a project," Village President Vicki Scaman said to village staff.



Number of Respondents: 163



CDBG Community Needs Survey

Survey Results
FINAL

04/17/2025

Pick the best fit for your role in the community.

I am a resident of the Village of Arlington Heights (proceed to question 4)	96% (156)
I represent a community organization, business, or other stakeholder in Arlington Heights.	4% (7)

If you represent a community organization, business, or stakeholder, please provide the name of your organization. This question is optional.

- Ascension Center for Mental Health (Alexian Brothers)
- El Rey Music Center
- Access to Care
- C.I.T.Y. of Support
- World cort
- FamilyForward
- Wheeling Township
- Shelter, Inc.

If you represent a community organization, business, or stakeholder, please select the type of organization/stakeholder. This question is optional.

Business owner or employee	18% (2)
Elected/Appointed Official	27% (3)
Health and Social Services	27% (3)
Housing and Real Estate	0% (0)
Local Unit of Government	9% (1)
Religious	0% (0)
Other (please explain)	18% (2)

Select the top 3 COMMUNITY SERVICE needs that you feel should be addressed with CDBG funds.

Anti-Crime Programs	40% (65)
Case Management Services	9% (15)
Child Care Services	19% (31)
Counseling Services	18% (29)
Cultural Services	7% (11)
Financial Education	13% (21)
Health Services and Clinics	28% (45)
Language and Literacy Programs	9% (14)
Legal Services	5% (8)
Mental Health Services	39% (64)
Senior Activities	17% (28)
Services for Abused Children	14% (23)
Transportation for Seniors and Persons with Disabilities to Medical Appointments	37% (60)
Other Transportation Services	11% (18)
Youth Activities	15% (24)
Other (please explain below)	6% (10)
None of the above	0% (0)

Select the top 3 HOUSING needs that you feel should be addressed with CDBG funds.

Affordable Rental Housing	39% (64)
Affordable Senior Housing	47% (77)
Aging in Place	42% (68)
Emergency Shelter	13% (22)
Energy Efficiency Improvements	25% (40)
Fair Housing Services and Enforcement	14% (23)
Foreclosure Prevention	6% (9)
Home Improvement Programs	27% (44)
Homeownership Assistance	15% (24)
Housing for People with Disabilities	18% (29)
Lead-Based Paint Testing and Abatement	12% (19)
Rental Assistance	11% (18)
Other (please explain below)	3% (5)
None of the above	2% (4)

buildings are fine but there either needs to be caps on rent or avenues and assistances for people to purchase and RESIDE in the properties. Bring more people in and you get more commerce and tax revenue.

More assistance for long time Arlington Heights residents and Less section 8

Instead of building affordable housing/rental units, developers have been getting away with putting money into the Village affordable housing fund. That is not enough to build affordable housing. We need to actually BUILD physical buildings to house people who work in our city with rents/mortgages that they can afford. The million dollar mansions and rentals units that are more than \$1800/month are impossible for people to afford.

Very difficult to choose 3. Needs are extensive.

Select the top 3 COMMUNITY FACILITY needs that you feel should be addressed with CDBG funds.

Child Care Centers	40% (66)
Health Care Facilities	31% (50)
Libraries	33% (54)
Parks and Recreational Facilities	53% (86)
Schools	34% (55)
Senior Centers	31% (50)
Youth Centers	30% (49)
Other (please explain below)	2% (3)
None of the above	6% (9)

Provide any comments on COMMUNITY FACILITY needs.

More open, green spaces like co-op gardening, greenhouse, and a dog park. These will build community and social well-being.

Mental Health centers

Better quality child care facilities with trained professionals to prevent the actions of South Kindercare

None for the same reasons as mentioned before. Also, library services should be reduced. The property tax Levy is excessive for this artifact.

Parks parks parks. Other communities have new parks, we seem to be falling behind. Keep green space too! Fields next to playgrounds shouldn't be tore up for any reason (see Klehm Park)

Many of the items such as the library, our separate taxing bodies and the villages. And that the villagesCBDG funds Should not be used to improve other taxing bodies services or facilities. But that these funds are for the village to improve its services and facilities.

Solar panels on community facilities

Seniors have been given short shrift by AH. The senior center is in an awkward location and doesn't even have a proper walking path. What passes as one is just walking through the building. Why not let seniors use the ARC track for free?

Arlington international 1/25 cars

Utilizing existing should be stressed

Emergency housing/shelter for families facing homelessness. Something like Evanston has done with the Margarita Inn and Connections for the Homeless.

Young families cannot afford the cost of day care. Affordable day care is a huge need in our community.

Support for unhoused people

Select the top 3 SPECIALIZED SERVICE needs that you feel should be addressed with CDBG funds.

Domestic Violence Services and Centers	26% (42)
Education/Job Training	33% (54)
Food Pantries	33% (54)
Handicapped Accessibility	15% (24)
HIV/AIDS Services and Centers	1% (1)
Homeless Services and Shelters	31% (50)
Mental Health	39% (63)
Senior Services	28% (45)
Services and Centers for Neglected/Abused Children	22% (36)
Services and Centers for Persons with Disabilities	22% (36)
Substance Abuse Services and Centers	15% (25)
Other (please explain below)	1% (1)
None of the above	3% (5)

Provide any comments on SPECIALIZED SERVICE needs.

Emergency vehicles provided for seniors

Everything is expensive, especially food. More funds to the food pantry would be nice

I believe it's within the village's mission to provide services with these funds for individuals with disabilities and our seniors to be Better able to access city businesses, such as grocery stores, healthcare, facilities, and The village's events, and facilities.

You're focusing on all the victim groups. I guess that's par for the course in Illinois. AH sure has deteriorated thanks to liberal policies.

Probably a good idea to put in place services for people to learn new skills after losing a job they have had for 25 years.

We have to prioritize the needs of people with disabilities and their families in order to provide them with accessibility to equal rights within our community.

AH should do everything possible to keep our elderly in their homes and our community.

The number of evictions continues to grow, and we need an emergency shelter for families who find themselves on the street (usually living out of their cars).

Select the top 3 JOB AND BUSINESS needs that you feel should be addressed with CDBG funds.

Commercial and Industrial Rehabilitation	32% (52)
Employment Training	50% (82)
Facade Improvement	21% (34)
Job Creation and Retention	54% (88)
Small Business Technical Assistance	38% (62)
Start Up Business Assistance	45% (73)
Other (please explain below)	2% (3)
None of the above	10% (16)

Provide any comments on JOB AND BUSINESS needs.

More opportunities for Trades training, ie electrical apprentice, general construction

Small businesses need help. Amazon, Walmart, etc crush them with economies of scale. Assistance for small businesses is crucial to keeping AH a desirable suburb to visit

I selected three items in this question because that was what was asked to me. But I do not believe that Camille Black development grand funds should be used. Job and business needs. Unless it was to help assist those looking for employment to develop the skills to find employment.

Lower property lease cost for small businesses

waste of money. AH, especially the library, has been profligate with taxpayers money.

Removal of parking mandates so that small businesses can start up without having to pay for unnecessary parking spaces.

Reducing the number of vacant storefronts by helping to make the rent more affordable, especially to smaller businesses/organizations. Tax deductions for keeping spaces vacant only reduce city business/income.

Local839

Need more training opportunities for the trades.

Arlington Heights is finally seeing a revitalization in the downtown. It is filled with unique businesses. Many of these places struggle with the insane rent prices in the downtown. Margins are incredibly narrow and the smallest things can shut a business down. Reward businesses for staying open and employing Arlington Heights residents. Punish chains that push local businesses out. We don't need Panera back. Why is the theater sitting vacant. The more unique businesses the higher the draw is to the downtown in general. Arlington Heights is close to becoming a destination. Al Fresco looks sloppy and half baked. Cobblestone the streets and make it permanent. Long Grove shouldn't be the Hallmark movie filming location when we have the better commerce.

alternate usages for vacant stores/shops

Select the top 3 NEIGHBORHOOD SERVICE needs.

Code Enforcement Services	24% (39)
Neighborhood Watch Programs	39% (64)
Police Service	49% (80)
Recycling Service	35% (57)
Trash Removal Service	21% (34)
Tree Planting/Preservation	61% (99)
Other (please explain below)	9% (14)
None of the above	5% (8)

Select the top 3 INFRASTRUCTURE needs that you feel should be addressed with CDBG funds.

Bike Path Improvements	30% (49)
Drainage Improvements	40% (66)
Sidewalk Improvements	46% (75)
Street Improvements	44% (72)
Street Lighting Improvements	26% (43)
Traffic Congestion	23% (38)
Water and Sewer Improvements	44% (71)
Other (please explain below)	7% (12)
None of the above	2% (3)

Select the top 3 COMMUNITY PRIORITIES that should be addressed with CDBG funding over the next 5 years.

Affordable Housing	41% (67)
Business Assistance	12% (19)
Child Care Assistance	18% (30)
Code Enforcement Services	4% (7)
Crime Prevention	34% (56)
Drainage Improvements	15% (25)
Employment Training	9% (14)
Energy Efficiency	12% (20)
Foreclosures	1% (1)
Health Services	7% (12)
Home Improvement Program	10% (17)
Homeless Prevention and Support	22% (36)
Mental Health	18% (30)
Pedestrian Accessibility	12% (20)
Persons with Disabilities	9% (14)
Public Transportation	10% (17)
Recycling and Trash Services	2% (4)
Senior Citizens	17% (27)
Substance Abuse	1% (1)
Traffic Congestion	5% (8)
Vacant Lots and Buildings	16% (26)
Youth Programs	6% (10)
Other (please explain below)	2% (3)

What are the PRIMARY OBSTACLES facing the low- and moderate-income residents of our community?

Access to High-Speed Internet	15% (24)
Crime/Violence	22% (36)
Lack of Education Opportunities	20% (33)
Language/Literacy Skills	22% (36)
Mental Health Issues	34% (55)
Nutrition/Physical Activity	20% (33)
Racism/Discrimination	17% (28)
Lack of Social/Recreational Opportunities	12% (20)
Transportation Issues	40% (66)
Other (please explain below)	13% (21)
None of the above	10% (17)

Please provide any comments you may have on OBSTACLES facing the low- and moderate-income residents.

I think AH officials don't realize how the needs of the community are changing. They need to be more responsive and forward thinking.

Affordable childcare

Severe lack of affordable housing units in Arlington Heights compared to population, especially family subsidies (non section 202/8)

Support single mothers in efforts to force fathers to provide financial support for their children.

Affordable housing, and entry level housing for public employees, and lower income residents.

Not sure

Note that low income residents (and visitors) are often the CAUSE of crime. Therefore, I oppose implementing HUD programs to increase the low income population.

Unknown

Limit toxic food choices re: sugary drinks and toxic ingredients in food items with the snap food program

I believe our community should provide services for those who lack skills for proper employment, lack access to mental health services and provide proper public transportation.

Moderate income longtime residents are being priced out of their homes because of the onerous property taxes to support all the deadbeats.

Lack of affordable housing in AH, struggle to afford improvements to home.

They have low income, and nothing VAH does is going to change that.

I don't know

Affordable housing

Access to childcare

Cost of living

Lack of affordable housing is a HUGE issue for anyone that makes under \$64k in our Village. We need options for people that work in VAH that want to live here. Solutions for teachers, police, fire, aides, essential works, etc.

Lack of desire to assimilate.

In addition, there needs to be more programs that offer biliteracy to engage local community members that speak more than one language but still needs enriching experiencing with socializing.

The primary obstacle of low and moderate income residents is the obvious lack of money. Everything is more difficult and stressful, and that certainly doesn't help one's mental health. Education and transportation are also important.

I think there are very few obstacles for these residents

Affordable housing is the biggest obstacle for lower to moderate income residents, especially seniors who are living a fixed income. A third obstacle is that residents do not know what available resources/programs they qualify for. More focused outreach is needed in our community to share resources with people and help them apply for the benefits they are eligible for. It is not enough to share about it on social media platforms. I recommend going to current affordable housing locations and providing incentives to gain the feedback from residents through focus groups. We also have many residents who are bilingual and English is not their first language. We need more outreach that ensures residents understand what services are available in their native language

Housing is the biggest issue for moderate income residents.

Affording housing

crime is up in AH. Need to address the hotels and low income housing crime areas

We need to address that racism and discrimination is not blatantly committing hate crimes. This village has been predominantly white and wealthy and the inherent structure of the township will continue to enforce that power dynamic. Addressing ALL people's low income problems will increase diversity in this town which I believe makes a great town the best town. I don't believe any of the obstacles listed entirely address the problem but ultimately would love to see some sort of small scale jobs program as well as any amount of government assistance for basic needs which as listed above could be as simple as access to internet and phone coverage. You can't get a job if they can't reach you. Literacy and language is always important.

Enter nutrition in schools /more healthy grocery stores

Hight properties taxes

Affordable housing

Lack of affordable housing

Affordable housing.

Housing affordability/attainability

Which CDBG-funded ECONOMIC DEVELOPMENT activities would most benefit the community if supported with CDBG funding? CDBG funds may be used for LIMITED economic development activities that demonstrate specific benefits to low- and moderate-income individuals or neighborhoods.

Activities carried out by Community-Based Development Organizations (CBDOs)	28% (45)
Vacant or Underutilized Commercial or Industrial Buildings undertaken for use by Nonprofit Organizations or Public Entities	45% (73)
Grants, Loans, or Loan Guarantees for Private, For-Profit Businesses	23% (37)
Job Training	50% (81)
Microenterprise Development	13% (22)
Public Facilities/Public Improvements to support Economic Development Projects	45% (73)
Technical Assistance to Businesses	15% (24)
Other (please explain below)	2% (4)
None of the above	8% (13)

Please provide any comments you may have on housing and community development needs and priorities.

Senior housing. One floor moderate size units

I believe that improvement of public services that would assist in economical development should be the villages for his priority. And the top priority I believe on that list of activities should be public transportation.

Water/sewer line replacement grants

We want to support small businesses but property leases are too high.

Improved transit options so people can get to jobs without needing cars.

It would be helpful to have more transparency for the demographics, needs, and decisions being made regarding housing needs.

Get rid of ugly half vacant commercial properties, and turn them into attractive affordable housing options.

Lack of affordable housing. Would like to see unused office space or motels/hotels converted to housing for low-income families.

Housing affordable

The second bullet point about vacant lots is important however should be expanded beyond just non profit and public entity use.

We should having housing/rental properties that people who work here as teachers, restaurant workers, healthcare, etc can afford to live in our community.

See comments below on 5-year priorities.

How do you find out about programs benefitting you and other local residents? Select the 3 most effective forms of outreach.

Brochures and Pamphlets	21% (35)
Community Festivals	17% (27)
Community Outreach Programs	15% (24)
Educational Videos	1% (1)
Flyers and Posters	18% (29)
Newspaper Articles	28% (45)
Partnerships with Local Organizations	21% (34)
Public Forums and Meetings	15% (24)
Resource Fairs	4% (6)
Social Media Campaigns	39% (63)
Television and Radio Advertisements	4% (6)
Volunteer Opportunities	8% (13)
Website Content and Online Databases	47% (77)
Workshops and Seminars	6% (10)
Other	7% (12)
None of the above	3% (5)

How did you hear about this survey?

Email Invitation	28% (45)
Flyer	0% (0)
Newsletter	14% (23)
Social Media	28% (45)
Social Service Provider	2% (3)
Survey Event	1% (1)
Website	21% (34)
Other	7% (11)