



AGENDA  
HOUSING COMMISSION  
Commissions Room, 2nd Floor  
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.  
Arlington Heights IL 60005  
October 15, 2025  
7:00 PM

- I. CALL TO ORDER
  - II. ROLL CALL OF MEMBERS
  - III. APPROVAL OF MINUTES
    - A. September 9, 2025
  - IV. REPORTS
    - A. Status Update on Inclusionary Housing Projects
  - V. OLD BUSINESS
  - VI. NEW BUSINESS
    - A. Affordable Housing Trust Fund Guidelines
  - VII. OTHER BUSINESS
    - A. Next Meeting: November 17, 2025 at 7:00 p.m.
  - 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](mailto:healthmail@vah.com) or 847/368-5760.*

# **DRAFT**

## **MINUTES OF A MEETING OF HOUSING COMMISSION COMMISSIONS ROOM, VILLAGE OF ARLINGTON HEIGHTS SEPTEMBER 9, 2025 - 7:00 PM**

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### **IN ATTENDANCE:**

#### Commissioners

Present: William Delea Marina Reynaga  
Gabriel Nagy Ken Kiefer - Chairman

#### Commissioners

Absent: David Miller Dave LoSavio  
Janice Krinsky

#### Staff Present:

Nora Boyer, Housing Planner/Staff Liaison  
Michael Lysicatos, Asst. Dir. Planning & Community Development  
Emily Rodman, Dir. Planning & Community Development

#### Others Present:

Theresa Bateman, Dir. Of Development, Urban Street  
Robert Burke, Managing Partner, Urban Street  
Tim Wells, Executive VP, Urban Street  
Jake Victor, Northpointe Development  
Lane Manning, Affordable Housing Partner, Dream Lane Real Estate  
Keith Moens, Arlington Heights resident  
Fred Vogt, Senior Citizens Commission  
Peg Lane, Arlington Heights Resident  
Brian Harrison, Disability Commission  
Linda Wayne, Southminister Presbyterian Church  
George & Kathy Motto, Southminister Presbyterian Church  
Jean Wood, FUMCAH  
Rob Brodecki, Resident & Safe Streets Alliance

### **I. CALL TO ORDER**

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

### **II. ROLL CALL**

Present: W. Delea, G. Nagy, M. Reynaga, & K. Kiefer

Absent: D. Miller, J. Krinsky, & D. LoSavio

### **III. APPROVAL OF MINUTES**

A motion was made by Commissioner Delea, seconded by Commissioner Nagy to approve the minutes of the August 20, 2025 meeting with a few typographical corrections. The motion was approved by voice vote 4-0.

Commissioner Kiefer addressed the people for acknowledging Nora Boyer's retirement and thanked her for her 30+ years of service to the community and the wonderful job she has done.

**IV. REPORTS - None**

**V. OLD BUSINESS - None**

**VI. NEW BUSINESS**

**A. Affordable Housing Plan Review – Golf Crossing Apartments/Urban Street Group/International Plaza/TIF IV**

**Introduction**

Commissioner Kiefer thanked the public for their attendance, and explained that tonight the commission is the audience for the developers for the housing ordinance, and they will have many more approvals to gain. Most recently this project received Design Commission approval. Public comment will be heard and asked that that the comments be respectful of everyone’s time.

**Staff Presentation of Staff Report**

Ms. Boyer briefly summarized the staff report that was in the Housing Commission packet online. The developer has been working with the Village on this development. A mixed-use development, and this meeting is in regards to the affordable housing component of the proposal, but there are commercial spaces in the overall development. The residential component is 7 buildings, one of the which is reserved to be affordable senior housing, as a standalone building. The Village has been working with the developers since 2022. The developer has been through a number of preliminary reviews in 2022, including Conceptual Review Committee of the Planning Commission, the Housing Commission, and most recently the Design Commission. The Village Board approved a Memorandum of Understanding in November, 2023. The affordable housing plan for the senior housing building has been received.

The staff report reflects the Housing Commission is charged with reviewing the proposal’s compliance with the Village’s Inclusionary Housing Ordinance and Inclusionary Housing Guidelines. A table has been prepared in the staff report comparing the proposal with the Ordinance. The Ordinance requires the affordable units created be affordable in perpetuity. The petitioner has agreed the units in the affordable building would be for persons 62 years or older and to keep the affordable units affordable in perpetuity. The number of required affordable units is 31, based on 10% of the total number of proposed residential units in the development. The proposed building is actually 40 units, so that it includes 31 units that are affordable. According to the Villages definition in the Ordinance this means units will be affordable at 60% of area median income or below. There are some units planned that are affordable at 80% of area median income and below, totaling of 40 units. The developer is proposing 12 units affordable at 30% of area median income and below, and 19 units 60% of area median income and below for that total of 31 units, and then also 9 units at 80%.

The Ordinance also requires the units be dispersed throughout the development. The proposal differs from that requirement, and is therefore non-compliant. Exterior and interior appearances, features, and materials proposed are compliant. The proposed senior building will have the same exterior appearance as the other 6 market rate buildings, and they have also agreed the interior finishes will be comparable. The Ordinance has requirements regarding floor area and minimum sizes of units as compared to the market rate units in the development. The proposed development is compliant with this requirement. The Ordinance

requires that the bedroom mix for the affordable units (meaning the percentage of studio/one bedroom/2 bedrooms/3 bedrooms), be the same for the affordable units as the market rate units. The proposal is not compliant on that point, but the petitioner did provide justification as to why that bedroom mix would be different in this case, which is tied to it being a senior building rather than a family or larger households.

The Ordinance requires the affordable units be constructed simultaneously with the market rate units, unless it is demonstrated that is not feasible. The petitioner has provided a phasing calendar. The construction of the affordable building would occur in the second phase, whereas some of the other building the market rate buildings are beginning in a first phase. This is due to the calendar of the Illinois Housing Development Authority with regard to the low-income housing tax credit financing and approval, the petitioners will explain this further.

The proposed parking is compliant and will be provided at no additional cost beyond the rent for the unit. The affordable guidelines expressed those preferences for the affordable units is to be given to persons with disabilities, senior citizens, current Arlington Heights residents and employees of Arlington Heights businesses. The proposal does comply with the preference for veterans and persons with disabilities, but the primary intended financing source for the affordable building from the Illinois Housing Development Authority does not permit the local residents' priority or the local business priority. What was provided instead was that along with the tenant selection plan they've provided a marketing plan, which illustrates how information will be readily available to the Village residents so they can be kept aware of when the waiting list open and when applications are being taken. Thus, residents will information about the availability of units as soon as possible in order to access those units. Staff has received the tenant selection plan and that marketing plan. Finally, the petitioner providing affordable units under the Ordinance is required to do a compliance reporting on an annual basis. The petitioner has agreed to do provide these reports, so they are compliant.

Staffs' recommendation is that the Housing Commission recommend to the Village Board approval of this affordable housing plan.

Commissioner Kiefer reiterated that any developer that comes to the Village to build a multi-unit structure, has to come before the Housing Commission so the Commission can review the proposal's adherence to the Inclusionary Housing Ordinance. This is a unique where the developer is seeking approval for partial compliance with the Ordinance, and the developer will address those issues in detail in their presentation.

### **Applicant Presentation**

Ms. Bateman introduced Golf Crossing, located at the northeast corner of Arlington Heights Road and Gold Road. She noted that with staff's help, they have discovered the obstacles the site had both physically and financially, and have learned about the Villages objectives and to create a mixed-use community that will serve a wide range of residents and commercial retailers. The 17.6-acre development includes a commercial/retail component along Golf Road and seven residential buildings, with six market rate and one affordable housing building. This community would have a maximum total of 304 dwelling units with 40 of them designated senior affordable housing. The petitioner has partnered with Northpointe to develop the affordable housing component.

This distinctive property has one major access point up along Golf Road and will have 2 additional secondary entrances North and South access along the Arlington Heights western border. The property is also been revised to incorporate more additional open space, amenity areas, pedestrian friendly walkways. All seven buildings will look and operate similarly.

The petition provided a detailed overview of the buildings, models, and amenities. Construction will start with the multifamily buildings and will be completed two years. Phase 2 of the development will include the construction of the retail lots. The affordable housing portion of the development will be started upon receiving the affordable housing funding from IHDA.

Mr. Victor with Northpointe Development thanked the Village for the opportunity to bring affordable housing to Arlington Heights. He explained this will be a development serving seniors 62+ years of age, with high quality finishes. He noted senior veterans and persons with disabilities (62+) will have a preference, with back ground checks, rental history checks, etc. He explained how Northpointe will work with the community to lease up the property.

The unit mix for senior housing include one and two-bedroom units. Mr. Victor explained seniors in communities Northpointe has previously built don't just want one-bedroom units, they want space for storage when they're selling their home, space for their grandchildren to sleep. Northpointe believes it is important there is a diversification of one and two-bedroom units throughout the property. He then provided an overview of the rent and income for the senior building compared to the market rental.

### **Public Comment**

1. Ms. Peg Lane, retired Special Education teacher, expressed a dislike of the placement of the location of the senior housing building, not part of the other buildings on the property.
2. Ms. Linda Wayne, would like to see the affordable housing integrated throughout the 7 buildings, not just in one building, and all built at the same time and not in phases.
3. Mr. George Motto, resident, sated it is a wonderful project, and noted this is the type of project he hears people in the Village want. His concern is the development cannot happen until building 7 is complete. The Village of Arlington Heights Board of Trustees has set their 2<sup>nd</sup> Strategic Priority for affordable housing, so he thinks we need to make this a priority to get the building built.
4. Mr. Keith Moens, resident. He believes if this project happens in phases, it will weaken the intensity of our inclusionary housing ordinance. He is very concerned about the correct number of affordable units and the allocation of TIF funds. He feels the project is bad for the affordable housing of the Village of Arlington Heights and is non-compliant with the Ordinance.
5. Mr. Rob Brodecki, resident. He noted his is concerned about the phasing of the building and that Building seven may not ever get built. He wants to know how the Village guarantees TIF money [so support the overall project] when the petitioner cannot guarantee the affordable development will be built.
6. An resident who did not identify herself asked what would guarantee the affordable housing would be built?
7. Mr. Fred Vogt, resident. Expressed concerns with the phasing of the project. He wondered if Building Seven would ever get built. He suggested development of Buildings four, five and six could be tied to the construction of Building Seven. He suggested building seven be moved further east to give it more of a community feel.

Commissioner Kiefer closed the public comment, and asked the developers to come forward to address the questions asked during public comment.

Mr. Burke explained that Urban Street was approached by the Village to bring a solution for this location. Initially, they did not see a solution for it, but they were able to reach an

understanding with the Village on how the property could be developed. The delays in this process have been financial and Urban Street is currently negotiating with the Village on timing, as part of the Redevelopment Agreement. Urban Street agrees there has to be a guarantee the affordable housing component will be constructed.

Ms. Bateman acknowledged that it was a great suggestion to move Building seven east of where it is on the drawings to make it feel more inclusive to the other buildings.

Mr. Victor explained that Building Seven has to be on its own property because it will have different ownership/investors. The property will need to be managed independently, but will have some shared amenity spaces.

Ms. Rodman explained that Urban Street has been an active negotiation with the Village for a couple years now, and has picked up the pace in recent months related to the redevelopment agreement. The redevelopment agreement is the document that will govern the public financing component of the development, so it commits Urban Street and their partner developers to delivering a certain product. It also commits the Village to providing a certain amount of public financing should they deliver the product as outlined in the agreement. This agreement falls strictly under the purview of the Village Board and those are ongoing negotiations that cannot publicly share at this point in time. She reiterated that that from the Village's perspective, it is very important to us that these affordable units be delivered as part of the project. This is an entire project the Village is potentially financing through TIF. The Village is not financing only the commercial portion or only the multifamily portion, it is a complete project and the expectation is the entire project will be delivered. The Village is working to come to an agreement with Urban Street to provide assurance the product does get delivered and if not, that there is an appropriate recourse for the Village to take so Village has the opportunity to secure this product through some other means. She noted she cannot go into those details but that is something the Village is very concerned about.

Ms. Rodman further explained the redevelopment agreement will be considered by the Village Board at the same time the of the petitioner's entitlements. The Housing Commission is one portion of this project consideration, they also have to go through the Plan Commission for their land use approvals to actually construct the project. The Plan Commission will make a recommendation on the land use/zoning requests, which will then go the Village Board for consideration. This will occur at that same meeting the Village Board considers the redevelopment agreement. The redevelopment agreement would be included in the agenda packet and made public at that point in time. This would be the opportunity for the public to comment on the provisions of that agreement.

Ms. Bateman shared that in creating a solution for the Village and this property, Urban Street felt it was advantageous to work with a specialty development partner [Northpointe Development] to present the affordable housing for the project in its best ability for the community.

An unknown male asked about the time clock on the TIF for the property. Ms. Rodman explained the TIF expires in 2035. TIF districts are in place for 23 years so this one is about 11 years left. The Village's policy as it relates to public financing through the TIF, is to provide only TIF dollars that are generated by the project itself that we are funding. TIF law would technically allow us to use TIF dollars that are generated anywhere within the District towards financing certain improvements. However, the Village's policy which is typical of many municipalities, is the project has to generate the funding itself. In order for the project to do that it has to be constructed with enough years left in the TIF for it to generate the revenue

that then comes back to the project to help finance it. The later in the TIF, the closer to the sunset of the TIF you get, the less time there is for those dollars to be generated to then go back into financing the project.

Commissioner Kiefer opened comments to the other Housing Commissioners.

Commissioner Nagy expressed how this project should attract the seniors to stay in the community. He does not fee segregation builds community. He believes have closer generates greater value, and neighbors look after each other. He would like to have diverse units within the project, offering support and a welcoming feeling. He believes this generates more respecting for the senior population.

Commissioner Reynaga sated she would like to better understand why the units are not being dispersed amongst the market rate unis, as well as, having the bedroom mixes being similar to the other units. She asked if one-bedroom units are most common? She inquired as to what would happen if the petitioner was unable to lease all 40 units.

Ms. Bateman explained through their many models, market availability for the community, these were the solutions that we developed that would best be successful.

Mr. Victor stated that providing the correct amount of mix of units is what is most important and based on other similar projects they've built, there is a preference for one-bedroom units. He noted that the is always a waiting list for these types of developments, and the State of Illinois currently has a waiting list of 350 applications, so they have no concerns about their ability to rent the units.

Commissioner Delea how many of the projects that apply for funding get approved.

Mr. Victor replied approximately 50-55% get approved.

Commissioner Delea stated he is worried that if this project does not go through will it send the wrong message to the next developer. He feels it is important the Village follow the Ordinance we have in place.

Commissioner Keifer asked about how the tenants are selected for the 12 units at 30% AMI. He inquired about whether there are restrictions on how they can lease space because the funding they will be receiving?

Mr. Victor responded there are no restrictions around where they can or cannot draw folks from. They market it to local organizations and engage the local community to ensure local seniors are put on a wait list or interest list. Specifically with the 12 – 30% AMI units, working with the Illinois Housing Development Authority, eight of those units have to be enrolled in the Statewide Referral Network, which is where they have to draw those residents for those eight units. The need for affordable housing will create a large wait list.

Commissioner Keifer asked Urban Street about the hardship that necessitates why they cannot comply in full with the Inclusionary Housing Ordinance.

Mr. Burke listed purchase price, site condition, utility improvement, rental rates, and the commercial element requested by the Village.

Commissioner Keifer reiterated the reason for the Housing Commission to review the project at hand. This project has a lot of good elements, and the Village has worked hard to bring this project in this location. He encouraged the Housing commission to look at this project for what we are here for, to look at it wholistically, and he reiterated he wants this project for the community.

Commissioner Nagy reiterated that he would like to see the 40 units integrated in all seven buildings.

Mr. Burke stated Urban Street is not taking this project lightly and they are working to make the project the best it can be. He explained that it took years of work to get to this point and they are not backing down. They will continue to move forward because of the level of engagement they've already done engineering the site.

Ms. Rodman reminded the Commission the Village does have the MOU that is in effect. Urban Street is being held to deadlines within that MOU that obligate them to move this project forward. In addition to that, the Village has a ticking clock on the TIF that necessitates this project moving forward through the process. It is not realistic to go back and rework the affordable housing component of this plan at this point in the process. She made it clear that staff has pushed them extremely hard in the last couple of years to look at this project from every angle. She reiterated the Village's preference would also be to see the affordable housing units integrated into the site in accordance with the Inclusionary Housing Ordinance. She believes Staff has pushed them probably more than they would have liked to try to make this work fully in compliance with the Ordinance and Urban Street does not feel like they can do that. From the Village's perspective and the feedback staff received early on from the Village Board, this is a project they would like to see come to fruition.

Commissioner Nagy still has concerns about the lack of integration of the units in the development. He believes this is going to be an issue when it goes before the Board regarding those in favor and against integration.

Commissioner Reynaga would like to see the units built, but believes it is a hard decision because the Ordinance was made for a reason and Urban Street is not meeting the requirements. With the understanding of the TIF deadline and the need for the senior housing market, if there is an assurance in the agreement between the two parties to build Building Seven would be best. She concurs with the idea to move Building Seven east.

Commissioner Keifer made a motion that the Housing Commission recommend to the Village Board approval of the Golf Crossing Affordable Housing Plan as presented at the September 9<sup>th</sup>, 2025 Housing Commission Meeting, with Commissioner Reynaga seconding the motion to open for discussion.

Commissioner Nagy continued to express his opposition of the 40 units not being integrated across the development.

An amendment to the motion from Commissioner Keifer is the recommendation to the Village Board to approve the Golf Crossing Affordable Housing Plan as presented at the September 9<sup>th</sup>, 2025 Housing Commission Meeting, with the understanding that the Village Board will include a suitable guarantee in the redevelopment agreement, and recommend that the developer reevaluate moving Building Seven to the east if feasible. Commissioner Delea with a second. On a vote the motion 2-2, the motion was failed.

## **VII. OTHER BUSINESS**

### **A. Next Meeting and Agenda Items**

The Housing Commission's next meeting will be on October 15, 2025.

Commissioner Nagy would like to discuss options for senior housing on vacant land in the Village.

Commissioner Delea asked that there not be any sketches or drawings presented, as he feels that Commissioner presenting such a proposal that could be overstepping. Commissioner Nagy questioned that his thinking is a conflict of interest. A disagreement ensued.

Commissioner Keifer express the Housing Commission's role is figure out how to get a developer to come in and propose a project, and would not feel comfortable if a Commissioner came in with an idea and then all of a sudden a developer is presenting the Commissioner's idea.

Ms. Boyer acknowledged staff can review what this process may be reasonable to discuss at a Housing Commission meeting and provide some guidance in the near future.

Commissioner Keifer asked for the conversation to end.

Ms. Rodman notified the Commission she would be the point of contact for the commission going forward until Ms. Boyer's replacement is found.

Ms. Boyer thanked all the Housing Commissioners past and present, she expressed it has been an honor to practice her passion and values as my job for 30 years/ She noted that she knows the Commissioners serve because of what the community means to them. things don't always go as planned, and there are different points of view and She expressed appreciation for the Commissioner sharing their differing points of view and acknowledged they are here on their own time and they are people who believe in their community and stand by their community. This is what has kept her going all these years, so she thanks them for that.

Commissioner Keifer again thanked Nora for all of her passion and commitment to the Village.

## **VIII. ADJOURNMENT**

**A motion was made by Commissioner Delea, seconded by Commissioner Reynaga to adjourn the meeting. The motion was approved by voice vote. The meeting ended at 10:01pm.**

**Next Regularly Scheduled Meeting: Wednesday, October 15th at 7:00 pm**



**10/15/2025**

**Item:** Affordable Housing Trust Fund Guidelines

**Department:** Planning & Community Development

**Item Description:**

**Background**

The Village Board identified "Seek, maintain, and expand attainable housing within the community" as their 8th Strategic Priority in the 2024-2025 Business Plan. The Business Plan included the following action item related to this priority: "Complete Review and Evaluation of Affordable Housing Trust Fund Prioritization and Pursue Implementation." The Housing Commission re-reviewed the identified priorities accepted by the Village Board in the first quarter of 2024. Throughout 2024 and into 1Q 2025 the Housing Commission and staff researched how other communities utilized their housing trust fund dollars. In June of 2025, the Housing Commission concurred with a staff recommendation to develop Housing Trust Fund Guidelines based on Village of Oak Park's model.

**Affordable Housing Trust Fund Guidelines**

Staff has since prepared a draft "Affordable Housing Trust Fund Guidelines" document for the Housing Commission's review and consideration. The document provides an overall summary of the Affordable Housing Trust Fund objectives and the Village's housing goals and policies. The document also outlines the types of developments and programs the Village would consider supporting through Affordable Housing Trust Fund monies; provides details on the application and review process; and establishes criteria for reviewing and awarding funding for projects. These parameters were established using the 2022 Trust Fund Priorities along with the Oak Park Housing Trust Fund Guidelines.

Village staff will present the draft document to the Housing Commission at the October 15, 2025 meeting. Staff is seeking feedback from the Housing Commission on the draft document, particularly with regard to the "Scoring Criteria."

**ATTACHMENTS:**

1. AHTF Guidelines\_Draft for HC Review
2. Attachment A Trust Fund Ordinance
3. Attachment B Trust Fund Priorities



# Affordable Housing Trust Fund Guidelines

*For Affordable Housing Trust Fund Ordinance see Village Code Chapter 7, Sections 7-1201 - 7-1208*



**DRAFT**  
**Released for Housing Commission Review**  
*10.15.25*

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## I. Executive Summary

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The Village of Arlington Heights' Affordable Housing Trust Fund (AHTF) was created to produce and preserve attainable housing units within the geographical boundaries of Arlington Heights.

The AHTF is primarily funded through contributions from linkage fees assessed for new construction and small (under 10 unit) multi-dwelling buildings and from fees paid by developers in lieu of providing required affordable units in larger (10 units and above) multi-dwelling buildings, in accordance with the Village's Inclusionary Housing Ordinance (Ord. 2020-025).

Eligible households for supported affordable rental are those households with annual household incomes at or below 60% of the Chicago-Naperville-Joliet MSA. For ownership units, eligible households must have annual household incomes at or below 80% of the Chicago-Naperville-Joliet MSA.

AHTF resources may be used, in whole or in part, for the eligible activities listed below. This application procedure applies only to eligible activities 1 and 2 below. The Village is not accepting applications under eligible activity 3 at this time.

1. Creation and preservation of attainable housing including without limitation, new construction, rehabilitation, or adaptive reuse.
2. Acquisition and disposition, including without limitation, vacant land, single-family homes, multi-unit buildings, or other structures that may be used in whole or in part to provide attainable housing.
3. Payments for costs incurred in connection with administering the Affordable Housing Trust Fund.

Applications to the AHTF are reviewed for eligibility and completeness by Village Staff. Eligible and complete applications are then reviewed by the Village's Housing Commission that makes recommendation for funding to the Village Board. The Village Board is solely responsible for the approval of all programs and applications utilizing the expenditure of AHTF monies.

## II. Introduction

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### **Purpose of the Affordable Housing Trust Fund (AHTF)**

In 2013, the Village Board enacted the Affordable Housing Trust Fund Ordinance (Ord. #2013-037) establishing the AHTF (see Attachment A). The purpose of the AHTF is to address the attainable housing goals, policies and program of the Village Board as stated in the Village Board's strategic priorities, the Village Code, and other Village policies. This is to be achieved by providing sustainable financial resources to address the attainable housing needs of eligible households in Arlington Heights and preserving and producing dedicated attainable housing.

### **Comprehensive Plan Population and Housing Goals**

The Village of Arlington Heights Population and Housing Goals as stated in its current Comprehensive Plan are:

1. To preserve the basic single-family character of the Village.
2. To preserve and protect existing and future residential neighborhoods in the Village.
3. To encourage construction of necessary housing to meet present and future residential needs consistent with Population & Housing Goals #1 and #2.
4. To encourage a wide variety of housing alternatives by type, size, and price range.
5. To maintain and improve property values.
6. To maintain the social and economic viability of neighborhoods.
7. To utilize good housing redevelopment concepts in areas where rehabilitation of existing housing is not practical.
8. To encourage the development of an adequate residential population base in and around the Downtown to improve economic viability.

### **Comprehensive Plan Population and Housing Policies**

The Village of Arlington Heights Population and Housing Policies as stated in its current Comprehensive Plan are:

1. To construct a necessary amount of single-family detached and attached single-family houses and multi-family housing to meet market demands while maintaining a proper housing balance.
2. To protect present and future residential areas from encroachment by other less desirable land uses or improvements that could diminish quality of life or property values.
3. To prepare and maintain results of demographic and housing studies to assist in planning future developments.
4. To utilize Federal, State, and local programs to assist in the development of affordable housing while retaining Village controls pursuant to the Village's affordable housing tool kit for homeownership and rental units.
5. To construct smaller housing units necessary to maintain smaller households in the community.
6. To provide a wide variety of housing for young, elderly, disabled and single households, including rental housing.
7. To enforce Village codes and regulations in order to prevent housing deterioration and, when appropriate, to utilize State, Federal, or local assistance programs.
8. To preserve and renovate housing of historic or aesthetic value and upgrade and renovate public improvements and facilities in Village neighborhoods.
9. To designate future development sites and proceed with necessary steps leading to redevelopment of selected sites pursuant to the Comprehensive Planning Program.
10. To prepare realistic plans for the areas in and around downtown with all necessary safeguards for fine residential and historical properties.

### **Housing Commission**

The Arlington Heights Housing Commission is advisory to the Village Board. 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 by 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."

### III. Affordable Housing Trust Fund Project Priorities

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In 2022, the Village Board of Trustees concurred on the list of AHTF project priorities and target populations as recommended by the Housing Commission. The project priorities are provided as Attachment B. The priority populations (also included in Attachment B) are:

- a. seniors/elderly
- b. veterans
- c. persons with disabilities
- d. current Arlington Heights residents
- e. employees of businesses/entities in Arlington Heights

### IV. Eligible Activities

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The Village is accepting AHTF applications for the following two types of eligible activities:

1. Creation and preservation of attainable housing including, without limitation, new construction, rehabilitation, and adaptive reuse.
2. Acquisition and disposition, including without limitation, vacant land, single-family homes, multi-unit buildings, and other existing structures that may be used in whole or in part to provide attainable housing.

“Attainable Housing” has a sale price or rental amount that is within the means of an “Eligible Household” as defined below. In the case of dwelling units for sale, housing that is attainable means housing in which the annual mortgage, amortization, taxes, insurance and condominium or association fees (if any), constitute not more than 30% of the gross annual household income of the household size that may occupy the unit. In the case of dwelling units for rent, housing that is attainable means housing for which the annual rent and utilities constitute no more than 30% of the gross annual income for a household of the size that may occupy the unit.

An “Eligible Household” is one whose annual income is at or below 80% of the HUD Chicago-Joliet-Naperville area median income (adjusted for household size) for for-sale housing programs and at or below 60% of the HUD Chicago-Joliet-Naperville area median income (adjusted for household size) for rental housing programs.

### V. Budget

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The AHTF is a special fund within the Village’s annual budget. Each year, Staff provides the Housing Commission with detailed revenue information. When the Housing Commission reviews application, Staff will review the budget with the Housing Commission to provide context on the application’s request relative to available funding. The Housing Commission will then make recommendations for expenditures from the AHTF to the Village Board.

### VI. Application & Review Process

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The Village of Arlington Heights will use a semi-annual application cycle for the AHTF. Applicants are permitted one active application at a time. Applicants may submit

subsequent applications only after prior applications have completed the review process. In the case of applications awarded funding, another application may not be submitted until after the completion of the funded project.

### **Initial Review**

1. After an application is submitted, Village Staff will review all applications for eligibility and completeness within a 30-day period.
2. Applications meeting the eligibility criteria and are complete will be forwarded to the Housing Commission for consideration at their next meeting.
3. Applications which are either incomplete or ineligible will be returned to the applicants with a written explanation of why the application will not be considered.
4. Applications submitted for activities for which there is an existing Village-sponsored program will be returned to the applicant who will be directed to that open program.

### **Housing Commission Review**

The Housing Commission review may take place over one or more open meetings of the Commission.

1. The Housing Commission will review eligible applications. The Housing Commission may invite applicants to present their proposals at a meeting of the Housing Commission.
2. At the meeting, the Housing Commission will use the criteria found in the Affordable Housing Trust Fund Guidelines to review, evaluate, and score the proposals. At the conclusion of presentations and discussion, each Housing Commission will submit their individual evaluation scores for the application.
3. At the same or subsequent Housing Commission meeting, Staff will provide the Housing Commissioners with the tally of Housing Commission cumulative scores for the project including the cumulative lowest score, highest score, and the average score. The Housing Commission will discuss each project considering its scoring, amount of available funding, risk, impact, and other implications.
4. The Housing Commission will make a recommendation about the application to the Village Board.

### **Village Board Review**

1. Following the Housing Commission review and recommendation, the application will be submitted to the Village Board for further consideration and potential for approval at the next available meeting.
2. Funds will not be disbursed until factors such as zoning compliance, site control, other funding sources in place, etc. have been established to the satisfaction of the Village.

### **Conditions and Requirements**

As a condition of any AHTF award for any eligible activity, the applicant shall execute and record such agreements, conditions, restrictive covenants, and other instruments as may be

required by the Village to ensure that AHTF resources will be used efficiently and for the intended purpose.

Among other requirements, these conditions shall require that the applicant and the property comply with the requirements of the AHTF Ordinance (Ord. #13-037) and provide that all awards shall be used in strict compliance with the requirements of the Village Code and any added conditions.

*AHTF funds may not be used to satisfy a developer’s obligations under the Inclusionary Housing Ordinance (IHO) (Ord. 2020-025), but applications may be submitted that would increase the number of attainable units over that required under the IHO or achieve deeper levels of affordability (e.g., units affordable to households at 30% or 50% of AMI).*

For any property or development that ceases to be used for “Attainable Housing” pursuant to the requirements of the specific award, the applicant or successor owner of the property or development shall be required to reimburse the AHTF in accordance with the development, grant, or loan agreement executed with respect to the specific award involving funds from the AHTF.

## VII. Criteria for Review

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### Initial Review Criteria

Village staff will review the application for each of the criteria below. If the application fails any category, the application will be deemed to be ineligible or incomplete and the applicant will be notified in writing as to the reasons. The applicant will have the opportunity to amend the application to address the issues and re-submit for the next funding round.

Category	Pass	Fail
Program Purpose and Intent Compliance	Application addresses the purpose of the AHTF in Village Code Chapter 7, Section 7-1202 and is an eligible activity under Village Code Chapter 7, Section 7-1205.	Application does not address the purpose of the AHTF in Village Code Chapter 7, Section 7-1202 and is not an eligible activity under Village Code Chapter 7, Section 7-1205.
Application Description	Application provides information on who will be served, which housing needs are addressed, and the anticipated outcomes.	Application does not clearly provide information on who will be served, which housing needs are addressed, and the anticipated outcomes.
Application Completeness	Applicant turned in a completed application and all required materials.	Applicant did not turn in a completed application and/or all required materials.

If the application is deemed complete, Village will prepare the application for review by the Housing Commission. The review process will proceed as outlined in Section VI “Application & Review Process”.

## Application Scoring Criteria & Threshold

All completed applications will be scored by the Housing Commission in accordance with the following table ("Scoring Criteria). An application must earn a minimum of 80 points to be considered for funding. However, achievement of the minimum score does not guarantee funding.

SCORING CRITERIA (Maximum 100 points total)				
Category	Excellent	Adequate	Needs Improvements	Total Points Earned / Available
	20 points	10 points	0 points	
<b>Overall Project Design</b>	Project is well-planned and a detailed description is provided. The applicant has extensive demonstrated experience leading programs of similar size and scope. Detailed references are provided.	Project and applicant experience are described. The applicant has some experience related to programs of similar size and scope. This includes experience where the applicant has been involved in, but perhaps not led, the similar program.	Project and applicant experience are described only in a high-level way. Applicant lacks demonstrated experience on programs of similar size and scope, whether as lead or partner	/20
<b>Impact on Village Housing Goals and AHTF Priorities *</b>	The project falls within one of the three project activity priorities identified by the Village Board and advances a <u>high</u> level priority within that activity	The project falls within one of the three project activity priorities identified by the Village Board, and advances a <u>medium</u> level priority within that activity.	The project falls within one of the three project activity priorities identified by the Village Board, and advances a <u>low</u> level priority within that activity.	/20
Category	Excellent	Adequate	Needs Improvements	Total Points Earned / Available
	10 points	5 points	0 points	
<b>Service of Village Priority Populations</b>	The project serves at least <u>three</u> of the target populations listed below: 1) seniors/elderly 2) veterans 3) persons with disabilities 4) current Arlington Heights residents 5) employees of businesses/entities in Arlington Heights	The project serves at least <u>two</u> of the target populations listed below: 1) seniors/elderly 2) veterans 3) persons with disabilities 4) current Arlington Heights residents 5) employees of businesses/entities in Arlington Heights	The project serves at least <u>one</u> of the target populations listed below: 1) seniors/elderly 2) veterans 3) persons with disabilities 4) current Arlington Heights residents 5) employees of businesses/entities in Arlington Heights	/10
<b>Leveraging of non-Village funds</b>	Less than 95% of the total project financing is sourced from non-Village funds	Between 85%-95% of the total project financing is sourced from non-Village funds	Less than 85% of the total project financing is sourced from non-Village funds	/10
<b>Financial Feasibility</b>	Applicant has secured funding needed to carry out the project and, if applicable, ensure its long-term viability	The application identifies all funding needed to carry out the project, but has not secured key funding sources. A clear plan is provided to demonstrate how the applicant will obtain funding.	The application does not identify all funding needed to carry out the project. Most of the funding has not been secured. No plan is provided to demonstrate how the applicant will obtain additional funds.	/10
<b>Readiness</b>	The project will begin within one year of award with a high degree of certainty in doing so.	The project will begin within one year of award but there is uncertainty about the ability to do so.	The project will not begin within one year.	/10
<b>Period of Affordability</b>	Village supported units will be affordable in perpetuity	Village supported units will be affordable for 15-30 years	Village supported units will be affordable for less than 15 years	/10
<b>Regeneration of Funds</b>	The project will continuously generate revenue stream for the AHTF	The project will generate a one-time revenue stream for the AHTF	No revenue stream will be generated	/10
<b>Application Score</b>				

\*See Attachment B for description of high, medium, and low level activities

## VIII. Distribution of Funds

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The distribution of AHTF resources shall be executed through grants, loans, or other funding mechanisms aligned with the objectives of the AHTF. These funds are to be used strictly for eligible activities as defined in the Affordable Housing Trust Fund Ordinance (Ord. #13-037).

## IX. Monitoring Approved Applications

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Staff will regularly report on the status of each approved application to the Housing Commission.

- **Timeline:** The Housing Commission, in consultation with Staff, will develop and determine individual timelines for monitoring each approved application at the time of approval.
- **Metrics:** Staff will develop and create an evaluation tool that will be used to assess and monitor approved applications.
- **Extension:** During the monitoring period, the Housing Commission has the authority to make a recommendation to the Village Board to grant one extension for time after review of a written request for such from the applicant.
- **Callback:** The Housing Commission has the authority to make a recommendation to the Village Board funding be pulled back from an applicant for lack of performance or not meeting the timeline of activities as outlined in the approved application.

For approved applications creating housing units, Staff will undertake long-term monitoring to ensure units are occupied by eligible households in accordance with the funding agreement and the AHTF ordinance. Such applications are required to report to the Village annually on occupant eligibility.

## X. Evaluation of Funded Activities

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The Housing Commission will generate an annual report outlining activities undertaken over the previous 12-month period. The report will evaluate the work undertaken and recommend changes in operation of the AHTF if applicable. Once complete, the Housing Commission will submit the final report to the Village Board for its consideration.

**AN ORDINANCE AMENDING CHAPTERS 6 AND 7 OF THE  
MUNICIPAL CODE OF THE VILLAGE OF ARLINGTON HEIGHTS**

WHEREAS, one of the Village Board's goals is to explore and encourage affordable private housing; and

WHEREAS, in furtherance of that goal, the Board created an Affordable Housing Trust Fund Task Force; and

WHEREAS, the Task Force has recommended and the Board has agreed that creation of an Affordable Housing Trust Fund will further the aforementioned goal; and

WHEREAS, creation of an Affordable Housing Trust Fund requires amendments to the Arlington Heights Municipal Code,

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS:

SECTION ONE: That Section 504 of Chapter 6 of the Municipal Code of the Village of Arlington Heights, pertaining to the Housing Commission, is amended by adding the language as set forth below to Section 6-504 e:

4. Affordable Housing Trust Fund

a) The Housing Commission shall make recommendations to the Village Board regarding the following:

- 1) Goals for the use of Housing Trust Fund resources;
- 2) Annual Budget for the Housing Trust Fund;
- 3) Procedures for reviewing applications and awarding Housing Trust Fund resources to applicants;
- 4) Criteria to be used in reviewing applications and programs that utilize Housing Trust Fund resources;
- 5) Procedures to be used for disbursing Housing Trust Fund resources;
- 6) Review of applications and programs for Housing Trust Fund awards;
- 7) Procedures to be used to monitor Eligible Activities funded by the Housing Trust Fund to ensure that Housing Trust fund resources are used in conformance with all applicable requirements; and
- 8) Evaluation of Housing Trust Fund activities.

SECTION TWO: That Chapter 7 of the Municipal Code of the Village of Arlington Heights is amended by adding the following new Article XII, pertaining to an Affordable Housing Trust Fund:

**Article XII Affordable Housing Trust Fund**

**Section 7-1201 Creation.** There is hereby established a Housing Trust Fund, to be held as a separate fund within the Village, for the sole purpose of providing and preserving Attainable Housing opportunities within the Village. The Village, by and through its Director of Finance, shall be responsible for the day-to-day investment and fiscal maintenance and management of

13-037

the Housing Trust Fund. The day-to-day fiscal maintenance and management shall be undertaken pursuant to the approved investment policies and practices used by the Village for other similarly held funds. Except for disbursements and other actions taken as part of the day-to-day fiscal maintenance and management of the Housing Trust Fund, the Director of Finance shall not disburse funds held by the Housing Trust Fund except upon the written direction of the Village Board or otherwise pursuant to the provision of an approved program. The Arlington Heights Housing Commission shall assist the Village with the organization, operation, and implementation of the Housing Trust Fund as directed by the Village Board.

**Section 7-1202 Purpose.** The purpose of the Housing Trust Fund is to address the attainable housing goals, policies and programs of the Village Board as stated in the Village Board's annual goals, the Village Code, and other Village policies by providing sustainable financial resources to address the Attainable Housing needs of Eligible Households in Arlington Heights; and preserving and producing dedicated Attainable Housing.

**Section 7-1203 Definitions.** The following words and phrases, when used in this Chapter, shall have the following meaning:

- a. **Attainable Housing:** Housing that has a sales price or rental amount that is within the means of an "Eligible Household" as defined herein. In the case of dwelling units for sale, housing that is attainable means housing in which the annual mortgage, amortization, taxes, insurance, and condominium or association fees (if any), constitute not more than 30% of the gross annual household income of a household of the size that may occupy the unit. In the case of dwelling units for rent, housing that is attainable means housing for which the annual rent and utilities constitute no more than 30% of the gross annual household income for a household of the size that may occupy the unit.
- b. **Applicant.** Any individual or entity, including but not limited to developers, not-for-profit organizations, housing owner/operators, and units of government, that apply for a grant, loan, or other resources from the Housing Trust Fund.
- c. **Eligible Activities.** Those activities that are eligible to receive funding or other resources from the Housing Trust Fund, as set forth in this Article.
- d. **Eligible Household.** A household with an annual income at or below 80% of the Area Median Income (AMI) for for-sale units and at or below 60% of AMI for rental units as determined annually by HUD for the Chicago area.
- e. **Gaming Revenue.** Those monies received by the Village from slot machines or video gaming machines.

**Section 7-1204 Distribution of Funds.** Distribution of funds from the Housing Trust Fund shall be in the form of grants or loans or such other funding mechanisms that support the purposes of the Housing Trust Fund.

**Section 7-1205 Eligibility Requirements.** Each Applicant shall be required to demonstrate that the requested Eligible Activity will advance and support the purpose of the Housing Trust Fund, as set forth in this Article.

- a. The use of Housing Trust Fund resources shall be limited to supporting, in whole or in part, one or more of the following Eligible Activities:
  - 1. Creation and preservation of Attainable Housing including, without limitation, new construction, rehabilitation, and adaptive reuse;
  - 2. Acquisition and disposition, including without limitation, vacant land, single-family homes, multi-unit buildings, and other existing structures that may be used in whole or part to provide Attainable Housing;
  - 3. Payments for costs incurred in connection with administering the Housing Trust Fund. No costs shall be reimbursed except pursuant to a written agreement between the Village and any third-party approved by the Village to administer a program or a funded program.
  
- b. All Housing Trust Fund resources shall be applied exclusively to Eligible Activities within the corporate limits of the Village. Criteria shall be developed by the Village, in consultation with the Housing Commission, for the award of grants and loans prior to accepting any applications.

**Section 7-1206 Review and Approval of Applications and Programs.** The Village Board shall be solely responsible for the approval of all programs and applications that utilize the expenditure of Housing Trust Funds. Applications for Housing Trust Fund awards shall be submitted to the Planning and Community Development Department. Applications/programs that comply with the applicable requirements shall be forwarded to the Housing Commission. Any applications/programs that do not comply shall be returned to the applicant with a written explanation of why the application will not be considered. With respect to housing construction or rehabilitation projects, applications may be submitted but funds will not be disbursed until factors such as zoning compliance, site control, other funding sources in place, etc. have been established to the satisfaction of the Village. The Housing Commission shall review and make recommendations to the Village Board as to which applications/programs are awarded Housing Trust Funds.

The Village Board may, at its discretion, approve a program that delegates the approval of applications and the dispersal of Housing Trust Fund moneys to the Housing Commission or the Planning and Community Development Department, provided that provision for the disbursement of Housing Trust Fund moneys are specifically set forth within the scope of that program, and the program complies with the provisions of this Article.

**Section 7-1207** As a condition of any Housing Trust Fund award for any Eligible Activity, the Applicant shall execute and record such agreements, conditions, restrictive covenants, and other similar instruments as may be required by the Village to ensure that Housing Trust Fund resources will be used efficiently and for the intended purposes.

Among other requirements, these conditions shall require the applicant and the property to comply with the requirements of this Article and provide that all awards shall be used in strict compliance with the requirements of the Village Code and any added conditions.

Additionally, for any property or development that ceases to be used for Attainable Housing pursuant to the requirements of the specific award, the Applicant or successor owner of the property or development shall be required to reimburse the Housing Trust Fund in accordance

with the development, grant, or loan agreement executed with respect to the specific award involving funds from the Housing Trust Fund.

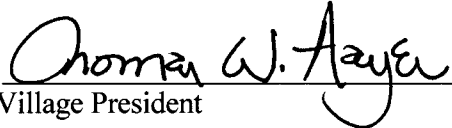
**Section 7-1208 Sources of Funds.** The Village Manager, for the benefit of the Housing Trust Fund, is authorized to accept funds, property, and other resources from all proper and lawful public and private resources including, without limitation: 1) cash payments in lieu of constructing Affordable or Attainable Units as per the Village's inclusionary housing policies; 2) income from fees collected from the transfer of Village annual tax exempt bond cap; and 3) 1% of all gaming revenue received annually by the Village after the first full fiscal year the Village receives any gaming revenue, as well as 10% of any gaming revenue from slot machines received by the Village in the first full fiscal year that any gaming revenue from slot machines is received by the Village. The Village Board, at its sole discretion, may make funds available as it deems necessary and appropriate.

SECTION THREE: This ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form, in the manner provided by law.

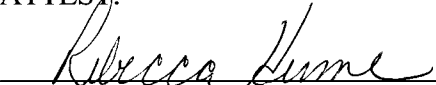
AYES: SCALETTA, LABEDZ, BLACKWOOD, FARWELL, GLASGOW, TINAGLIA, ROSENBERG, HAYES

NAYS: NONE

PASSED AND APPROVED this 15<sup>th</sup> day of July, 2013.

  
Village President

ATTEST:

  
Village Clerk

**Village of Arlington Height, IL**  
**Affordable Housing Trust Fund Priorities**

The Village of Arlington Heights Housing Commission and Village Staff underwent a process of developing priorities for the use of the Affordable Housing Trust Fund. On January 10, 2022, the Arlington Heights Village Board of Trustees concurred with the list of priorities. The Village may continue to further refine priorities for the Affordable Housing Trust Fund.

**Full List of Priority Rankings (High, Medium and Low) as  
 Approved by the Housing Commission and  
 Recommended to the Village Board on June 16, 2021**

<b>ACTIVITY TYPE 1: Creation and preservation of Attainable Housing including, without limitation, new construction, rehabilitation and adaptive reuse</b>			
<b><u>FOR-PROFIT</u> Developer Activities</b>			
High	Medium	Low	<b>HOMEOWNERSHIP</b> Activities:
		X	New construction of single-family homes
		X	New construction of multi-family units
	X		Preservation/Rehabilitation of existing single-family homes
	X		Preservation/Rehabilitation of existing multi-family units
		X	Adaptive Reuse of existing structures
			<b>RENTAL</b> Activities
		X	New construction of single-family homes
X			New construction of multi-family units
	X		Preservation/Rehabilitation of existing single-family homes
X			Preservation/Rehabilitation of existing multi-family units
	X		Adaptive Reuse of existing structures
<b><u>NOT-FOR-PROFIT</u> Developer Activities</b>			
High	Medium	Low	<b>HOMEOWNERSHIP</b> Activities:
		X	New construction of single-family homes
		X	New construction of multi-family units
	X		Preservation/Rehabilitation of existing single-family homes
	X		Preservation/Rehabilitation of existing multi-family units
		X	Adaptive Reuse of existing structures
			<b>RENTAL</b> Activities
		X	New construction of single-family homes
X			New construction of multi-family units

	X		Preservation/Rehabilitation of existing single-family homes
X			Preservation/Rehabilitation of existing multi-family units
X			Adaptive Reuse of existing structures
X			New construction of group homes or supportive housing
X			New construction of transitional housing

**ACTIVITY TYPE 2:** Acquisition and disposition, including without limitation, vacant land, single family homes, multi-family buildings, and other existing structure that may be used in whole or in part to provide Attainable Housing

High	Medium	Low	
		X	Land acquisition for affordable housing development (ex. Community Land Bank or Community Land Trust)
		X	Land acquisition for mixed income housing development
		X	Acquisition/disposition of single-family homes
X			Acquisition/disposition of multi-family buildings
X			Acquisition/disposition of housing to be used as group homes or supportive housing
	X		Acquisition/disposition of housing to be used as transitional housing
		X	Homebuyer assistance (ex. down payment assistance program)
		X	Tenant based rental assistance (rent subsidies to landlords for low/mod income households)
		X	Project based rental assistance (monthly rent subsidies to make units affordable)
			Other

**ACTIVITY TYPE 3:** Payments for costs incurred in connection with administering the Housing Trust Fund

High	Medium	Low	
X			Costs incurred in connection with administering the Housing Trust Fund (5 – 15% is typical)
X			Payment for costs of consultant services for concepts, architectural services, or other pre-construction services for Village-initiated developments
	X		Payment for costs of consultant services for concepts, architectural services, or other pre-construction services for developer-initiated developments
X			Costs associated with working with a non-profit partner to develop concepts or other pre-construction work for Village-initiated projects
	X		Costs associated with working with a non-profit partner to develop concepts or other pre-construction work for developer-initiated projects

<b>PRIORITY POPULATIONS:</b> For Trust Fund Activities			
High	Medium	Low	
X			Senior/Elderly: Households with at least one household member ___ years of age or older
X			Veterans: Households in which one or more persons is a military veteran
X			Disabled: Households in which one or more persons 18 years of age or older is severely disabled
X			Current Arlington Heights Residents
X			Employees of Arlington Heights Businesses
			Other

<b>FORMS OF ASSISTANCE:</b> To be provided through the Trust Fund			
<b>FOR-PROFIT</b> Developer Assistance to create more affordable units or make units affordable to lower income levels			
High	Medium	Low	
		X	Predevelopment costs (ex. feasibility studies, design)
		X	Grants
	X		Zero or low interest loans
	X		Deferred zero or low interest loans
	X		Forgivable loans
	X		Long term (ex. 99 year) lease of Village owned property
X			Zero or low interest loans to private, for-profit developers to make units more affordable
	X		Long term lease (ex. 99 years) of property purchased by the Village
<b>NOT-FOR-PROFIT</b> Developer assistance to create more affordable units or make units affordable to lower income levels			
High	Medium	Low	
	X		Predevelopment costs (ex. feasibility studies, design)
	X		Grants
X			Zero or low interest loans
X			Deferred zero or low interest loans
X			Forgivable loans
	X		Long term (ex. 99 year) lease of Village owned property
	X		Grants to non-profit developers to make units more affordable
X			Long term lease (ex. 99 years) of property purchased by the Village

<b>OTHER CONSIDERATIONS</b>			
High	Medium	Low	
X			Leveraging of other funds
	X		Sustainability (Green/LEED)
X			Proposals to provide units lower than maximum income eligibility (ex. affordable to 30% or 50% AMI rather than 60% AMI for rental)