



AGENDA
HOUSING COMMISSION
Commissions Room, 2nd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
Arlington Heights IL 60005
April 15, 2026
7:00 PM

- I. CALL TO ORDER
 - II. ROLL CALL OF MEMBERS
 - III. APPROVAL OF MINUTES
 - A. March 18, 2026
 - IV. REPORTS
 - A. Inclusionary Housing Program Update
 - B. Affordable Housing Trust Fund Application Update
 - V. OLD BUSINESS
 - VI. NEW BUSINESS
 - A. Senior Citizens Commission Proposal
 - VII. OTHER BUSINESS
 - 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

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DRAFT

MINUTES OF A MEETING OF HOUSING COMMISSION COMMISSIONS ROOM, VILLAGE OF ARLINGTON HEIGHTS MARCH 18, 2026 - 7:00 PM

IN ATTENDANCE:

Commissioners

Present: Ken Kiefer – Chairman
Marina Reynaga
Dave LoSavio
William Delea

Commissioners

Absent: David Miller

Staff Present:

Emily Rodman, Dir. Planning & Community Development
Basmah Nadeem, Planner I/Staff Liaison
Darko Bojin, Planner I

Others Present:

Fred Vogt, Senior Citizens Commission
Steve Raminiak, Senior Citizens Commission
Keith Moens, Resident
Other members of the public

I. CALL TO ORDER

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

II. ROLL CALL

Present: K. Kiefer, D. LoSavio, W. Delea, & M. Reynaga
Absent: D. Miller

Ms. Rodman introduced both Darko Bojin and Basmah Nadeem to the committee.

III. APPROVAL OF MINUTES

A motion was made by Commissioner Delea, seconded by Commissioner LoSavio to approve the amended minutes of the November 19, 2025 meeting. The motion was approved by a majority voice vote.

IV. REPORTS

A. Inclusionary Housing Program Update

Ms. Rodman provided an update on the Arbor House development by Bradford Allen at Algonquin and Arlington Heights Road. A 301-unit mixed use building is proposed with 30 affordable units and first floor commercial space. They are hoping for occupancy in early April. Ms. Nadeem has been working closely with their management team to answer a lot of questions related to the application of the inclusionary housing ordinance, establishing rent levels, and vetting potential tenants.

Regarding some of the other projects that have been approved, and have not yet moved forward, we continue to work with those developers as they are continuing to push to get their financing so that they can apply for a permit.

Commissioner LoSavio inquired about the expected occupancy rate for the Arbor House Development. Ms. Rodman is unaware of this percentage, and mentioned staff could ask that of Arbor House and bring that information back to the Commission.

B. Single Family Rehab Program Update

Ms. Nadeem gave the update sharing the highlights of the report. There are active cases from the previous program year, and no eligible applications from this program year, starting in October of last year up until now. There was one application that an applicant applied; however, they were not eligible due to their income exceeding the 80% area median income.

Chairman Kiefer asked if the application that was ineligible due to their income going over the HUD's established threshold is able to apply through some other means. He asked if we're able to appeal this towards HUD. Staff stated we are not able to circumvent federal requirements, nor are we allowed to appeal this to HUD, as it is a federal program.

Commissioner Reynaga inquired about the \$75,000 budget, if it was available until December. Mr. Bojin stated that it is available until September 30, 2026.

V. OLD BUSINESS

A. Affordable Housing Trust Fund Guidelines Update

Ms. Rodman thanked the Commission on behalf of the Village Board for their work on the guidelines, they are very excited to have these in place, and for entities to start the application process. A final copy, enclosed in the packet, of the guidelines were presented to the Village Board and no changes had been made. Ms. Nadeem has been working diligently to prepare the rollout of these guidelines, so we can start accepting applications. April 1st is the goal to open up this first round of applications to the public. These is a draft program announcement in the packet that will be on the website. Once we finalize that application document, it will be available on the website, and people can fill out and upload the appropriate documentation. Ms. Nadeem is working with the communications team in the Village Manager's office in helping to push out through our various communication channels to the public that this is now available.

Chairman Kiefer asked if the Housing Commission is able to see the public relations campaign regarding the application. Ms. Rodman summarized what it would look like and mentioned one of the program materials were provided in the packet. The application deadline is June 30th.

Commissioner LoSavio and Chairman Kiefer voiced the appreciation for the work that was done putting the guidelines and application together.

VI. NEW BUSINESS

A. 2026–2027 Business Plan Action Items

Ms. Rodman reviewed the document in the packet that pertained to the five action items for the 2026-27 Business Plan as they involve the Housing Commission. Further discussion and plans will be developed throughout the upcoming year and years to come.

VII. OTHER BUSINESS

A. Public Meeting Rules Discussion/Adoption

Ms. Rodman gave an overview of the Village's goal to adopt the Public Meeting Rules. The explanation was given that in an effort to create consistency across all of the Village's Boards and Commissions, Planning and Community Development staff, in conjunction with the Village Attorney, have provided an informational memo regarding how to conduct the public comment portion of Board/Commission meetings (along with public hearings) in compliance with the Open Meetings Act. Staff has also included "Rules Concerning Public Comment and Participation", which are being recommended for adoption by the Village Manager's Office and Village Attorney.

Commissioner Delea would like to see the 3-minute public comment rule waived for every meeting; he expressed that the public comment is much longer than 3-minutes on topic. Ms. Rodman suggested at the beginning of the meeting a motion would have to be made to allow this extension. Chairman Kiefer mentioned this should probably not be waived for larger meetings with more public comments. He also emphasized the guidance provided by the document that this is not meant to be a back-and-forth dialogue.

A motion was made by Commissioner Reynaga, seconded by Commissioner LoSavio to adopt the Public Meeting Rules set forth by the Village Attorney. The motion was approved by voice vote 4-0.

Chairman Kiefer asked if there was anything on the agenda for the next meeting. Staff said nothing at this time. Commissioner Kiefer requested for the Senior Citizen Commission's proposal to be brought forward in the next meeting. Ms. Rodman asked that the Commissioners to review the proposal/memo for discussion at the next meeting.

VIII. PUBLIC COMMENT

Mr. Raminiak spoke to the Commission of continuing the Senior Citizens Commission's proposal regardless of Affordable Housing Trust Fund money, and requested to be an active participant in the discussion for the next meeting, and/or a joint meeting with the Senior Citizen Committee.

Mr. Vogt asked if the same proposal/memo can be sent to the Senior Citizens Commission.

Ms. Rodman has had dialogue with the Director of Health & Human Services regarding this proposal, and the Village Manager has asked that it move through the Housing Commission specifically for the ask of the Affordable Housing Trust Fund. Since the guidelines have been put in place, the Commission is now ready to hear the proposal. A discussion with the Director of Health & Human Services has not been revisited. This would circumvent the information to the Housing Commission. Recommend that the Senior Citizens Commission be a part of the discussion at the next Housing Commission meeting, but only two members to be present as a joint meeting would require more time.

Mr. Moens inquired if the Housing Commission Chair can allow for public comments throughout the agenda, and just not at the end of the meeting. Also, asked if the

Housing Commission could send the memo to Village Staff and/or Trustees asking why the International Plaza project motion failed.

IX. ADJOURNMENT

A motion was made by Commissioner LoSavio, seconded by Commissioner Delea to adjourn the meeting. The motion was approved by voice vote. The meeting ended at 7:55 pm.



VILLAGE OF
ARLINGTON HEIGHTS
— INC. 1887 —

4/15/2026

Item: Inclusionary Housing Program Update

Department: Planning & Community Development

Item Description:

Staff will provide an update on current projects in the entitlement and construction phases.

ATTACHMENTS:

None



VILLAGE OF
ARLINGTON HEIGHTS
INC. 1887

4/15/2026

Item: Affordable Housing Trust Fund Application Update

Department: Planning & Community Development

Item Description:

The application for the Affordable Housing Trust Fund was released on April 1st. The application and the associated documents are available to view on the Village's website, under the new [Affordable Housing Trust Fund webpage](#).

ATTACHMENTS:

None



4/15/2026

Item: Senior Citizens Commission Proposal
Department: Planning & Community Development

Item Description:

The Senior Citizens Commission is requesting allocation of the Affordable Housing Trust Fund monies to provide seniors with monetary assistance for housing expenses. The proposal includes setting aside \$200,000 of the Affordable Housing Trust Fund for a separate fund to assist seniors, with the stipulation the fund will not distribute more than a quarter of its total assets during an annual period. The program would provide qualifying residents with a maximum stipend of \$400 a month based on need. The attached memo provides further details on the proposal as well as a memo dated from 2024 sent to the Senior Citizens Commission.

ATTACHMENTS:

1. Senior Residence Assistance Program Memo

MEMORADUM

TO: Village of Arlington Heights Board
CC: Randy Recklaus, Village Manager
FROM: Village of Arlington Heights, Senior Citizens Commission
DATE: October 10, 2025
RE: Proposal for a "Senior Residence Assistance Plan"

Dear Village Board,

In August 2025, we provided you with data from our recent survey about housing needs for seniors in Arlington Heights. In this memorandum, we ask you to consider the development of a program which allows senior residents to apply to the Village for assistance.

We ask that the Village set aside \$200,000.00 from the Affordable Housing Trust Fund to a new, separate fund which is devoted to helping senior Arlington Heights residents remain in their homes.

Qualifying residents would be provided with a maximum of \$400.00/month based on need. In order to identify those who are in need, the program would compare the applicant's income to our region's "Area Median Income" (AMI) as determined by Joining Forces for Affordable Housing and Connections for the Homeless. I have enclosed a Memorandum regarding this from July 29, 2024. From this research, we determined that the target audience for this program should be those who suffer "Extremely Low" AMI, i.e., of \$2,803.00 or less for an individual living alone, or \$4,204.00 or less for a married couple. In response to our recent survey of eighty (80) people, twelve (12) Arlington Heights residents admitted they were: (a) in this category of AMI, and (b) finding it difficult to afford monthly costs for their mortgage, property taxes, and/or rent. Survey data as to all responses, and as to these residents in particular, is also enclosed.

This fund would not be allowed to distribute more than one fourth (1/4) of its total assets during an annual period. The remainder of the fund would be invested in order to maintain the fund in perpetuity. Additionally, we anticipate that the first few years of this program will have few applicants, until word spreads.

In Arlington Heights, we have long defined our senior population as those who are age 55 or older. Thus, we ask that only such applicants be allowed to apply.

To reduce the risk that people might move to Arlington Heights with the specific intention to participate in this program, we ask that only persons who can show residency in Arlington Heights for the last 3 years be allowed to participate.

People who already enjoy subsidized housing should be disqualified.

Please note, at present, Glenview operates a similar program. See the enclosed document printed from their village's website at page 5.

Also, please keep in mind, our village presently enjoys an "Age-Friendly Community Designation" from the AARP, and it is valuable to the Village to explore programs which further support that designation.

Thank you for your consideration. Please contact our liaison Tracey Colagrossi at 847-797-5301 or tcolagrossi@vah.com to further this discussion. Our commission looks forward to developing this further with you.

MEMORADUM

Village of Arlington Heights

Senior Citizens' Commission

TO: Senior Citizens' Commission

FROM: Steve Raminiak

DATE: July 29, 2024

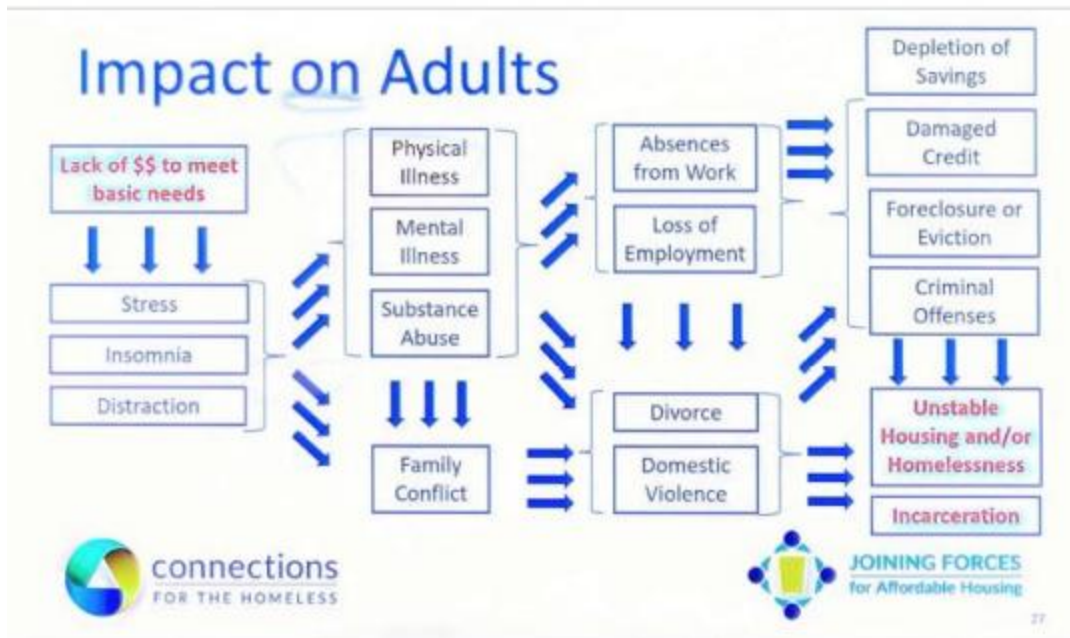
RE: Thoughts On Presentation About Affordable Housing

We have all had the opportunity to reflect on Sue Lollebach's recent presentation on affordable housing. My thoughts are as follows.

This presentation clearly made the point that affordable housing is not merely an issue for seniors, but it is a problem that transcends all demographics in Arlington Heights.

Also, our speaker provided a key statistic, i.e., that ninety percent (90%) of all affordable housing in the United States is created by the government and that most other affordable housing are bad places for people to live. Thus, due to that statistic, and considering our efforts with Grace Terrace, I think it is safe to assume that our commission will not make any kind of substantial impact on constructing new affordable housing units. This seems to be out of scope for our focus on seniors.

Interestingly, when asked as to where the nexus is between affordable housing and seniors, our speaker said that, anecdotally, the vast majority of people coming to the homeless shelters are people who are 50+. However, she also emphasized that the reasons which they were coming were also far out of our scope, as described by the following chart.



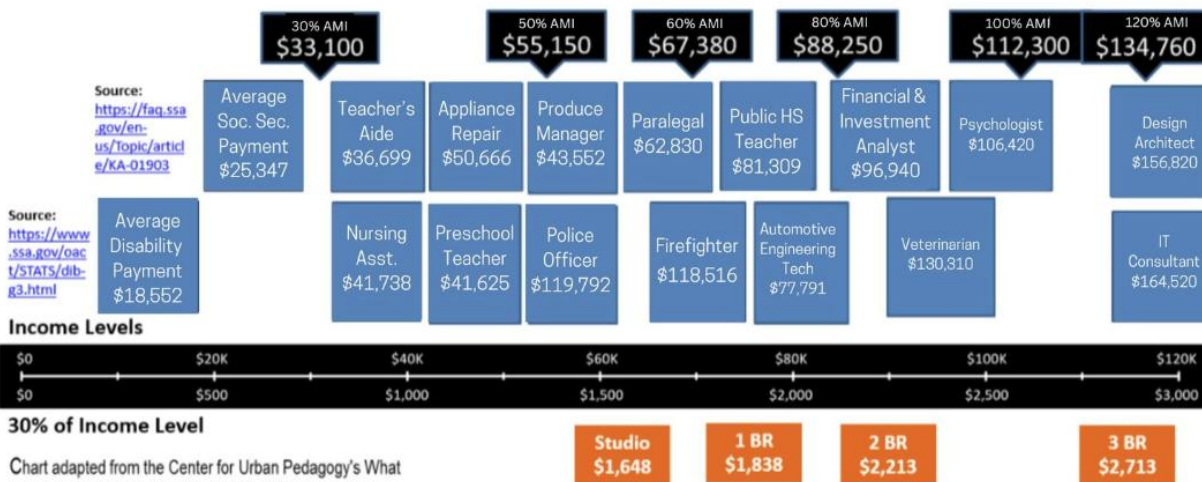
It is beyond this commission’s scope to attempt to broadly mitigate the impact of criminal convictions, mental health issues, substance abuse problems, or divorce on persons prior to when they reach the age of 55 or at any time beyond.

Instead, when I consider seniors struggling with affordable housing, I primarily think of people who are longtime residents of Arlington Heights that have difficulty remaining in their homes because of down turns in the economy or other financial hardships. They may have criminal convictions, mental health issues, substance abuse problems, or have been divorced. However, those problems are beyond us.

I suggest we try to target those 55 and over who are having difficulty in staying where they presently are due to the lack of affordable housing. Of all of our speaker’s recommendations, one seemed to be reasonably in reach: a subsidy. Imagine a subsidy which could help older Arlington Heights residents remain in their homes. Perhaps, they’d have to confirm that they have been here for a certain period of time, maybe having resided in Arlington Heights or a neighboring suburb for the last 10 years. Of course, that resident would have to be 55+. We might develop categories for the subsidy that are based off of Area Median Income (AMI) as it is understood in the following charts.

Level of Income	% of AMI	Income Associated with %	Monthly Income	30% of Monthly Income
AMI	80% - 100%	\$112,100	\$9,341	\$2,802
Moderate	60% - 80%	\$89,680	\$7,473	\$2,242
Low	50% - 60%	\$67,260	\$5,605	\$1,682
Very Low	30% - 50%	\$56,050	\$4,671	\$1,401
Extremely Low	0% - 30%	\$0 - \$33,630	\$0 - \$2,803	\$0 - \$841

Relating AMI to Housing: Arlington Hts. AMI = \$112,000.00



I suggest that the housing commission subcommittee consider exploring the need for subsidy for affordable housing for Arlington Heights households which contain a family member who is 55+.

Again, 90% of all affordable housing in existence in the United States is created by the government. I struggle to believe that we are going to have a substantial impact on constructing affordable housing since the problem is so wide spread and affects so many demographics. I think the best thing that we can do is to try to get money into the hands of seniors who really need it. Perhaps, we could tap into the

fund that is being generated by builders who are omitting affordable housing from new developments.

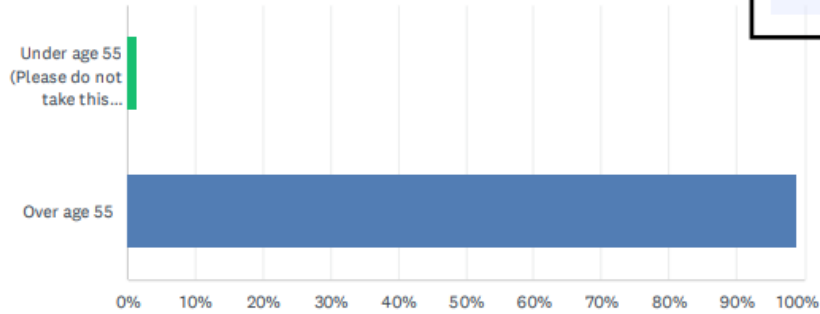
Lastly, our speaker also said something very interesting about how we might consider the political will of our local government as to affordable housing. Consider our new ordinance on this issue. Our speaker mentioned that the federal government recently required all municipalities that did not already have a certain affordable housing level to take certain actions. She also mentioned that Arlington Heights was on this list.

I had previously been under the impression that the affordable housing ordinance was an organic movement within Arlington Heights, and I suspect that many of us felt that way. I no longer believe that to be true, and I now believe that the affordable housing ordinance that was passed by Arlington Heights was at least strongly influenced by orders coming down from the federal government. We should keep that in mind as we consider our local government's genuine interest, or lack thereof, in promoting affordable housing.

Q1 Please share your age:

Answered: 81 Skipped: 0

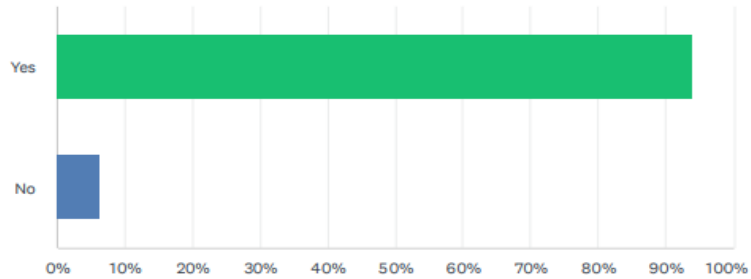
ALL
SURVEY
RESPONSES



ANSWER CHOICES	RESPONSES
Under age 55 (Please do not take this survey)	1.23% 1
Over age 55	98.77% 80
TOTAL	81

Q2 Do you live in a house, apartment, or condo that is not part of a care facility?

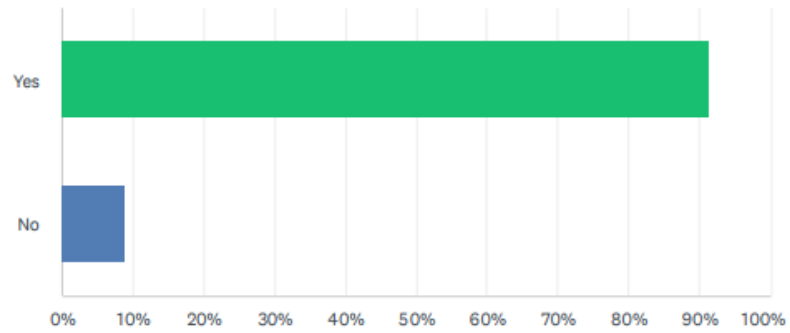
Answered: 81 Skipped: 0



ANSWER CHOICES	RESPONSES
Yes	93.83% 76
No	6.17% 5
TOTAL	81

Q3 Have you resided in Arlington Heights for at least 11 months?

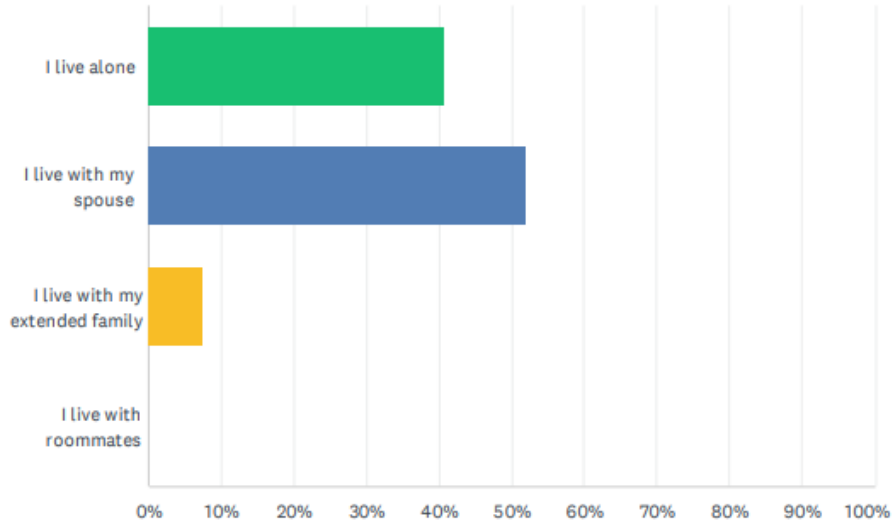
Answered: 81 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	91.36%	74
No	8.64%	7
TOTAL		81

Q4 Do you live alone or with multiple people?

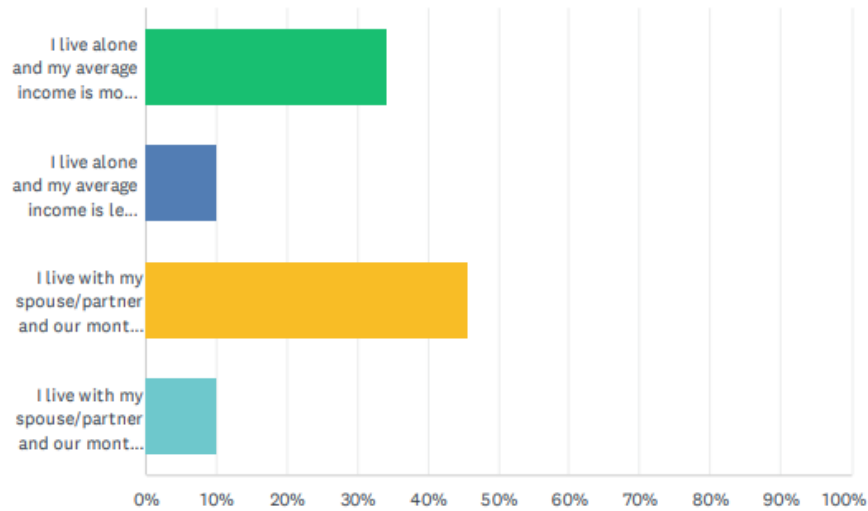
Answered: 81 Skipped: 0



ANSWER CHOICES	RESPONSES	
I live alone	40.74%	33
I live with my spouse	51.85%	42
I live with my extended family	7.41%	6
I live with roommates	0.00%	0
TOTAL		81

Q5 For this next question, we are trying to determine how many older adults spend more than 30% of their income on housing. Considering all of your annual income (with al sources), please share:

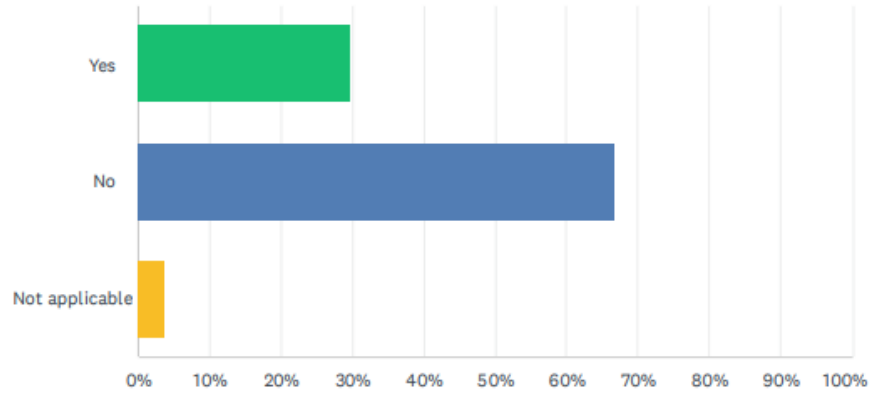
Answered: 79 Skipped: 2



ANSWER CHOICES	RESPONSES	
I live alone and my average income is more than \$2,803 per month.	34.18%	27
I live alone and my average income is less than \$2,803 per month.	10.13%	8
I live with my spouse/partner and our monthly income is more than \$4,204 per month.	45.57%	36
I live with my spouse/partner and our monthly income is less than \$4,204 per month.	10.13%	8
TOTAL		79

Q6 Are you finding it difficult to afford monthly costs for your mortgage, property taxes, and/or rent?

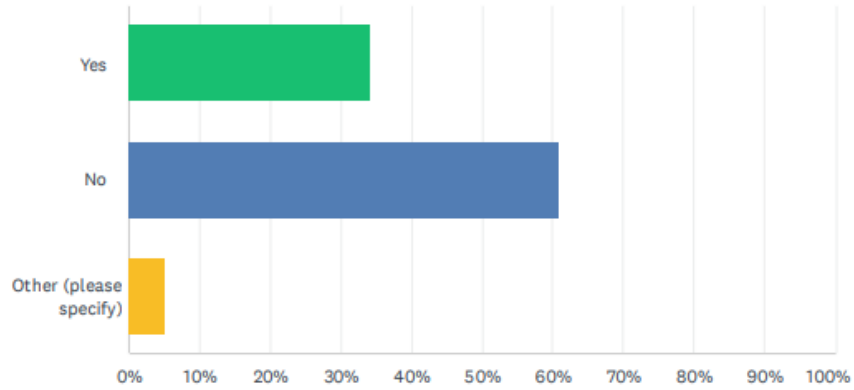
Answered: 81 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	29.63%	24
No	66.67%	54
Not applicable	3.70%	3
TOTAL		81

Q7 Do you spend more than 30% of your monthly income on your mortgage, property taxes, and or rent?

Answered: 79 Skipped: 2



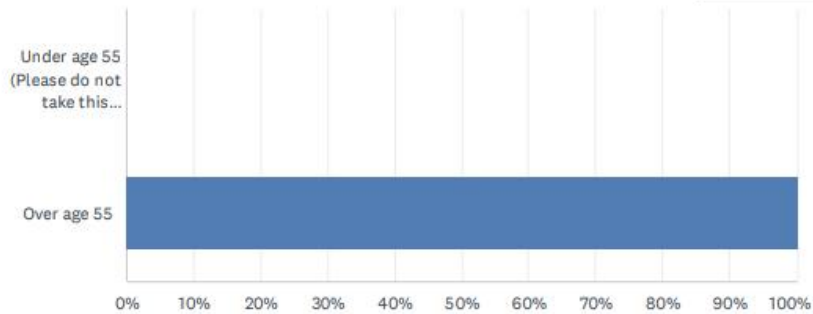
ANSWER CHOICES	RESPONSES	
Yes	34.18%	27
No	60.76%	48
Other (please specify)	5.06%	4
TOTAL		79

#	OTHER (PLEASE SPECIFY)	DATE
1	Unknown at this time	7/24/2025 7:59 PM
2	own my condo and HOA + property taxes are just under 30% income	7/11/2025 9:09 AM
3	but I am concerned about rising property taxes.	7/2/2025 2:46 PM
4	I don't know	7/2/2025 2:46 PM

Q1 Please share your age:

Answered: 16 Skipped: 0

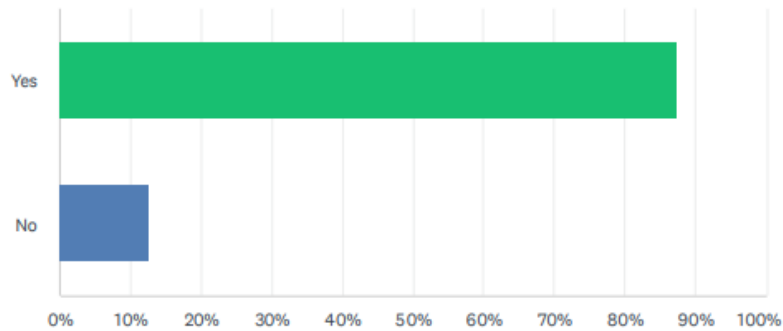
ALL RESPONSES
WITH QUALIFYING
AMI IN Q5



ANSWER CHOICES	RESPONSES
Under age 55 (Please do not take this survey)	0.00% 0
Over age 55	100.00% 16
TOTAL	16

Q2 Do you live in a house, apartment, or condo that is not part of a care facility?

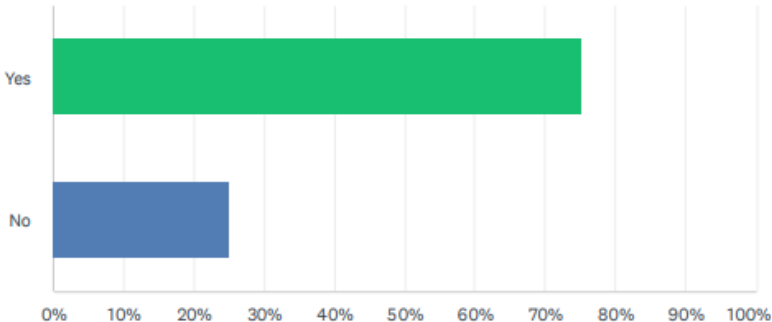
Answered: 16 Skipped: 0



ANSWER CHOICES	RESPONSES
Yes	87.50% 14
No	12.50% 2
TOTAL	16

Q3 Have you resided in Arlington Heights for at least 11 months?

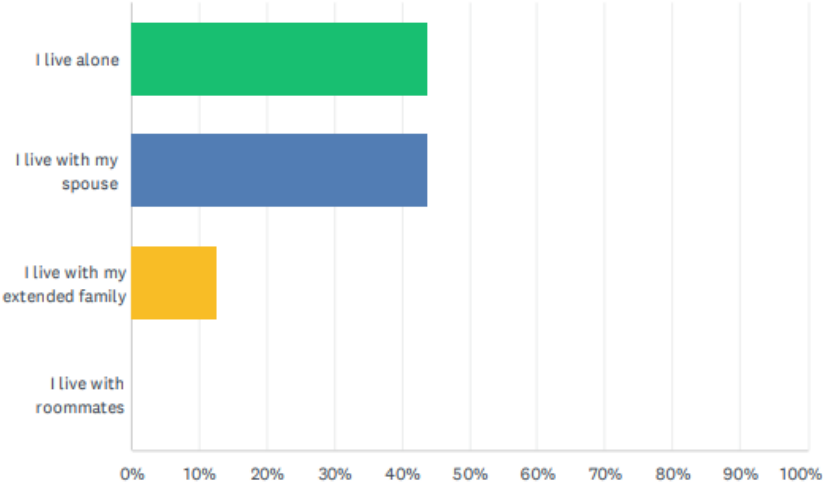
Answered: 16 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	75.00%	12
No	25.00%	4
TOTAL		16

Q4 Do you live alone or with multiple people?

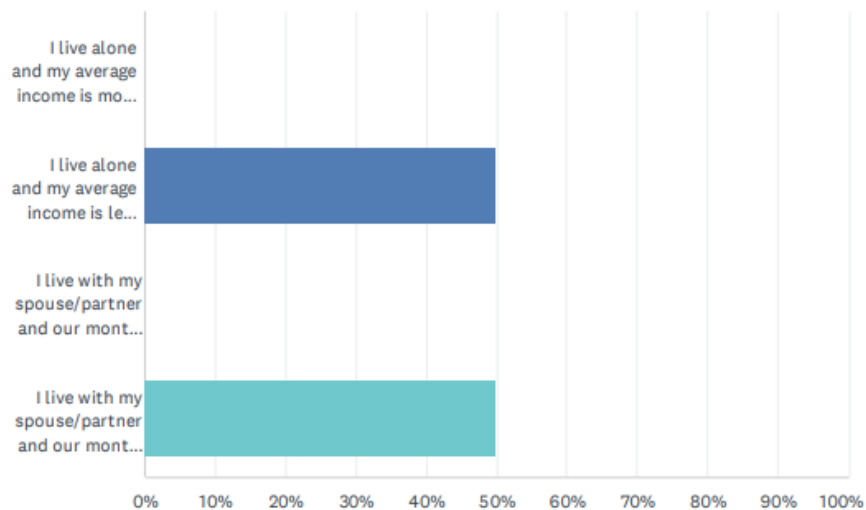
Answered: 16 Skipped: 0



ANSWER CHOICES	RESPONSES	
I live alone	43.75%	7
I live with my spouse	43.75%	7
I live with my extended family	12.50%	2
I live with roommates	0.00%	0
TOTAL		16

Q5 For this next question, we are trying to determine how many older adults spend more than 30% of their income on housing. Considering all of your annual income (with all sources), please share:

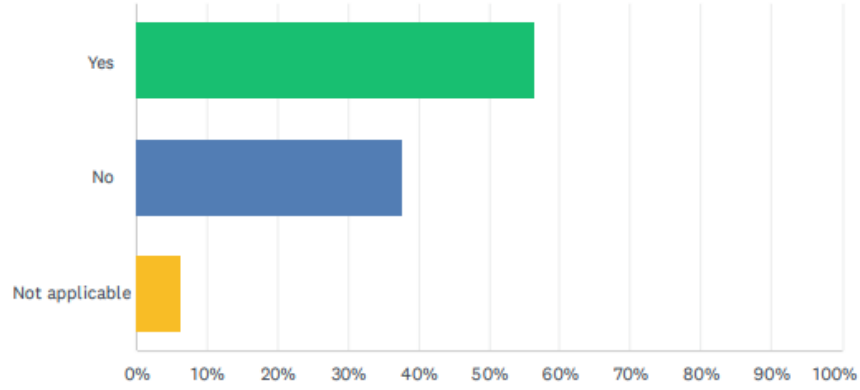
Answered: 16 Skipped: 0



ANSWER CHOICES	RESPONSES	
I live alone and my average income is more than \$2,803 per month.	0.00%	0
I live alone and my average income is less than \$2,803 per month.	50.00%	8
I live with my spouse/partner and our monthly income is more than \$4,204 per month.	0.00%	0
I live with my spouse/partner and our monthly income is less than \$4,204 per month.	50.00%	8
TOTAL		16

Q6 Are you finding it difficult to afford monthly costs for your mortgage, property taxes, and/or rent?

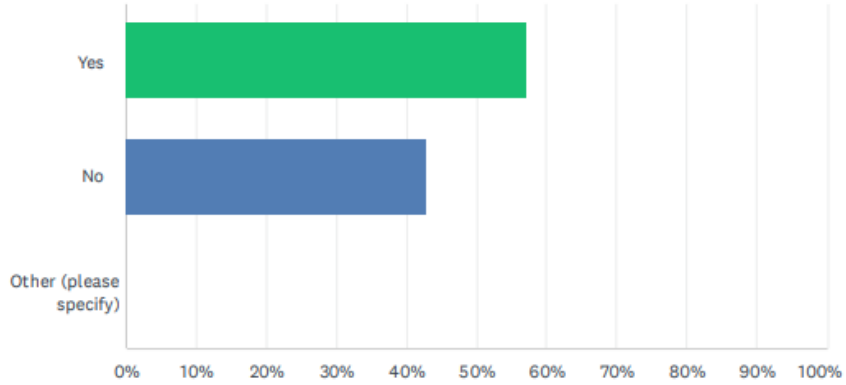
Answered: 16 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	56.25%	9
No	37.50%	6
Not applicable	6.25%	1
TOTAL		16

Q7 Do you spend more than 30% of your monthly income on your mortgage, property taxes, and or rent?

Answered: 14 Skipped: 2



ANSWER CHOICES	RESPONSES
Yes	57.14% 8
No	42.86% 6
Other (please specify)	0.00% 0
TOTAL	14

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

SENIOR HOUSING ASSISTANCE PROGRAM



Applications for 2025 are now closed. Check back later for information regarding the 2026 Senior Housing Assistance Program.

The 2025 Village Senior Housing Assistance Program is designed to help eligible Glenview residents with their property taxes or rent.

Completed applications, including all required documentation, will be accepted until 4:30 p.m. Friday, Feb. 7, 2025. Any application missing documentation and received after this date will not be eligible. Applications are available online or at Village Hall, 2500 E. Lake Ave.

Applications, along with documentation, must be signed and mailed to:

Glenview Village Hall, Senior Services
2500 East Lake Avenue
Glenview, IL 60026

Applications may also be presented in person by appointment only. For an appointment, call 847-904-4366.

To qualify in 2025, a recipient must be at least 62 years old and have lived within the corporate limits of the Village for at least two years. Income for a one-person household must be below \$22,590 and for a two-person household must be below \$30,660. Income thresholds are based on 150 percent of the 2024 Federal Poverty Level for annual income for the 48 contiguous states.