



AGENDA
HOUSING COMMISSION
Commissions Room, 2nd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
Arlington Heights IL 60005
June 17, 2026
7:00 PM

- I. CALL TO ORDER
- II. ROLL CALL OF MEMBERS
- III. APPROVAL OF MINUTES
 - A. 4.15.26 Draft Housing Commission Minutes
- IV. REPORTS
 - A. Inclusionary Housing Program Update
 - B. Single Family Rehab Program Update
- V. OLD BUSINESS
 - A. Senior Citizens Commission Proposal
- VI. NEW BUSINESS
 - A. 2026-2027 CDBG Annual Action Plan and Budget
 - B. Single Family Rehab Program - Case 25-03
- 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 APRIL 15, 2026 - 7:00 PM

IN ATTENDANCE:

Commissioners

Present:

Ken Kiefer – Chairman
Marina Reynaga
Dave LoSavio
William Delea
Martin Bauer

Commissioners

Absent:

David Miller

Staff Present:

Basmah Nadeem, Planner I/Staff Liaison
Michael Lysicatos, Assistant Director of Planning & Community Dev.
Mila Tsagalis, Dir. Health & Human Services

Others Present:

Fred Vogt, Senior Citizens Commission
Steve Raminiak, Senior Citizens Commission

I. CALL TO ORDER

The meeting was called to order at 7:03 pm by Chairman Kiefer.

II. ROLL CALL

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

Commissioner Bauer gave a brief introduction of himself, sharing his interest in the Housing Commission.

III. APPROVAL OF MINUTES

A motion was made by Commissioner Delea, seconded by Commissioner Reynaga to approve the amended minutes of the March 18, 2026 meeting. The motion was approved by a majority voice vote.

IV. REPORTS

A. Inclusionary Housing Program Update

Ms. Nadeem provided the following updates:

- East Country Lane Townhomes are in the permit process and have one affordable unit
- Arbor House has begun leasing their units. The occupancy rate is expected to be 80% by year end, with the IHO units to be 100% occupied by the end of August 2026.

B. Affordable Housing Trust Fund Application Update

Ms. Nadeem shared the application is now available online to anyone interested. It was released April 1, 2026 with the PR campaign and program announcement was posted on the website's front page. The deadline to apply is June 30, 2026.

V. OLD BUSINESS (None)

VI. NEW BUSINESS

A. Senior Citizens Commission Proposal

Commissioner Kiefer introduced the communication that was received from the Senior Citizen Commission regarding the process and linkage to the trust fund dollars. This is the topic in which the Commission is here to discuss.

Commissioner Delea expressed that he is in favor of the rental assistance, the problem is within the guidelines not the program. He also questioned if \$400 is enough to help keep people in place.

Commissioner LoSavio is in favor of rental assistance, but asked how would residents be qualified. There would need to be guidelines in place.

Commissioner Bauer likes that there is a proposal for the trust fund and the desire to help residents stay in their homes and that these are good starting points. At a rate of \$400 per month this would help 2 households, very limited. Believes that age 55 maybe too young for this assistance, but may be deserving. He inquired if the program helped someone for one year, are they helped for another year, or does someone else get it the next year?

Commissioner Reynaga has similar thoughts - is \$400 going to be enough. How will this be implemented, are there other programs in place that could be adjusted to help support this program. Could something more tangible be given instead of \$400?

Chairman Kiefer echoed many of the same thoughts, wanting to support the senior community. Believes there needs to be a lot of work done behind the proposal. The questions to be answered are - does this type of program specifically belong and can funding be provided for this type of program through the trust fund? Asked for Ms. Tsagalis opinion and to have a discussion together about the administrative considerations. Perhaps a legal interpretation of the trust fund would help in determining the scope of what can be done.

Ms. Tsagalis introduced herself as Director of Health & Human Services at VAH. She shared that the Glenview program is closed for the year and staff has not been able to reach someone, but they have hopes to connect and learn more. Currently a social worker on staff at Glenview is who oversees their program. Emergency services here at VAH include eviction preventive services, similar to what is being proposed.

Chairman Kiefer inquired about foreclosure assistance and Ms. Tsagalis explained that funding is from the general fund and through donations, plus other partners in the community at the township.

Mr. Lysicatos expressed concern for the departments, this is not currently something that has been set as a strategic priority. It is not something that any staff of the departments have on their day-to-day priorities while managing our six different boards and commissions and the strategic priorities that have to be achieved over the next 2 years. The amount of work it would take to get this right is a concern.

Commissioner Reynaga inquired as to why has there not been senior programming, to which Ms. Tsagalis replied that they are not restricted to age.

Mr. Lysicatos reiterated if this is an eligible activity of the trust fund, it is probably not sustainable with the fund being made up of fee-in-lieu payments.

Commissioner LoSavio inquired about the motivation for the developers to add to the trust fund with fee-in-lieu or IHO units. Mr. Lysicatos stated that the percentage of the units are dictated by an ordinance.

Chairman Kiefer asked staff about the upcoming comprehensive survey of the housing needs in the community and could this idea from the senior commission be addressed in the survey. Mr. Lysicatos expressed that currently staff is developing the scope of work to better understand in-depth context of what does the housing stock of Arlington Heights look like and what does it mean to truly mean affordable.

Chairman Kiefer expressed that only the trust funds are what the Commission has available at our discretion, and if the Housing Commission is not able to give it to them, they would have to go to the Village Board of Trustees and ask them.

Commissioner Reynaga asked if they can allocate this funding to the program. Mr. Lysicatos replied that based on staff's review, staff does not believe that these funds are an eligible activity, based on how it is written and how it has been implemented.

Commissioner Delea asked that if the Housing Commission made this recommendation, can the Village Board make the final decision? Mr. Lysicatos confirmed that they could.

Mr. Lysicatos confirmed Chairman Kiefer's statement that the ordinance would need to be amended to make this an eligible activity.

Commissioner Bauer stated with the application process in place through the end of June, he would be in favor of comparing it to others. Commissioner Reynaga explained that these applications are coming from developers.

Chairman Kiefer outlined his thoughts:

- Believes that it is a noble effort proposal by the Senior Citizens Commission; however, he does not see a direct linkage to an eligible activity.
- There are concerns by staff not being an outlined strategic priority.
- Need to ask staff about the viability of amending the ordinance to move this forward.

Commissioner Bauer would like to hear from the Senior Citizens Commission.

Commissioner Reynaga inquired if the Commission would like to see an amount of funds to the allocated for seniors, to amend the memo to remove rental assistance, or a senior deduction for taxes?

To move forward, Chairman Kiefer opened up the floor for suggestions:

- Commissioner Delea suggested amending the guidelines.
- Commissioners Reynaga & Bauer would like more information from the Senior Citizens Commission.
- Chairman Kiefer suggested opening up the trust fund for indirect assistance to residents, not rehabbing, not building, and not adaptive reuse. This would require amending the ordinance through the Village Board.

Chairman Kiefer inquired about outsourcing of the administrative tasks of the fund and the housing ordinance. Has anything been decided on that? Mr. Lysicatos answered that is currently being reviewed as part of our business plan.

Commissioner Kiefer inquired if CDBG funds can be used for this type of program. Ms. Nadeem stated technically it could fall under the public services budget. The public service funding is very rigid and only 15% of the total CDBG funding is allocated to public services. Those are for supportive programs like sexual violence organizations and things of that nature.

Mr. Lysicatos recommended that staff will bring to the next meeting recommendations on how the Commission could formally convey your intent to potentially change what is eligible under the Housing Trust fund as it stands right now with the Village Board. The commissioners were in favor of this.

A motion was made by Commissioner Delea, seconded by Commissioner LoSavio for the Housing Commission to consider making direct payments in general principle to Arlington Heights residents for homeownership and rental assistance. The motion was approved by voice vote.

Mr. Vogt, Senior Citizens Commission (SCC) Chairperson and Mr. Raminiak, SCC Commissioner stood before the Housing Commission to share their views.

Mr. Vogt began with an explanation of the needs of SCC and found that the Housing Commission Trust Fund could benefit resident seniors to stay in their homes. As the guidelines were put together, they were hoping to have some dialogue about the proposal. He pointed out that the Village's strategic priority number 2 refers to provide a variety of housing options for residents at all stages of life, including seniors. The Glenview program is built on Village funds.

Mr. Raminiak received a unanimous vote at the SCC on 4/13/26 for both he and Mr. Vogt to speak to the Housing Commission this evening. He reported that the Glenview program has been going for 35 years, and supplied a report to their SCC liaison on the program. He complemented the commission for all the good questions and concerns of the discussion this evening. He believes the proposal really fits well under strategic priority number 2, and one could argue that does not fit in and maybe the ordinance needs to be amended.

Mr. Raminiak further detailed the Glenview program, the exhibit he was speaking on will be submitted to staff for placement in the next meeting packet. He highlighted that the applications in Glenview are accepted twice a year, and that Glenview is the only other municipality with a program as such.

Mr. Vogt the proposal that the SCC put together last fall was to work out the details of the funds that they had. SCC is hoping that staff could put together guidelines for this program, with the SCC recommendations and suggestions.

Findings of the survey were shared.

VII. OTHER BUSINESS (None)

VIII. PUBLIC COMMENT (None)

IX. ADJOURNMENT

A motion was made by Commissioner Bauer, seconded by Commissioner Delea to adjourn the meeting. The motion was approved by voice vote. The meeting ended at 8:58 pm.



VILLAGE OF
ARLINGTON HEIGHTS
— INC. 1887 —

6/17/2026

Item: Inclusionary Housing Program Update

Department: Planning & Community Development

Item Description:

Staff will provide an update on the status of inclusionary housing developments.

ATTACHMENTS:

None



VILLAGE OF
ARLINGTON HEIGHTS
— INC. 1887 —

6/17/2026

Item: Single Family Rehab Program Update

Department: Planning & Community Development

Item Description:

Attached is a status report on the FY2026 Single Family Rehab Program which encompasses the time period from October 1, 2025 through September 30, 2026.

ATTACHMENTS:

1. 2026 SFRP Report Update

Housing Commission Meeting Date: June 17, 2026

SINGLE-FAMILY REHAB PROGRAM STATUS REPORT – October 1, 2025 to September 30, 2026

FILE # SUFFIX	APPLICATION SUBMITTED	OUT TO BID	SCOPE OF WORK SUMMARY	STAFF COST ESTIMATE	PROJECT COST	CHANGE ORDERS	TOTAL PROJECT COST	PAID TO DATE	STATUS
25-02 MA1204	4/15/2025	By Owner	Electrical and plumbing work.	\$21,000					Drafting scope of work. Homeowner to look for bids.
25-03 KW2505	7/23/2025	By Owner	Roof and gutter replacement	\$17,000	\$16,200				Housing Commission approval needed for project cost in excess of \$10,000.
26-02 PE2315	4/15/2026	By Owner	Bathroom remodel						Eligible for SFR program. Environmental Review completed. Drafting scope of work.

SFR LOAN PROGRAM - FINANCIAL SUMMARY

2025/2026 CDBG allocation:

\$75,547.00

Loans Repaid CDBG Fiscal Year To Date: 10/1/25 – 9/30/26

Case #	Date Paid	Yrs to Repayment	Amount	Reason sold (if known)



6/17/2026

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

Item Description:

Staff provided the Village Board a memo summarizing the Senior Citizens Commission's proposal and the April 15, 2026 Housing Commission discussion. The memo was distributed to the Village Board on May 8, 2026 and subsequently to both the Housing Commission and Senior Citizens Commission. The memo is attached to this agenda item for your convenience.

Staff is also attaching the 5 exhibits that were submitted at the April 15, 2026 meeting regarding the Glenview program.

Staff will provide an update on feedback received from the Village Board on the Senior Citizens Commission's Proposal at the June 17, 2026 Housing Commission meeting.

ATTACHMENTS:

1. Village Board Memo Regarding SCC Proposal 5.8.26
2. Senior Residence Assistance Program Memo
3. AHTF Guidelines_Adopted 1.20.26
4. AH-SCC - 2026 Glenview Senior Housing Assistance Application
5. AH-SCC - Email from Hand to Colagrossi - 8-20-25
6. AH-SCC - Email re Emergency Assistance program - 4-8-26
7. AH-SCC - Email re Glenview SHAP program - 4-14-26
8. AH-SCC - NSSC proposal for SHAP (and others) - 2025



VILLAGE OF ARLINGTON HEIGHTS

INC. 1887

Date: May 8, 2026

To: Randy Recklaus, Village Manager

From: Emily Rodman, Director of Planning & Community Development

Subject: Senior Citizens Commission's Proposal for Affordable Housing Trust Fund Dollars

Attachments: Senior Citizens Commission's Memo
Affordable Housing Trust Fund Guidelines

Background

At the April 15, 2026 Housing Commission meeting, representatives from the Senior Citizens Commission presented a proposal to utilize the Affordable Housing Trust Fund (AHTF). While the Housing Commission was generally receptive of the proposal, staff has concerns about its eligibility under Ordinance 13-037, the Ordinance which created the AHTF, as well as the newly adopted AHTF Guidelines.

Summary of the Senior Citizens Commission Proposal

The Senior Citizens Commission is requesting allocation of the Affordable Housing Trust Fund (AHTF) monies to provide seniors with monetary assistance for ongoing housing expenses. The proposal requests \$200,000 of the AHTF to create a "Senior Residence Assistance Program." These monies would be set aside in a separate fund to assist seniors with the stipulation the fund would not distribute more than a quarter of its total assets during an annual period. The program would provide qualifying seniors with a maximum stipend of \$400 a month based on need for an indeterminate amount of time. The intention is to provide assistance to seniors in the "Extremely Low" Area Median Income (AMI) category. This assistance could be for mortgages, property tax, and/or rent. Eligible applicants are required to be 55 years or older, to have resided in the Village for a minimum of 3 years, and cannot currently be participating in other subsidized housing programs. The attached memo from the Senior Citizens Commission provides further details on their proposal.

Housing Commission Discussion

The Housing Commission discussed the proposal at length. The Commission had several questions regarding perceived gaps in the program design and also questioned whether the proposal is eligible under the AHTF Guidelines. However, upon conclusion of the discussion, the Housing Commission expressed general support of utilizing AHTF monies for direct monetary assistance to residents. The Commission also suggested the Village revisit the current Ordinance and AHTF Guidelines to explicitly allow this type of program to access the AHTF.

Staff Analysis

Staff has reviewed the Senior Citizen Commission "Senior Residence Assistance Program" and considered the Housing Commission's discussion of the program. As currently proposed, staff has

concerns about the eligibility of the program, the structure and long-term sustainability of the program, and timing of proceeding with a program of this type at this point in time.

Program Eligibility

The AHTF was created in 2013 via Ordinance 13-037. According to the Ordinance, the purpose of the AHTF is *"for the sole purpose of providing and preserving Attainable Housing opportunities within the Village"*. The Ordinance further states:

"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."*

The recently adopted AHTF Guidelines also mirror this language by limiting the use of AHTF dollars to those eligible activities listed above. Thus, the intent of the AHTF is to support the creation of new affordable housing units and more specifically, to provide monetary assistance to facilitate the construction or rehabilitation of structures. This is best associated with the creation and production of housing supply, as reflected through the eligible activities.

The proposed "Senior Residence Assistance Program" does not aid in the creation or rehabilitation of new affordable housing units, but rather serves as a direct financial subsidy to residents. As such, staff does not consider the proposed program an eligible activity for funding through the AHTF.

Program Structure and Viability

The "Senior Residence Assistance Program" as currently outlined raises a number of questions for staff. It is unclear who will manage the program, as the Village does not currently have the staffing capacity to take on administration of a new housing program. It is also not apparent how residents would be vetted for eligibility (based on income, assets, etc.), who would determine eligibility, and once determined, how long a given resident would receive direct payments. Debatably, the typical purpose of a program of this type is to aid in stabilizing housing expenses rather than serve as a continuous stipend, which would be unsustainable in the long-term. Furthermore, once residents stop receiving payments, what would occur if they are no longer able to stay in their home? Lastly, how would the Village verify the stipend is actually being used for housing related expenses, rather than simply as additional discretionary spending?

The proposed program relies solely on the AHTF as a revenue source, and could quickly deplete the fund, as the program does not include a means of regenerating dollars. Furthermore, the proposed program has limited impact and would not result in the addition of permanently affordable units, but rather at best, would make existing housing temporarily affordable to the current resident. Once the resident leaves, the home would presumably be sold or rented at market rate, resulting in no long-term impact to affordable housing in the Village.

Program Timing

As the Village Board is aware, creation of the Affordable Housing Trust Fund Guidelines was an action item identified in the 2024-2025 Business Plan. The 2026-2027 Business Plan takes this action item a step further and calls for the implementation of the adopted the AHTF Guidelines. To that end, staff has developed an application and is currently soliciting proposals (deadline for submittals is June 1). The subject proposal has not applied through that process and has not been considered through the procedures of the adopted Guidelines.

Additionally, under the 2026-2027 Business Plan Strategic Priorities, the following action items for Strategic Priority #2 ("Expand housing affordability and attainability strategies that are impactful on the local level and provide a variety of housing options for residents at all stages of life.") are identified for implementation by the Planning & Community Development Department in tandem with the Housing Commission:

- Complete a Housing Study
- Enhance Effectiveness of Inclusionary Housing Program
- Expand Single-Family Rehabilitation Program
- Implementation of Affordable Housing Trust Fund Guidelines

The proposed Housing Study, which will provide a full inventory of the Village's existing housing stock along with a demand analysis of current housing needs in the community, is intended to serve as basis to guide the Village Board's future policy decisions related to housing land use and housing program development. Staff believes it is premature to proceed with the development and implementation of the proposed "Senior Residence Assistance Program" at this time. Waiting to develop new housing programs until after the Study concludes will ensure the Village is able to design programs that serve populations it feels are in greatest need in the most effective and efficient manner.

Conclusion

While staff appreciates the Senior Citizens Commission and Housing Commission's desire to have a meaningful impact on housing affordability in Arlington Heights, we do not believe the proposed "Senior Residence Assistance Program" is an appropriate or advisable use of the Affordable Housing Trust Fund at this time. The Village has already taken meaningful steps toward better understanding housing needs in our community and ultimately developing a long-term, comprehensive approach to meeting those needs. Staff recommends we stay the course and proceed with implementation of the housing related action items as outlined in the 2026-2027 Business Plan.

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

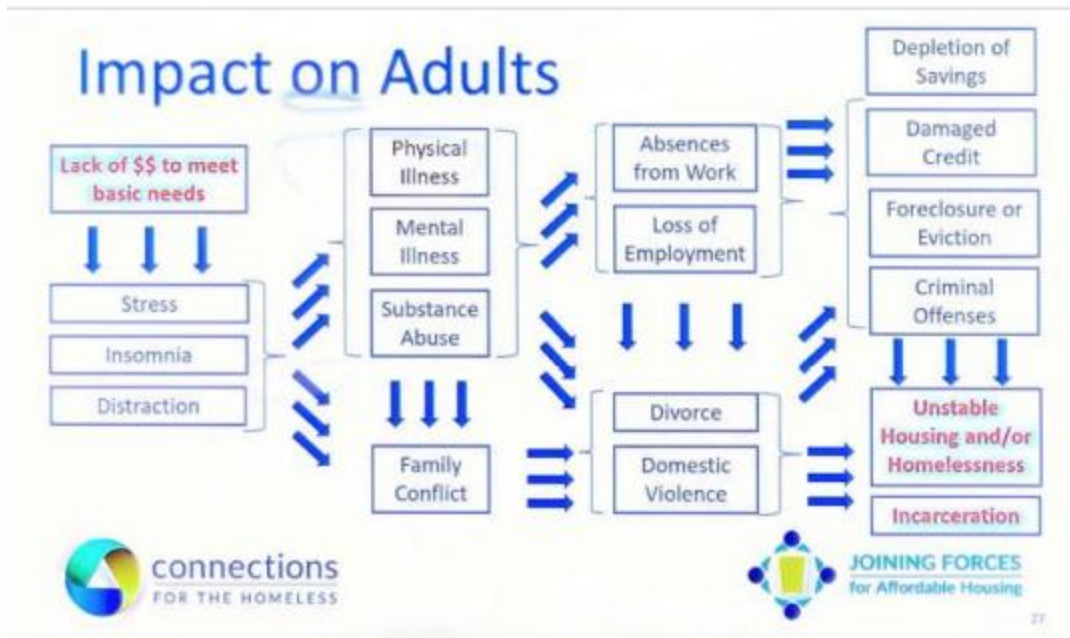
RE: Thoughts On Presentation About Affordable Housing

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.



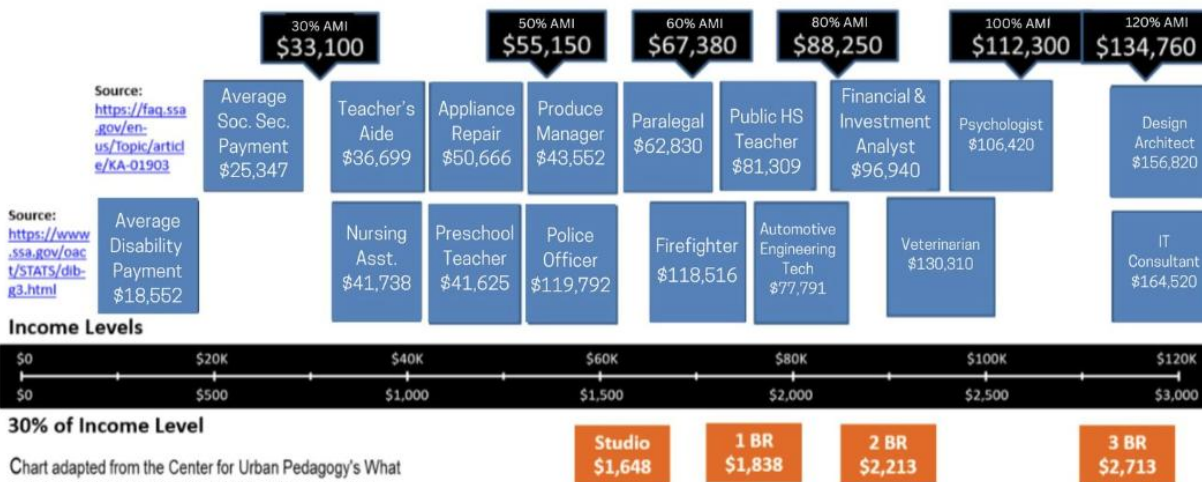
It is beyond this commission’s scope to attempt to broadly mitigate the impact of criminal convictions, mental health issues, substance abuse problems, or divorce on persons prior to when they reach the age of 55 or at any time beyond.

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.

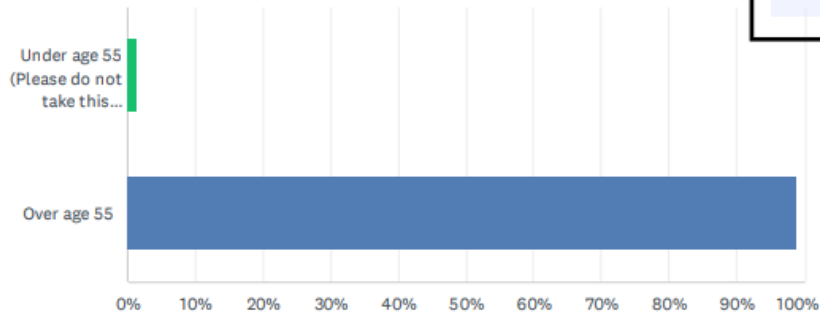
Lastly, our speaker also said something very interesting about how we might consider the political will of our local government as to affordable housing. Consider our new ordinance on this issue. Our speaker mentioned that the federal government recently required all municipalities that did not already 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

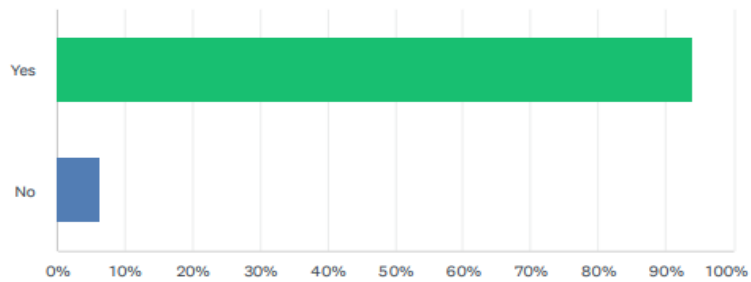
ALL
SURVEY
RESPONSES



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?

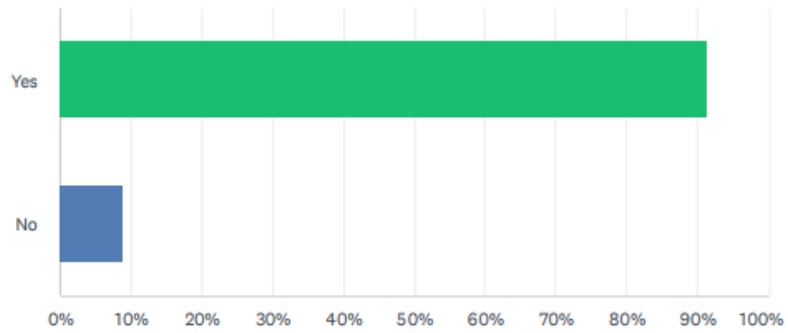
Answered: 81 Skipped: 0



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?

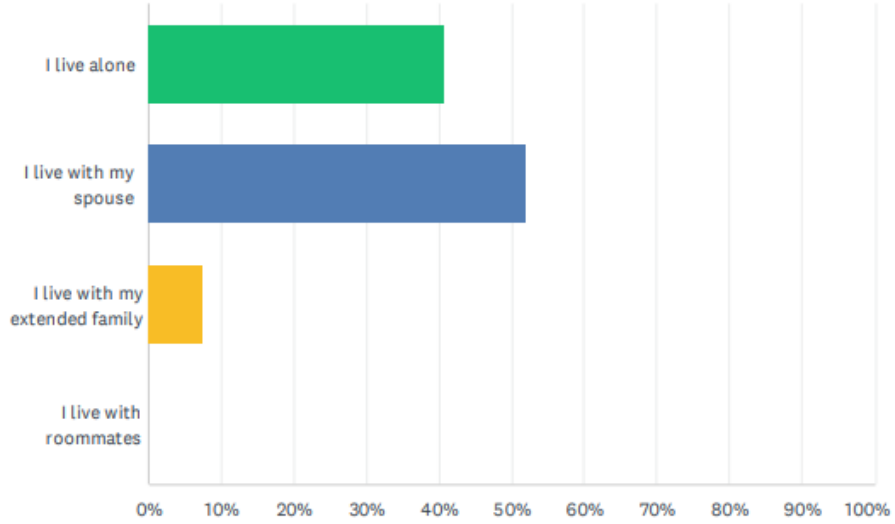
Answered: 81 Skipped: 0



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

Q4 Do you live alone or with multiple people?

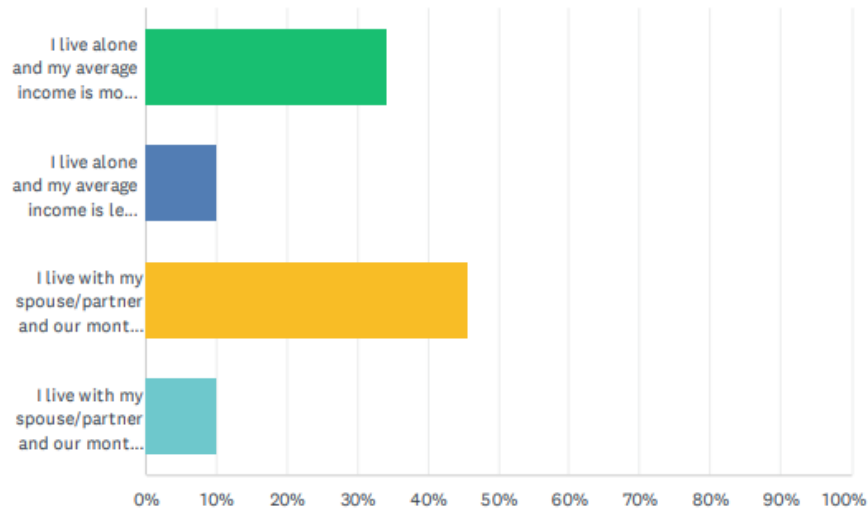
Answered: 81 Skipped: 0



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:

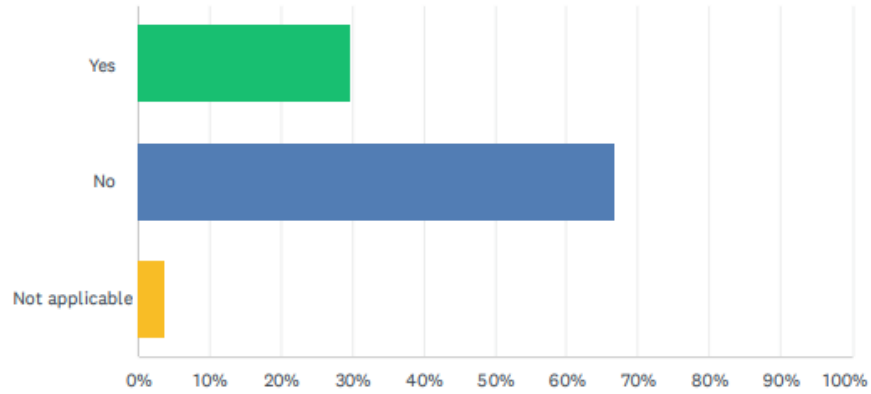
Answered: 79 Skipped: 2



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?

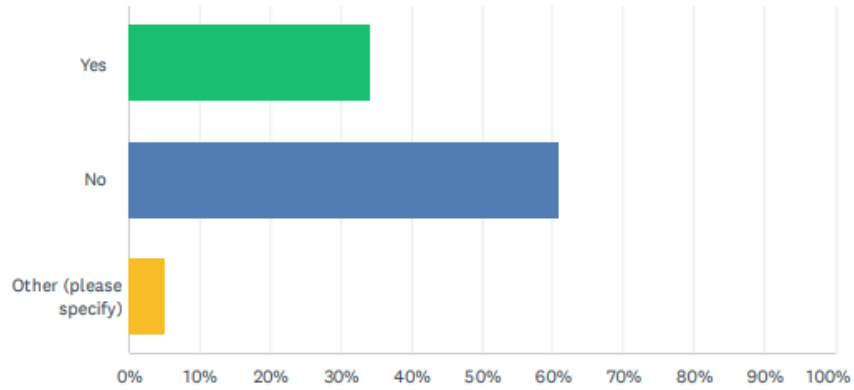
Answered: 81 Skipped: 0



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



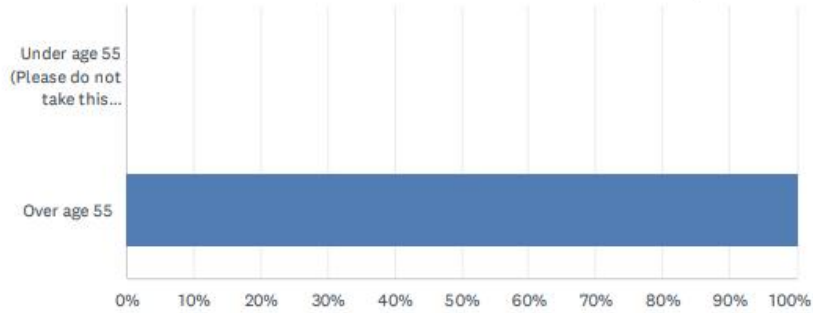
ANSWER CHOICES	RESPONSES	
Yes	34.18%	27
No	60.76%	48
Other (please specify)	5.06%	4
TOTAL		79

#	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

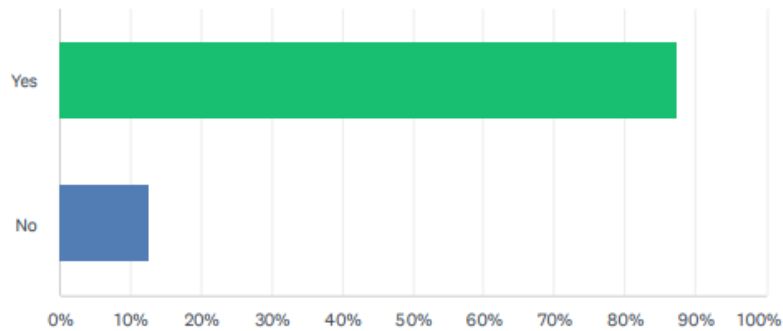
ALL RESPONSES
WITH QUALIFYING
AMI IN Q5



ANSWER CHOICES	RESPONSES	Count
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?

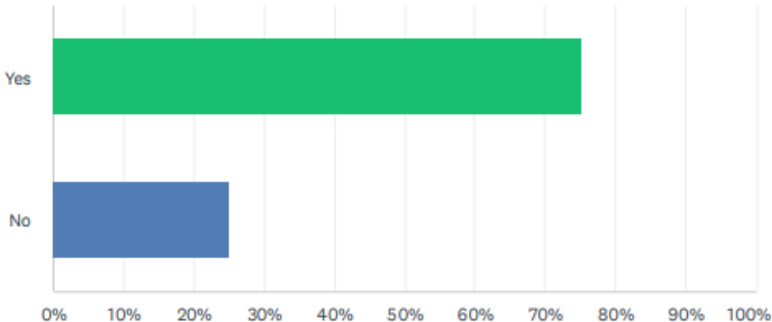
Answered: 16 Skipped: 0



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

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

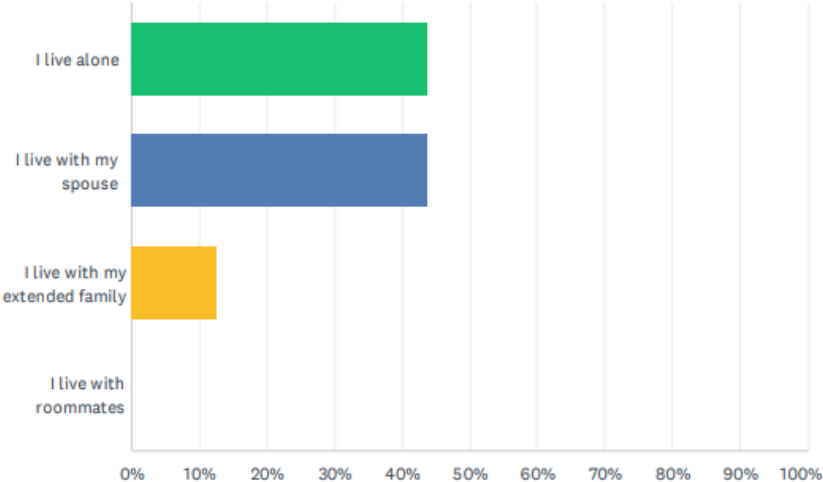
Answered: 16 Skipped: 0



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

Q4 Do you live alone or with multiple people?

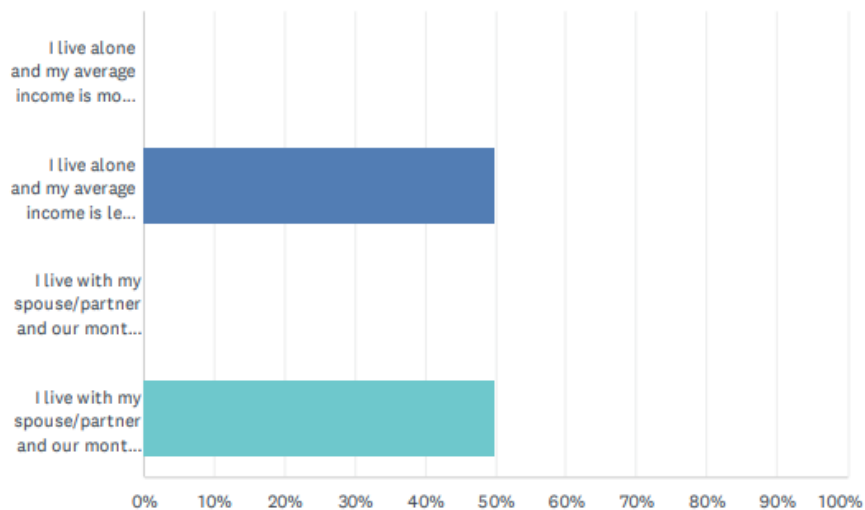
Answered: 16 Skipped: 0



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:

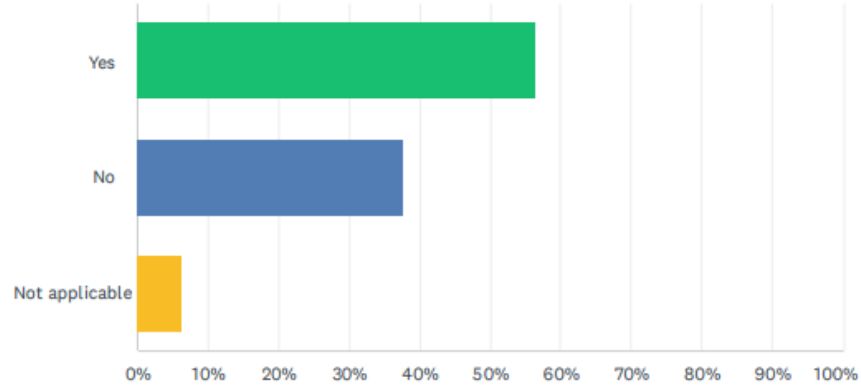
Answered: 16 Skipped: 0



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?

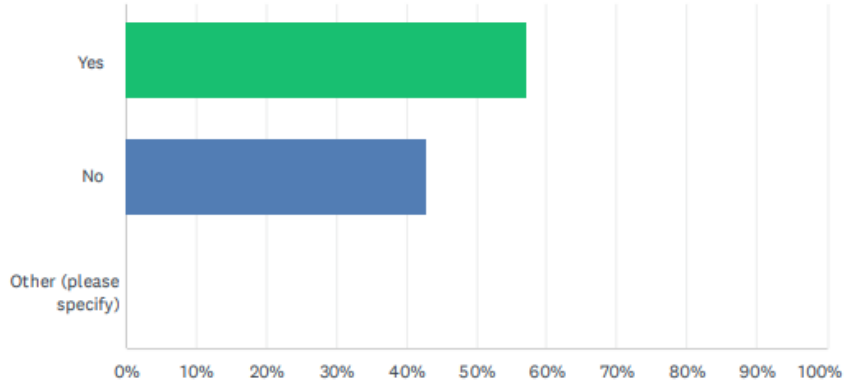
Answered: 16 Skipped: 0



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.

Affordable Housing Trust Fund Guidelines

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



January 2026

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- VI. Application Process
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I. Executive Summary

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

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

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

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

The AHTF is a special fund within the Village’s annual budget. The Housing Commission will review applications and make recommendations to the Village Board, based on the application content, scoring criteria and available funding.

VI. Application & Review Process

The Village of Arlington Heights will use an annual application cycle for the AHTF, with applications being due in June of each year. 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 which meet 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 Commissioner will submit their individual evaluation scores for the application.
3. At a 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

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 & 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	Points Earned/Available
	100%	50%	0%	
Overall Project Design	Project is well-planned and a detailed description is provided. Applicant clearly and comprehensively outlines project goals and objectives, measurables, project phasing, and ongoing maintenance/management.	Project is thoroughly described. Applicant provides some details but does not comprehensively outline project from inception to completion.	Project is described only in a high-level way and/or components of the project description are omitted.	/10
Applicant Experience	The applicant has extensive demonstrated experience leading programs of similar size and scope. Detailed references are provided.	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.	Applicant lacks demonstrated experience on programs of similar size and scope, whether as lead or partner.	/10
Impact on Village Housing Goals and AHTF Priorities*	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	Points Earned/Available
	100%	50%	0%	
Service of Village Priority Populations	The project serves at least <u>three</u> of the target populations listed below: 1) seniors/elderly 2) veterans 3) persons with disabilities 4) Arlington Heights residents 5) employees of businesses/entities in Arlington Heights A detailed marketing plan targeting these populations has been provided	The project serves at least <u>two</u> of the target populations listed below: 1) seniors/elderly 2) veterans 3) persons with disabilities 4) Arlington Heights residents 5) employees of businesses/entities in Arlington Heights A detailed marketing plan targeting these populations has been provided	The project serves at least <u>one</u> of the target populations listed below: 1) seniors/elderly 2) veterans 3) persons with disabilities 4) Arlington Heights residents 5) employees of businesses/entities in Arlington Heights A limited (or no) marketing plan, targeting these populations has been provided.	/10
Leveraging of non-Village funds	More 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
Financial Feasibility	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
Readiness	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
Period of Affordability	Village supported units will be affordable in perpetuity	Village supported units will be affordable for 15+ years	Village supported units will be affordable for less than 15 years	/10
Regeneration of Funds	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
Application Score				

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

VIII. Distribution of Funds

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). The Village reserves the right to provide funding only upon project completion and verification of costs incurred.

IX. Monitoring Approved Applications

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 it 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

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

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.

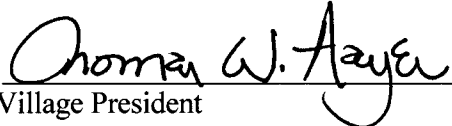
Section 7-1208 Sources of Funds. The Village Manager, for the benefit of the Housing Trust Fund, is authorized to accept funds, property, and other resources from all proper and lawful public and private resources including, without limitation: 1) cash payments in lieu of constructing Affordable or Attainable 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.

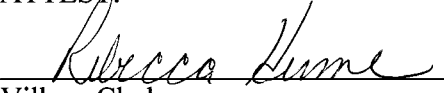
AYES: SCALETTA, LABEDZ, BLACKWOOD, FARWELL, GLASGOW, TINAGLIA, ROSENBERG, HAYES

NAYS: NONE

PASSED AND APPROVED this 15th 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**

ACTIVITY TYPE 1: Creation and preservation of Attainable Housing including, without limitation, new construction, rehabilitation and adaptive reuse			
<u>FOR-PROFIT</u> Developer Activities			
High	Medium	Low	HOMEOWNERSHIP 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
			RENTAL 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
<u>NOT-FOR-PROFIT</u> Developer Activities			
High	Medium	Low	HOMEOWNERSHIP 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
			RENTAL 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

PRIORITY POPULATIONS: 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

FORMS OF ASSISTANCE: To be provided through the Trust Fund			
FOR-PROFIT 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
NOT-FOR-PROFIT 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

OTHER CONSIDERATIONS			
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)



2026 Village of Glenview Senior Housing Assistance Program Application

The Village of Glenview has approved funds to assist with rent or property taxes for qualifying Glenview senior citizens. Qualified recipients will be selected according to need. Checks are issued twice per year and are made payable to the applicant only. Any questions, please contact Kim Hand at 847.904.4366.

A W9 form must be completed each year and is included with the application.

The Village of Glenview expresses no opinion on whether the grant is taxable income—please consult with a trusted professional for tax related questions.

To Qualify:

You may be eligible for financial assistance if:

1. You have been a Glenview resident (living within the corporate limits of the Village) for at least two (2) years consecutive years at the time of application.
Documentation will need to be provided for 2 years of consecutive residency at the time of application.
2. Your Glenview residence is your ***only residence***, and you ***DO NOT*** own any other property.
3. You are 62 years of age or older at the time of application.
4. For a one-person household, your total yearly income must be below \$23,475.
For a two-person household, is your total yearly income must be below \$31,725.
(A household is anyone residing at the residence. Income thresholds are based on 150% of the 2025 Federal Poverty Level for annual income for the 48 contiguous states.)
5. You pay rent or real estate taxes.
(Lease agreement and Real Estate Taxes must be in applicant's name)
6. You are ***NOT*** a resident of the Patten House of Glenview, a retirement home, assisted living facility, or a nursing home.
7. You are ***NOT*** receiving Federal HUD Section 8 subsidies or other assistance with rent.
8. You do ***NOT*** have any outstanding debts or liens owed to the Village of Glenview.

To Apply:

Completed applications, including all required documentation, will be accepted until **February 6, 2026 4:30 PM.**

Any application missing documentation and/or received after this date will not be eligible.

Applications, along with documentation, must be signed and presented in person or mailed. Appointments are recommended.

Glenview Senior Services, 2500 East Lake Avenue, Glenview, IL 60026
or call for appointment to Kim Hand 847.904.4366.

A. Applicant Information				
Name:		Date of Birth:		
Address:				
City:		State:		Zip Code:
Phone:		Number of Years in Glenview:		
If you have lived at your current address for less than two (2) years, please provide your previous address.				
Previous Address:				
Number of Years at Previous Address:				
If others live in the household with you, please provide their information below.				
Name:		Date of Birth:		
Relationship:				
Name:		Date of Birth:		
Relationship:				

****Required Documentation:**

- A copy of the current State ID/Driver's License for all members of the household. (A household is anyone living in the residence.)

----- CONTINUE TO PAGE 3 -----

B. Housing Information and Costs							
Type of Residence:	Apartment		House		Manufactured Home		Townhouse/ Condominium
Do You?	Rent		Own		Rent pad for manufactured home		
Is your current residence the only property you own?						YES	NO
<u>Renters</u>							
If you rented in 2025 and continue to rent in 2026, please complete the following questions.							
Person/Agency to which you paid rent:							

Landlord Address:							
City:				State:		Zip Code:	
Phone:							
Monthly Rent in 2025:			Is heat included in cost of rent?				
<u>Homeowners</u>							
If you own a home, please complete the following questions.							
Taxes paid in 2025:			Are all your property taxes paid and up to date?				

****Required Documentation:**

Renters:

- A copy of your lease agreement for 2025 and 2026
- A copy of 12 cancelled checks front and back OR 12 bank statements

Homeowners:

- A copy of your property tax bills paid in 2025 (2024 property tax year)
- If you have a mortgage, attach a copy of your mortgage statement and a cancelled check

----- CONTINUE TO PAGE 4 -----

C. Applicant IncomePlease use 2025 annual amounts when responding to income and deduction questions.US 1040 2024-did you file? **YES NO******Required Documentation: If you filed a 2024 US 1040, please attach it for verification.****Social Security**

Social Security Benefits: Spouse/Domestic Partner Social Security Benefits:

A Total Household Social Security Benefits****Required Documentation: If you received Social Security in 2025, please attach a copy of form SSA 1099. If you are unable to locate this form, please call the Social Security office at 1-800-772-1213 and ask for the total benefits you received in 2025 and request that a form be sent to you or visit your local Social Security office for the form. **This form MUST be included.******Pension/Retirement Funds**

Name of Benefit Provider:

Account Number: Amount Received:

Name of Benefit Provider:

Account Number: Amount Received:

B Total Pension/Retirement Income****Required Documentation: Please attach verification of payments you received.****Dividends/Interest Earned**

Location/Financial Institution:

Account Number: Amount Received:

Location/Financial Institution:

Account Number: Amount Received:

C Total Dividends/Interest Earned****Required Documentation: Please attach copies of your form 1099 as verification.****Cash Assistance**

Please provide information regarding any cash assistance you received from other sources (i.e. family members or friends).

Person/Agency: Amount Received:

Person/Agency: Amount Received:

D	Total Cash Assistance Received	
----------	---------------------------------------	--

C. Applicant Income - Continued
Please use 2025 annual amounts when responding to income and deduction questions.

Salaries, Wages, Commissions

Name of Employer:		Amount Received:	
Name of Employer:		Amount Received:	

E	Total Salaries, Wages, and Commissions	
----------	---	--

****Required Documentation:** Please attach copies of your W-2 forms, 1099 forms, or commission statements for verification. Please note, you may be required to submit previous tax forms for verification of salaries, wages, and/or commissions.

Other Income
Please provide information regarding other investment income such as rental income, sale of stocks or bonds, etc.

Income Source:		Amount Received:	
Income Source:		Amount Received:	

F	Total Other Income	
----------	---------------------------	--

****Required Documentation:** Please attach copies for verification.

APPLICANT TOTAL INCOME (add lines A – F)	
---	--

D. Applicant Deductions

Please provide information about non-reimbursed and uninsured medical or dental expenses in 2025. This includes services not covered by Medicare or medical insurance, deductibles, and premium payments, and other related medical or dental costs not reimbursed to the applicant. Please itemize each deduction and attach verification for amount to be deducted from income. If there is no verification, amount cannot be deducted.

Medicare Part B:	
Medicare Part D:	
Medicare Supplements:	
Doctor Bills:	
Pharmaceutical Expenses:	
Other:	

APPLICANT TOTAL DEDUCTIBLES	
------------------------------------	--

APPLICANT NET INCOME (Total Income – Total Deductibles)	
--	--

E. Household Income			
2024 US 1040-did you file?		YES	NO
**Required Documentation: If you filed a 2024 US 1040, please attach it for verification			
Social Security			
Social Security Benefits:		Spouse/Domestic Partner Social Security Benefits:	
A Total Household Social Security Benefits			
**Required Documentation: If you received Social Security in 2025, <u>please attach a copy of form SSA 1099</u> . If you are unable to locate this form, please call the Social Security office at 1-800-772-1213 and ask for the total benefits you received in 2025 and requests that a form be sent to you or visit your local Social Security office for the form. <u>This form MUST be included.</u>			
Pension/Retirement Funds			
Name of Benefit Provider:			
Account Number:		Amount Received:	
Name of Benefit Provider:			
Account Number:		Amount Received:	
B Total Pension/Retirement Income			
**Required Documentation: <u>Please attach verification of payments received.</u>			
Dividends/Interest Earned			
Location/Financial Institution:			
Account Number:		Amount Received:	
Location/Financial Institution:			
Account Number:		Amount Received:	
C Total Dividends/Interest Earned			
**Required Documentation: <u>Please attach copies of form 1099 as verification.</u>			
Cash Assistance			
Please provide information regarding any cash assistance they received from other sources (i.e. family members or friends)			
Person/Agency:		Amount Received:	
Person/Agency:		Amount Received:	
D Total Cash Assistance Received Earned			
**Required Documentation: <u>Please attach a statement from each person to verify assistance.</u>			

E. Household Income - ContinuedPlease use 2025 annual amounts when responding to income and deduction questions.**Salaries, Wages, Commissions**

Name of Employer:		Amount Received:	
Name of Employer:		Amount Received:	

E	Total Salaries, Wages, and Commissions	
----------	---	--

****Required Documentation:** Please attach copies of W-2 forms, 1099 forms, or commission statements for verification. Please note the household member may be required to submit previous tax forms for verification of salaries, wages, and/or commissions.

Other Income

Please provide information regarding their other investment income such as rental income, sale of stocks or bonds, etc.

Income Source:		Amount Received:	
Income Source:		Amount Received:	

F	Total Other Income	
----------	---------------------------	--

****Required Documentation:** Please attach copies for verification.

OTHER HOUSEHOLD TOTAL INCOME (add lines A – F)	
---	--

TOTAL HOUSEHOLD INCOME (Applicant Net Income + Other Household Total Income)	
--	--

----- CONTINUE TO PAGE 9 -----

F. Applicant AssetsPlease use 2025 annual amounts when responding to asset questions.**Cash Accounts (Checking/Savings, Certificates of Deposit (CDs), Etc.)**

Name of Financial Institution:			
Account Type:		Amount:	
Name of Financial Institution:			
Account Type:		Amount:	

A	Total Cash Accounts Balance	
----------	------------------------------------	--

****Required Documentation:** Please attach year-end statements for verification.**Securities (Stocks, Bonds – listed and unlisted)**

Location/Financial Institution:			
Account Type:		Amount:	
Location/Financial Institution:			
Account Type:		Amount:	

B	Total Securities Held	
----------	------------------------------	--

****Required Documentation:** Please provide verification of holdings.**Business Ownership**

Business Name:			
Type of Business:			
Type of Business Venture:			
Location:		Value:	

C	Total Business Ownership Value	
----------	---------------------------------------	--

Life Insurance

Please provide information regarding the cash value of any life insurance policy.

Name of Insurance Company:			
Policy Number:		Value:	

D	Total Cash Value of Life Insurance	
----------	---	--

****Required Documentation:** Please attach a current statement from the life insurance company as verification.

APPLICANT TOTAL ASSETS (Add lines A – D)	
---	--

G. Household Assets – All others in household

Please use 2025 annual amounts when responding to asset questions.

Cash Accounts (Checking/Savings, Certificates of Deposit (CDs), Etc.)

Name of Financial Institution:			
Account Type:		Amount:	
Name of Financial Institution:			
Account Type:		Amount:	

A	Total Cash Accounts Balance	
----------	------------------------------------	--

****Required Documentation:** Please attach year-end statements for verification.

Securities (Stocks, Bonds – listed and unlisted)

Location/Financial Institution:			
Account Type:		Amount:	
Location/Financial Institution:			
Account Type:		Amount:	

B	Total Securities Held	
----------	------------------------------	--

****Required Documentation:** Please provide verification of holdings.

Business Ownership

Business Name:			
Type of Business:			
Type of Business Venture:			
Location:		Value:	

C	Total Business Ownership Value:	
----------	--	--

Life Insurance

Please provide information regarding the cash value of any life insurance policy.

Name of Insurance Company:			
Policy Number:		Value:	

D	Total Cash Value of Life Insurance	
----------	---	--

****Required Documentation:** Please attach a current statement from the life insurance company as verification.

OTHER HOUSEHOLD TOTAL ASSETS (Add lines A – D)	
TOTAL HOUSEHOLD ASSETS (Applicant + Other Household)	

H. Unusual Factors to Consider (please describe)

--

----- CONTINUE TO PAGE 12 -----

I. Authorization and Signature

I declare, under penalty of perjury, that I have examined this form and all accompanying statements or documents pertaining to this income and resources of myself (the applicant) or any members of my household or pertaining to any other matter bearing upon my eligibility for financial assistance and to the best of my knowledge and belief the information supplied is true, correct and complete. I understand that to perjure myself to obtain financial assistance is a fraudulent offence for which I can be prosecuted. I understand the funds allocated by the Village of Glenview Senior Housing Assistance Program are for a period of twelve (12) months only. Completion of this application does not guarantee that I will be eligible for assistance. I also state that there is no objection to a personal, confidential interview with members of the application review committee. If further documentation is requested by the review committee, a release of information may be required and/or any other pertinent information.

Name of Applicant (print):		
Applicant Signature:		
Date:		
Name of Others in Household	Signature of Others in Household	

All information supplied is held in strictest confidence.

*You can and are encouraged to call the Senior Services Coordinator at (847) 904-4366 to arrange an appointment to review the application prior to submitting it to ensure all needed documentation is correct. **If documentation is missing, your application will be denied.***

Vendor Registration Form (W-9 Form)

Village of Glenview
Finance Department
2500 E Lake Ave
Glenview, IL 60026
847-904-4339

Please complete the highlighted areas on this registration form and submit with your application.

Vendor Information

Applicants Name: _____

Address: _____

City: _____ **State:** _____ **Zip:** _____

Phone: _____ **Fax:** _____

Type of Business (check one):
 Individual/Sole Proprietor C Corporation S Corporation Partnership
 Limited Liability Company (enter tax class - C, S, or P) () Other - List: _____

Social Security Number: _____

Vendor Contact Name: _____

Email: _____

Payment Remittance/DBA (if different from above)

Payment Name: _____

Remittance Address: _____

City: _____ **State:** _____ **Zip:** _____

Classification Indicators (check all that apply)

If any certifications are checked, please submit evidence of certification with completed form.

This information is collected for reporting purposes only

Small Business (SB)
Meets certification requirements as a small business under SBA standards

Minority Owned Business (MBE)

A business which is at least 51% owned by one or more minority persons, or in the case of a corporation, at least 51% of the stock in which is owned by one or more minority persons; and the management and daily business operations of which are controlled by one or more of the minority individuals who own it.

Women Owned Business (WBE)

A business which is at least 51% owned by one or more women, or in the case of a corporation, at least 51% of the stock in which is owned by one or more women; and the management and daily business operations of which are controlled by one or more of the women who own it.

Veteran Owned Business (VBP)

A business (i) which is at least 51% owned by one or more qualified veterans living in Illinois, or in the case of a corporation, at least 51% of the stock of which is owned by one or more qualified veterans living in Illinois; (ii) that has its home office in Illinois; and (iii) for which items (i) and (ii) are factually verified annually by the Commission on Equity and Inclusion.

Does not apply

Vendor Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN.

The Internal Revenue Service does not require your consent to any provision of this document other than the certifications required to avoid backup withholding

This Vendor Registration Form substitutes IRS Form W-9

SIGNATURE _____

DATE _____

RE: Question Regarding Senior Housing Assistance Program

From Kim Hand <seniors@glenview.il.us>
Date Wed 8/20/2025 7:56 AM
To Tracey Colagrossi <tcolagrossi@vah.com>

[**STOP - LOOK - Think - Decide:** This email originated from outside of the Village.]

Good morning, Tracey,
Each year the North Shore Senior Center sends in an application for special appropriations for the Senior Services Coordinator, the Senior Housing Assistance Fund (SHAP) and an Angel Fund. Last year, \$89,490 was allocated for SHAP and 38 people received funding with two checks each at \$1177.50.
Kim Hand

Kimberly Hand
Coordinator of Senior Services for the Village of Glenview

north shore senior center

Glenview Village Hall, 2500 East Lake Avenue, Glenview, IL 60026
847.904.4366
www.nssc.org



Looking for a rewarding career with a Best & Brightest company? Check out our current opportunities!

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From: Tracey Colagrossi <tcolagrossi@vah.com>
Sent: Tuesday, August 19, 2025 4:06 PM
To: Kim Hand <seniors@glenview.il.us>
Subject: Question Regarding Senior Housing Assistance Program

Good afternoon, Ms. Hand,

I am the liaison for the Village of Arlington Heights Senior Citizens Commission. We are looking to recommend an infinitive to our Housing Commission for our Affordable Housing Trust Fund. We



Steve Raminiak <sr@raminiaklaw.com>

Re: AH Commissions - Next Steps as to Our Proposal

1 message

Steve Raminiak <sr@raminiaklaw.com>
To: Tracey Colagrossi <tcologrossi@vah.com>
Cc: Fred Vogt [REDACTED]

Wed, Apr 8, 2026 at 5:30 PM

Today, I spoke with Darren Brown about the Emergency Assistance program. He told me the following.

The Emergency Assistance program provides one time emergency assistance as to an unexpected hardship which meets the following criteria:

- a disruption has occurred which causes a financial crisis,
 - said crisis has to be plausibly resolvable, and
 - a proposed resolution has to have realistic sustainability.
- For example, if someone got laid off and was actively looking for job.

A person is only eligible for this assistance once every 18 months.

Funding of the program was previously from a non-profit group, Arlington Cares, but they dissolved about 2 years ago and no other organization has decided to administer this. As a result, this program is now being managed by the Village.

The fund presently has about \$400K to \$500K, and its only funding source is donations.

Darren also said that he was considering a very similar proposal to ours to tap on the affordable housing fund, but that our proposal beat him to the punch. His proposal would not have been specific to Seniors, and would have focused more on providing grants to landlords to provide more reasonable rental rates through a partnership with the Village. Such grants would have been for housing repairs, with the understanding that the landlords would then offer lower rents.

Tracey, can you give us a similar report as to your conversation with Glenview staff about their program?

Best regards,

Steve Raminiak, Esq.

Main (847) 870-3300
Cell (312) 919-7466
Fax (847) 870-3399
Email SR@RaminiakLaw.com
Web www.RaminiakLaw.com

LAW OFFICES OF
STEVE RAMINIAK, P.C.

Main Office, Mailing Address
 1655 N. Arlington Heights Road, Suite 302 East
 Arlington Heights, IL 60004

By Appointment Only
 33 N. Dearborn, Suite 400
 Chicago, IL 60602

On Thu, Mar 19, 2026 at 10:24 AM Tracey Colagrossi <tcologrossi@vah.com> wrote:
Good morning,

Thank you for this email. As far as the Arlington Cares Program, that would be Darren Brow-Social Services Coordinator. I can see if he can attend a future meeting. I appreciate you sharing the other items discussed. I will connect with the Glenview staff person in charge of the program. I will keep you posted. Thank you!

Sincerely,

Tracey Colagrossi, MS
Senior Center Manager

Health & Human Services Department
Village of Arlington Heights, IL

O: 847-797-5301

www.vah.com



From: Steve Raminiak <sr@raminiaklaw.com>
Sent: Thursday, March 19, 2026 10:17 AM
To: Fred Vogt [REDACTED]; Tracey Colagrossi <tcolagrossi@vah.com>
Subject: AH Commissions - Next Steps as to Our Proposal

[STOP - LOOK - Think - Decide: This email originated from outside of the Village.]

As Fred knows, yesterday, Fred and I attended the housing commission meeting. They decided to place our proposal on their agenda for their next meeting on 4/15 at 7 p.m. Additionally, they noted that Fred and I will be invited to engage in conversation with that commission while they consider our proposal, although this would not be considered a joint meeting between commissions.

After yesterday's meeting, I had a helpful discussion with Emily Rodman. She provided me with the following insights which are likely to come up at next month's meeting.

- 1) She pointed out that Arlington Heights presently has an Emergency Assistance program that seems similar to our proposal. See: https://www.vah.com/government/departments/health___human_services/arlington_cares_.php However, she suspects that this program is largely funded by nothing more than donations. Still, due to the similarity, I think we should learn more about the program. Tracey, can you give us a contact at Health and Human Services who is knowledgeable about this.
- 2) She encouraged us to talk to whoever is running the Glenview program to learn more about how it is funded and administered. Fred, can you look into that?
- 3) She pointed out that the original 2013 ordinance could be read to not allow our proposal. See the attached packet which the housing committee was provided with at pages 22-23, Section 7-1205. Clearly, our proposal could not be allowed under subsection (a)(2) or (a)(3). However, one could reasonably argue that it is allowed under (a)(1). Thus, we should be prepared to advocate for that, or alternatively, that our proposal should be broadened so as to ask the board to revisit the ordinance.
- 4) She also questioned whether this sort of program should be in the role of local government or left to charitable organizations. This is a fair point. However:
 - you could say that about any social service program in its infancy,
 - the Village announced that affordable housing is one of its highest priorities so this proposal follows that mandate,
 - one could say that this is an even better reason to tie this to the Affordable Housing Trust Fund, and
 - as a resident of Arlington Heights, I would rather live in a community with such a program, than without.
- 5) She also questioned as to whether this sort of program is intended to continue forever (so long as one qualifies) or whether there should be some sort of limit. I'd prefer the former, but I am open to consider a limit, such as 3 to 5 years.

Lastly, I've discovered where to go to get postings of memos and agendas in advance. https://www.vah.com/government/board_meetings_online.php I will be reviewing the Housing Commission's packet prior to the next meeting.

I look forward to hearing back from both of you.

Best regards,

Steve Raminiak, Esq.

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Steve Raminiak <sr@raminiaklaw.com>

AH-SCC - Today's Phone call with Kim Hand

1 message

Steve Raminiak <sr@raminiaklaw.com>

Tue, Apr 14, 2026 at 11:39 AM

To: Fred Vogt [REDACTED] "Colagrossi, Tracey" <tcologrossi@vah.com>

This morning, I spoke with Kim Hand, Senior Services Coordinator for the Village of Glenview who works out of the North Shore Senior Center (NSSC), about their Senior Housing Assistance Program (SHAP). She told me some of the following, which I incorporated with items mentioned in an email from Kim to Tracey on August 20, 2025. Said email is attached.

Glenview has a Senior Housing Assistance Program (SHAP), which is described below, and an Angel Fund, which seems very similar to our Village's Emergency Assistance program. The Village of Glenview, itself, funds both programs, in contrast to our Emergency Assistance program which is funded by donations. Annually, the NSSC makes an appropriations request which is considered by the Village around October. I've attached their request for 2025.

Glenview has had SHAP for at least 35 years. Its municipal life cycle is as follows. Around October, Glenview's board considers appropriation requests. Around December, the board approves the Budget which includes SHAP's appropriation request. Enrollment for the next year runs from around the 2nd week in December to the first Friday of February. Applications are sent to prior recipients, as all must apply on an annual basis.

SHAP is available to:

- renters or owners (but owners must have a property tax bill in the owner's name),
- who live in the community as opposed to a facility,
- who are age 62+
- who reside in Glenview (but NOT in unincorporated Cook County which is subject to Glenview's oversight),
- who own no other real property, and
- whose household income totals no more than 150% of the poverty level (which includes any adult children or others in the home), but there is a deduction for certain medical expenses such as anticipated co-pays and health insurance costs.

I've attached a copy of their application. However, Kim also engages in further investigation for each application. SHAP requires applicants to sign a release of information and to provide past tax returns. Kim then contacts landlords of renters, and checks to see if the applicant has a debt to the village (e.g., \$800 water bill). If a Village debt is found, and the applicant otherwise qualifies, SHAP funds are first used to pay any debt to the Village. Kim noted that, for 2026, two applicants were denied. One claimed to not have a bank account, but Kim found a water bill paid by the applicant via check along with other fishy items. Another applicant was denied due to oddities in their tax returns. Also, Kim triages the applicant to see if there are any other benefits which might help (e.g. senior freeze).

For the past two years (and perhaps for far longer), SHAP has timed distributions roughly according to when property taxes are due.

In 2024, \$89,490 was allocated to SHAP for 2025. During that year, 38 people received funding with two checks that were each for \$1,177.50.

In 2025, \$91,580 allocated to SHAP for 2026. During this year, 34 people were approved, and they received their first check for \$1,346.77 in 2/26. However, two of those people have since passed away, and their shares will be used to supplement the second check to the remaining 32 people which is set to go out in July.

Fred, see you tomorrow at 7 p.m. for the housing commission meeting!

Best regards,

Steve Raminiak, Esq.

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3 attachments

AH-SCC - Email from Hand to Colagrossi - 8-20-25.pdf
171K



AH-SCC - NSSC proposal for SHAP (and others) - 2025.pdf
304K



AH-SCC - 2026 Glenview Senior Housing Assistance Application.pdf
538K

SECTION A: Organizational Information

1. **Date of Application:**
2. **Organization Name:** North Shore Senior Center
3. **Year Founded:** 1956
4. **Mailing Address:** 161 Northfield Road, Northfield, IL 60093
5. **Organization Contact:** Tish Rudnicki, MSW, Executive Director & President of the Board
6. **Business Phone Number:** 847-784-6027
7. **Email:** trudnicki@nssc.org
8. **Organization Tax ID:** 36-2366074
9. **Is the organization organized, qualified, and recognized as non-profit, tax-exempt as defined by the Internal Revenue Service under U.S.C. 501 (c)(3) or equivalent? Yes**

10. Describe the organization's mission scope of work, and goals:

MISSION

The mission of North Shore Senior Center (NSSC) is to foster the independence and well-being of older adults, enhance their dignity and self-respect and promote their participation in and contribution toward all aspects of community life.

ABOUT NORTH SHORE SENIOR CENTER

Since its founding in 1956, NSSC has provided a place for older adults to enrich their lives through opportunities to socialize, volunteer, and learn. NSSC serves and engages more than 25,000 older adults and their families each year throughout Chicago's northern suburbs. As a nationally accredited organization, NSSC offers a comprehensive suite of services, including social services, specialized care for people living with Alzheimer's disease and related dementias, care management, money management, therapeutic counseling, caregiver support, education and wellness programs, social gatherings, and volunteer opportunities.

PEOPLE SERVED

NSSC provided services to 23,811 unduplicated individuals in fiscal year 2024 in Chicago's northern suburbs through Senior and Family Services, House of Welcome Adult Day Services, North Shore Senior Options, and Tax Assistance programs. Over 2,600 unduplicated individuals participated in at least one educational or recreational program through Lifelong Learning.

NEEDS ADDRESSED

The majority of older adults NSSC serves are low income and need support and resources to maintain their independence; assistance maintaining their financial security or their access to public benefits; and/or need help in order to preserve or improve their health and well-being. In fact, 76% of the older adults served through NSSC's social service programs are low income.

Older adults who receive support through NSSC have a wide range of needs, including inadequate nutrition, lack of access to medical benefits, and an inability to provide for the full range of their activities of daily living. NSSC's programs are designed to provide opportunities for socialization, avoid isolation and help seniors navigate the challenge of remaining in their homes. NSSC specializes in providing person-centered programs and services for all older adults, offering a full range of opportunities supporting healthy aging to them and their families with community-based services. One of NSSC's core values is "Embrace Diversity," which is achieved by providing services to adults of all races, ethnicities, religious traditions and spiritual practices, genders and sexual orientations.

As the only state-approved provider of the Community Care Program for Niles, Northfield, New Trier and Maine Townships plus the City of Evanston, thousands of older adults are able to live safer, healthier, and more enriching lives because of NSSC's services. Care coordinators administer the Illinois Department on Aging Statewide Comprehensive Needs Assessment, which evaluates a person's ability to perform activities of daily living, mental status, medical conditions, nutritional status, social support system, access to transportation, spiritual support, as well as financial and legal needs. Once those assessments are complete, clients are connected to a wide range of appropriate services, whether through NSSC or outside referrals, that meet each person's individual needs. For example, if an older adult is having trouble meeting their nutritional needs, they might be connected with SNAP benefits, food pantries, and/or home-delivered meals.

NSSC is also the Adult Protective Services (APS) provider for Northfield, New Trier, Maine, Barrington, Wheeling, and Palatine Townships after a recent expansion of this program's service area. NSSC investigates reports of abuse, neglect, and exploitation impacting older adults and adults over 18 living with a disability. Through this program, highly skilled, caring case workers conduct investigations and connect vulnerable people with essential services, including but not limited to, in-home care, food, access to medical care, behavioral health, guardianship, and more. These services are designed to stabilize the lives of these adults and allow them to live with dignity. Often, APS case workers collaborate with law enforcement or medical and/or legal professionals to ensure the safety and well-being of these adults.

NSSC's caring and specially trained case workers also provide direct services to vulnerable adults in their own homes or in our offices, contributing to safer, more stable opportunities to age in place with dignity.

NORTH SHORE SENIOR CENTER PROGRAMS

Examples of NSSC programs and services include:

- **General Case Management and Care Coordination:** Care Coordinators conduct a comprehensive 21-page assessment to determine the services and resources needed for eligible adults age 60 and older and work closely with older adults to create and implement a person-centered plan to ensure all of their needs are met.
- **Older Adults Benefit Program:** Trained volunteers help older adults apply for and maintain public entitlements and other benefits. Individuals are screened for 20 different programs to determine their eligibility for money or services. This service includes providing farmer's market coupons to residents of Patten House and Thomas Place.
- **Choices for Care:** Individuals who plan to enter a nursing facility are screened to determine whether they actually need that level of care. Participants are informed of other options and community resources available to them so they can make an informed decision.
- **Support Groups:** NSSC offers a variety of support groups, free of charge to participants, their families, their caregivers and the community. Examples of support groups include Parkinson's disease, hearing loss, Alzheimer's disease, caregiver support, and Grandparents Raising Grandchildren.
- **Lifelong Learning:** Offers a diverse selection of thought-provoking, educational programs that promote physical and mental health and help create personal connections and socialization opportunities for older adults. Many of these programs are now available in a hybrid format – both virtually and in-person.
- **Escorted Transportation Service:** This program provides independent older adults 60+ years of age with occasional rides by volunteers to and from scheduled medical and dental appointments.
- **House of Welcome:** HOW provides specialized programs for people living with dementia and their family caregivers. NSSC's Day Program provides mental and physical stimulation for people living with dementia and much-needed respite for family caregivers. This care supports people living with Alzheimer's Disease or other forms of dementia to live in the community for as long as

possible. Services provided include the Day Program, dementia family support group, community education, and caregiver support. The Mind Matters program for people with early memory loss and mild cognitive impairment returned to House of Welcome in late 2024.

Maintaining a broad spectrum of quality programming to support aging and help older adults remain vital in their communities is the overall goal of the organization. The maintenance and development of innovative, adaptive programming and the evaluation of those programs is essential.

11. Describe how the organization establishes goals and measures progress/outcomes. Be specific and include data from the past year when possible. Measures should evaluate effectiveness of service delivery when possible:

OBJECTIVES/GOALS

NSSC strives to provide services and programs that enhance the quality of life of older people. Separate goals and indicators are established for each of the programs provided, including for Glenview residents receiving services from the Senior Services Coordinator. Success in meeting these goals is measured by examining the number of people served; reviewing cases to verify that individual needs were met; analyzing satisfaction surveys; and through determinations from outside evaluators such as AgeOptions and the State of Illinois.

Developing, monitoring, and reporting on all indicators and measures of success is the responsibility of the Director of Compliance and Quality Assurance, who works in tandem with supervisors and senior leadership across the organization.

On a larger scale, NSSC's success is defined by accreditations from outside evaluators including AgeOptions (the Area Agency on Aging), the State of Illinois, and various national organizations. NSSC is accredited by CARF International, an independent nonprofit accreditor of health and human services organizations. NSSC received its first accreditation in 2003 and its most recent three-year accreditation was received in June 2024, with the accreditation committee providing only a single recommendation after review of 1,209 policies. NSSC continues to be reaccredited through continued and consistent commitment to meeting the high level of national standards for senior centers under these entities.

OUTCOMES/IMPACTS

Some of the outcomes NSSC achieved in the previous fiscal year include:

- NSSC provided services to 23,811 unduplicated individuals in Chicago's northern suburbs through Senior and Family Services, House of Welcome Adult Day Services, North Shore Senior Options, and Tax Assistance programs. An additional 2,606 unduplicated individuals participated in at least one educational or recreational program through Lifelong Learning.
- 304 people received 23,572 hours of support through House of Welcome services, including the Day Program, caregiver support, care management, and support groups. NSSC relaunched the Mind Matters program for people with early memory loss. On a recent survey, 100% of participants reported that they benefited from attending the program and that they are coping better with their memory loss.
- NSSC helped over 7,442 older adults to age in place by providing them with home delivered meals, access to benefits and entitlement programs; services such as cleaning, planning and preparing meals, doing laundry, shopping and running errands; personal care; respite and adult day services; and emergency home response systems.
- Trained benefits volunteers helped 467 older adults apply for the 467 Low Income Energy Assistance Program (LIHEAP) program, resulting in \$223,956 in financial assistance for energy bills.
- 60 new volunteers were recruited, with 100% of volunteer satisfaction survey respondents indicating that volunteering at NSSC is rewarding.

- Enrollment in education and wellness classes increased by 8% over the previous years.
- The Escorted Transportation Service expanded to New Trier Township in addition to Northfield Township. Over 100 individuals are registered for the program, and in the last fiscal year volunteer drivers provided 222 rides to medical and dental appointments to older adults in these communities.

In FY 2025, NSSC served the following Glenview residents:

- Senior and Family Services, House of Welcome, Tax Preparation, and Senior Options served 834 unduplicated incorporated Glenview residents with 2,887 hours of service.
- Of those, the Senior Services Coordinator, Kim Hand, personally served 539 incorporated Glenview residents with 489 hours of service.
- 120 people served were Limited English Speaking.
- 632 (76%) people were low income (<80% Area Median Income).

To determine the effectiveness of services offered to Glenview residents, NSSC sends out an annual survey to all residents who received services from the Senior Services Coordinator in the previous year. The most recent survey was distributed in May 2025. Of the responses received, 100% agreed that Glenview Senior Services was easy to reach, that the person they talked to was knowledgeable, the referral information they were given was helpful, that they would call Glenview Senior Services again, and they would recommend the service to a friend.

Comments from these responses include:

“Kim Hand is a true gift to the Glenview community. Through her dedicated work in Senior Services, she brings warmth, compassion, and tireless commitment to improving the lives of older adults... Glenview is stronger, more connected, and more compassionate because of Kim’s presence.”

“Every aspect of our contact with Kim was exemplary. She addressed each of our needs in a timely and professional manner... We were completely satisfied and have said so to many friends.”

“I can’t say enough good about Kim Hand. She has helped me so many times... Many of my neighbors/friends have called/seen Kim because of my recommendation. Kim Hand is one of the best assets of Glenview!”

“Kim Hand provides exceptional services to all who are in need. She is patient, kind, and understanding. She goes out of the way to assist seniors with questions they have.”

12. Describe the local needs the organization addresses. Local data should be used to describe the overall Glenview community need and the specific needs of beneficiaries:

The Glenview Senior Services Coordinator focuses on the needs of older adult residents in the Village of Glenview. According to the 2023 American Community Survey, 14,756 of Glenview’s residents- 31% of the village population- are aged 60 or up. While the total population has increased by less than 1% over the past five years, the 60+ population has grown by 7% during that time, with an additional 11% estimated growth over the next five years. Older adults’ income averages just 75% of the area median income, and nearly 7% are living in near or below poverty. For many of these older adults, housing costs are a financial burden. Among homeowners, almost 30% of older adults are paying more than 30% of their gross income toward housing costs. The financial burden among renters is substantially greater, with 63% of older renters paying more than 30% of their gross income toward housing.

Endeavor Health’s 2024 Community Health Assessment found that three of the top 12 areas of concern among respondents included Older Adults/Aging in Place (76%), Dementia/Alzheimer’s (83%), and Affordable Safe Housing (70%). These findings are in line with the needs of the older Glenview residents NSSC serves, which include assistance accessing essential benefits to address basic needs like housing, food, medical care, and social support. Other needs include assistance in meeting the activities of daily living like housekeeping, personal care, and meal preparation. Over one-quarter of participants at the House of Welcome Day Program for people living with dementia are Glenview residents. Low-income older adults also

North Shore Senior Center – Village of Glenview FY2026

need emergency financial assistance and connection to financial benefits like utility assistance or rent payment.

13. Explain what strategies the organization uses to address the identified needs specifically and directly:

Kim Hand, the Senior Services Coordinator in Glenview, serves as a first point of contact for both older adults in Glenview in need of support and Glenview residents who are seeking information and assistance for their older family members and neighbors. In her role as the Glenview Senior Services Coordinator, Ms. Hand addresses the following needs for Village residents:

- Counsels older adults and their families on available community resources
- Assists with applications for Medicare, health insurance and entitlement programs such as tax relief and pharmaceutical assistance programs.
- Provides information about community education programs available to older adults on a variety of relevant topics. Programs are open to the community and held at several Village locations including Glenview Village Hall, Glenview Public Library, Leadership Glenview, community-based organizations, senior living facilities, and places of worship.
- Connects and coordinates individual Glenview residents to social services available to them from outside agencies and organizations.
- Serves as a first point of contact and intermediary for Glenview residents who need the services of NSSC's Adult Protective Services (APS) Program. Along with NSSC APS staff, provided staff in-service to the Glenview Fire Department in six sessions over three days to meet the needs of each shift.
- Distributes Farmers Market coupons with a value of \$25 to eligible adults and in 2025 distributed 100 booklets to Patten House and Thomas Place, providing \$2,500 to these residents.
- Operates a lending/loan closet where residents can borrow and donate durable medical equipment.
- Collaborates with the Glenview Library to provide senior services to their patrons through the GLEnergy program.
- Maintains a Depot Square Senior Housing unit wait list.
- Coordinates Senior Housing Assistance Program (SHAP) to assist with taxes or rent.
 - Provides help processing all SHAP applications so residents can maintain stable housing within the Village of Glenview.
 - Devotes the month of January to help eligible residents complete their senior housing applications.
 - Contacts SHAP recipients throughout the year with information and assistance about additional resources available to them.
- Provides residents with information on upcoming benefits programs and services for older adults such as LIHEAP, Farmers Market Coupons, etc.
- Administers Village of Glenview Angel Funds, which are used to provide emergency assistance to Glenview residents.
- Assists older adults in applying for and maintaining public entitlements, including LIHEAP, Medicaid, SNAP and Benefit Access through the SHIP program.
- Hosts a quarterly Community Connections table in the lobby of the Glenview Public Library to provide visitors with information about NSSC and Glenview Senior Services. This table offers the opportunity to provide information to residents who may not visit NSSC or Glenview Village Hall for information.
- Facilitates annual mailing of a Comprehensive Benefits Checkup Questionnaire Senior Housing Assistance participants and to other potential older adult residents in Glenview to assess their need for financial assistance programs.
- Mails monthly informational postcards detailing Village resources and services to Glenview residents who received 911 services in the previous month. Address labels for the postcards are provided by the Fire Department.
- Coordinates with the Glenview Police and Fire Departments for officers and firefighters to distribute contact information for the Senior Services Coordinator to residents who may benefit from additional social services. The Senior Services Coordinator also works with the Police & Fire Departments to

identify older adults who may benefit from the installation of a Knox Box in their homes, which can facilitate access to their house in the event of an emergency.

In the last fiscal year, NSSC provide the following services to Glenview residents. Please note that these are duplicative figures, as some residents receive multiple services.

- 200 individuals through the Older Adults Benefits program
- 110 individuals through the Community Care Program Case Management services
- 588 individuals with Information and Assistance
- 300 individuals with free durable medical equipment through the Lending Closet
- 34 vulnerable older adults through the Adult Protective Services program.

14. Explain how the organization formally collaborates with other local organizations to decrease duplication of services and improve results for the community (i.e.: information-sharing, shared resources, defined measurables, written partnership agreements, joint marketing, memoranda of agreement). Provide specific examples where appropriate:

NSSC staff is able to leverage resources and avoid duplication of services with other community agencies because of their on-going communication and collaboration with these agencies. When deemed necessary, referrals are made to other agencies when it is determined their specific expertise and ability will better serve the client's needs. Referrals for services are made on a regular basis to a variety of agencies including, but not limited to: CEDA (Community Economic Development Association of Cook County), LIHEAP (Low Income Home Energy Assistance Program), SHIP (Senior Health Insurance Program), Glenview Family Service Center, Youth Services of Glenview/Northbrook, The Josselyn Center in Northfield, Glenview Food Pantry, Helping Hands of Glenview, Rebuilding Together of North Suburban Chicago, St. Vincent of DePaul Assistance Program, Catholic Charities, CJE Senior Life, Center for Concern, North Suburban Legal Aid, Meals on Wheels of Northeast Illinois, Connections for the Homeless, and various Township services.

NSSC is the only agency designated by the Illinois Department on Aging as a Care Coordination Unit (CCU) serving Glenview and the surrounding municipalities. With this designation, NSSC is able to access all state and federal services that seniors may be eligible to receive as well as an array of specific community-based services.

The Community Care Program helps the most vulnerable seniors – those with limited assets, low-income or those living at the poverty level – by linking them to programs and services they need to help them live independently. Programs and services include:

- **In-Home Care:** A trained homemaker assists with personal care and household tasks, including cleaning, planning and preparing meals, doing laundry, shopping and running errands. Trained homemakers also assist with personal care tasks, such as dressing, bathing, grooming and other activities of daily living.
- **Adult Day Services:** Provides care and supervision of participants outside their homes in a community location. Individuals can spend time engaged in various recreational and social activities. Transportation to the location is provided or arranged. Adult Day Services also provides for the needs of family members who may need respite from their caregiving responsibilities.
- **Emergency Home Response System:** Provides a 24-hour emergency communication link to outside help.
- **Automated Medication Dispenser System:** A portable, mechanical device is provided for individual use in a participant's residence. The device is programmed to dispense or alert the participant to take their non-liquid oral medications.

In addition, NSSC is designated by the Illinois Department on Aging to provide Adult Protective Services (APS), which investigates and mitigates reports of abuse, neglect or exploitation of persons over age 60 or persons between the ages of 18-59 with a disability. This service is available to residents in the townships of Maine, North Shore Senior Center – Village of Glenview FY2026

New Trier, Northfield, Barrington, Wheeling, and Palatine. NSSC expanded this program in 2024 to the three latter townships at the request of AgeOptions, the Suburban Cook County Area on Aging. APS case workers often collaborate with other local agencies to ensure the safety and well-being of the client. The Glenview Senior Services Coordinator serves as a contributing member of the APS Multidisciplinary Team, which includes Julie Fleckenstein, LCSW, of the Glenview Police Department.

15. Provide evidence of community support for your organization and the services it provides. This may include plans for community collaboration, types of volunteer involvement, relationships with local schools, contributions from community members, etc.:

NSSC is a community-based organization that specializes in providing services to older adults. Headquartered in Northfield, NSSC serves and engages more than 25,000 older adults and their families each year throughout Chicago's northern suburbs including Glenview. Approximately 186 volunteers support NSSC programming.

Some examples of the collaborative support NSSC received in the last year include:

Examples of NSSC Volunteer Programs:

- Friendly Visitors is an outreach program that matches community volunteers with older adults ages 60 and older for the purpose of fostering mutual companionship and reducing social isolation.
- House of Welcome Adult Day Services volunteers donate their time to a variety of programs designed for day services participants who live with Alzheimer's Disease and other dementias.
- Escorted Transportation Services is a volunteer-based program that provides independent older adults 60+ years of age with occasional rides to and from scheduled medical and dental appointments.
- Volunteers greet guests at NSSC offices, assist in the gift shop, provide technology support to participants, and assist with tax preparation, among other roles.

Programs with Community Partners:

- NSSC offers its Escorted Transportation Services in partnership with New Trier and Northfield Townships to provide access to safe and reliable transportation for older adults to medical and dental appointments.
- NSSC's Community Outreach Team, which includes both staff and volunteers, increased its efforts to provide information to community members about NSSC's programs and services, with volunteers and staff members attending over a dozen community wellness events, senior expos, and farmers markets each year. This Team has reached over 2,000 community members through these efforts.
- NSSC partners with New Trier Township to host various events including wellness fairs and vaccine clinics to increase healthcare access for older adults in Chicago's northern suburbs.
- NSSC hosted a program at the Glenview Public Library in March 2025 entitled "Effective Communication and Caregiving Options for People Living with Brain Damage," led by House of Welcome Director Cynthia Phon.
- Ms. Hand conducts regular outreach to the Glenview community about programs and services that assist older adults. These planned and completed outreach efforts include but are not limited to presentations at the Glenview Library, Glenview Mobile DMV, Glenview Police Dept. Citizens Police Academy and National Night Out, Senior Safety Program at Depot Square, Glenview District 34 Resource Fair, Glenview Clergy Council, Village of Glenview Citizens Academy, Glenview Library Mental Health Fair, and Glenview Chamber of Commerce Leadership Academy.
- As the Glenview Senior Services Coordinator and a long-standing employee of NSSC, Ms. Hand has

maintained mutually beneficial relationships with the following community organizations: Family Service Center; Youth Services of Glenview/Northbrook; The Josselyn Center; Northfield, New Trier, and Maine Township Food Pantries; Helping Hands of Glenview; Rebuilding Together of North Suburban Chicago; Our Lady of Perpetual Help; St. Vincent of DePaul Assistance Program; Meals on Wheels of Northeast Illinois, and North Suburban Legal Aid.

As the Glenview Senior Services Coordinator, Ms. Hand represents the Village of Glenview and North Shore Senior Center throughout the community. She is a well-respected member of the following committees:

- Glenview Values Meeting (Co-leader 2018-2022)
- Glenview Values Social Service Committee Meeting
- Glenbrook Hospital Advisory Board Meeting
- North Shore Crisis Response Team Meeting
- North Shore Village Network Advisory Board
- North Shore Senior Center Professional and Education Committee
- North Shore Senior Center Diversity Committee
- North Shore Senior Center Adult Protective Services Multidisciplinary Team
- Professional Advisory Committee at The Key

16. Describe the organization’s annual fundraising activities and efforts to identify additional/diversified sources of funding:

NSSC relies on a diverse funding mix of individual giving; government, foundation, and corporate support; and special events to ensure that the organization is not overly dependent on one type of funding. NSSC works with a fundraising consultant to analyze fundraising data and more effectively target appeals. NSSC will have multiple appeals throughout the year including a spring and year-end appeal and specific appeals geared toward lapsed donors. Primary fundraising efforts include:

- An annual Golf Outing fundraiser at Skokie Country Club in September, which includes foursomes and multiples sponsorship opportunities.
- An annual fundraiser, which includes ticket sales, silent and live auctions, sponsorship opportunities, and raffles.
- Creative sponsorship opportunities, including:
 - Lifelong Learning Program Sponsorships
 - Forever Grateful Wall
 - Partner Days
 - Pizza Days
 - Continuing Education Sponsorships
 - Magazine and Monitor Sponsorships
 - Event Sponsorships
- Major gift and corporate sponsorship solicitations
- Grant Proposals from new and continuing grantors, including:
 - Local, state, and federal governments
 - Foundations
 - Community Organizations

NSSC’s development and marketing team work diligently to investigate new funding opportunities, to cultivate strong community relationships, and to provide strong reporting and outcomes to current funders.

17. Describe the organization’s most recent efforts to expand services and target new audiences:

Responding to evolving community needs, NSSC has recently implemented the following changes:

- **Adult Protective Services Expansion:** NSSC was approached by AgeOptions (the Suburban Cook County Area Agency on Aging) to expand the service area for Adult Protective Services to include three additional townships in northwest Cook County. After internal assessments of organizational capacity, NSSC applied for and accepted this responsibility and now provides this critical service for adults age 60+ and adults 18+ with disabilities in Barrington, Wheeling, and Palatine Townships.
- **Escorted Transportation Services:** Based on continued demand for safe and accessible transportation for older adults, NSSC expanded its Escorted Transportation Services to include New Trier Township residents in addition to Northfield Township.
- **Mind Matters Program for Early Memory Loss:** In October 2024, NSSC and House of Welcome relaunched Mind Matters, a program specifically designed to meet the unique needs of individuals with early memory loss and mild cognitive impairment, after a COVID-related hiatus. The weekly program is hosted at NSSC.
- **Community Outreach:** NSSC’s Community Outreach Team, which consists of staff and volunteers, set up tables at multiple farmer’s markets in its service area, including Glenview, and attend other senior expos, resource fairs, and community events to provide information about NSSC’s various programs and services.
- **Vaccine Clinics:** NSSC hosts several flu and COVID vaccine clinics and health events, which are open to staff and the community.
- **Strategic Planning:** After successfully implementing its 2023-2025 Strategic Plan, NSSC’s leadership is working to update and implement a new plan to outline growth and expansion strategies for the next fiscal years.

18. Describe the program’s engagement of high need and/or underserved populations:

Under the terms of The Older Americans Act, NSSC cannot charge service fees for federally funded programs; consequently, service fees are not required for the majority of social services we provide. Donations are accepted. Low-income levels are determined by federal poverty guidelines. No eligible adult will be denied services based on their ability to pay for services.

In Glenview, NSSC provides help to high need and/or underserved populations for the following services:

- Medical Bill Review
- Benefits Access (BAA)
- Benefits Check-Up (BCU) Process
- Glenview Senior Housing Assistance Program; Real Estate Taxes; Rent
- Home Weatherization/CEDA
- Places of Worship Funding
- Low Income Home Energy Assistance Program (LIHEAP)
- Medicare Part A, B, C and D and Medicare supplements
- Medicaid
- Medication Assistance Program Referrals
- Rebuilding Together NCS
- Senior Farmers Market Nutrition Program
- Senior Property Tax Exemption and Tax Freeze Options
- Supplemental Nutritional Assistance Program (SNAP)
- Township Programs
- Helping Hands of Glenview
- Education and referrals for housing options

Section B: Financial Information

Government Funding:	FY 2024	FY 2025	Anticipated FY 2026
Townships	174,333	183,400	185,000
Municipals	131,895	137,600	140,000
Age Options	1,596,584	1,755,000	1,673,500

State of Illinois	3,853,108	4,045,300	4,590,000
Total Government Funding	5,755,920	6,121,300	6,588,500
Non-Government Funding:	FY 2024	FY 2025	Anticipated FY 2026
Donations - Individuals	631,558	1,025,000	1,370,000
Corps, Foundations, Organizations	192,365	210,000	315,000
Special Events	148,089	54,200	180,000
Memberships, Café, Gift Shop	223,380	227,000	252,000
Endowments & Bequests	597,729	944,000	532,500
Total Non-Government Funding	1,739,121	2,460,200	2,649,500
Client Fees/Other Revenue:	FY 2024	FY 2025	Anticipated FY 2026
Lifelong Learning	476,735	450,000	445,000
House of Welcome	506,400	580,000	630,000
North Shore Senior Options	173,338	150,000	150,000
Other Revenue	53,204	50,000	57,000
Total Client Fees/Other Revenue	1,206,677	1,230,000	1,282,000
Total ALL Revenue Sources	8,755,718	9,811,500	10,520,000

EXPENSES:	FY 2024	FY 2025	Anticipated FY 2026
Salaries	5,884,754	6,625,000	6,920,000
Fringe Benefits	1,159,125	1,320,000	1,360,000
Professional Fees	596,395	420,000	420,000
Printing	70,552	76,500	75,000
Supplies	70,244	70,000	70,000
Food	41,258	40,000	40,000
Telecommunications	51,945	60,000	60,000
Postage	24,289	30,000	30,000
Occupancy	384,296	405,000	420,000
Insurance	88,859	110,000	125,000
Local Transportation	34,252	60,000	60,000
Assistance	410,233	300,000	300,000
Conferences & Meetings	17,262	30,000	35,000
Multimedia, Dues, Public Relations	19,314	20,000	25,000
Equip, Rent & Repairs/Computers	153,174	225,000	240,000
Activities/Fitness Center	228,089	240,000	250,000
Other Expenses	85,392	80,000	90,000
Total Expenses	9,319,533	10,111,500	10,520,000

Staffing – Provide a count of your full time, part time and volunteer staff.

Total # of Employees	FY 2024	FY 2025	Anticipated FY 2026
Full time:	90	103	105
Part time:	27	27	32
TOTAL	117	130	137
Volunteer Staff:	186	180	190

Section C: Funding Request

19. Funding received from Village of Glenview in 2025

North Shore Senior Center was approved for funding of \$178,100 from the Village of Glenview in FY2025.

20. If the organization received funding in 2025, describe how 2025 Village of Glenview funding was used. Provide any specific information with quantifiable measures of success for the funded services/programs, as well as the number of unique incorporated Glenview individuals served:

The funding was used to cover the following expenses:

- \$87,610 Senior Services Coordinator
- \$89,490 Senior Housing Assistance Program (38 applications were received in 2025)
- NSSC did not distribute any Angel Funds last year due to availability of other emergency funding sources.

North Shore Senior Center provided 834 residents from incorporated Glenview with 2,887 hours of service in the last fiscal year.

21. 2026 Request Amount - \$182,195

- \$89,615 Senior Services Coordinator
- \$91,580 Senior Housing Assistance Program
- \$1,000 Angel Funds

22. If the 2026 request amount exceeds the 2025 award, provide specific rationale for the increased request:

North Shore Senior Center is requesting an increase of 2.3% over the 2025 award, in line with the Personal Consumption Expenditure (PCE) Price Index for the previous 12-months. Many older adults in Glenview have been directly affected by the impact of inflation, particularly in housing costs. As noted above, housing costs are a significant burden for many older Glenview residents. Due to the lingering impact of inflation and normal program fluctuation, NSSC expects a similar number of applications for the housing grant program in 2026. The requested funds for SHAP would provide housing grants of \$2,410, an increase over 2025, to 38 older adults to offset housing costs for more

older adults who have been negatively impacted by inflation. This will allow NSSC to continue to provide critical funds to help older adults in Glenview stay in their homes.

NSSC has requested a cost-of-living increase of approximately 2.3% for the salary and benefits of the Senior Services Coordinator, Kim Hand, which is in line with an increase provided to all NSSC employees in FY2026 (starting July 1, 2025).

NSSC is maintaining its request for Angel Funds. Due to the availability of emergency assistance from other sources the need for Angel Funds has decreased slightly from previous years. However, funds are being requested for 2026 to ensure that emergency assistance is available to Glenview residents in need when these other sources of assistance are depleted.

23. List any “in-kind” services the Village may be providing the organization and estimated financial value:

In-kind services generously provided by the Village include the following: office space, lending/loan closet space, utilization of finance staff to process checks, general office supplies, desktop, laptop, printer supplies and IT support.

24. Summarize the organization’s grant award proposal including explanation of the request amount and how specifically the Village funds would be used. The proposal should specifically provide the following:

- **What program/services will be provided with Village funds:**
The funds will be used to provide a dedicated Senior Services Coordinator who helps provide the following services for Glenview residents: Senior Housing Assistance Program/Depot Square; Information & Assistance services; Benefits Counseling; and Lending Closet. The Senior Services Coordinator serves as an initial point of contact for older adults living in Glenview and for Glenview residents seeking information and resources for parents or other family members living outside of Glenview. She also manages the Senior Housing Assistance Program grants, for which funds are also requested. This program provides rental and property tax assistance for older adults residing in Glenview. For additional detail, please refer to Question 13.
- **Describe the benefits of providing the program/services:**
Maintaining an office in Village Hall with direct access to the Senior Services Coordinator is an important convenience for Glenview residents. It also provides direct and immediate access to Village resources so the coordinator can determine what services and programs are needed for each individual Glenview resident. The coordinator can also facilitate a seamless hand-off to NSSC to provide for any additional services needed.
- **Estimated number of unique incorporated Glenview residents to be served for each program/service type in FY2026.** Individuals served through larger scale training/seminars/conferences are not included in this figure:
 - **Estimated unique incorporated Glenview residents served in FY 2025-2026: 845**
 - **Senior Services Coordinator**
 - Information & Assistance: Estimated incorporated Glenview residents: **625**
 - Benefits Counseling: Estimated incorporated Glenview residents served: **225**

- Lending Closet: Estimated incorporated Glenview residents served: **325**
 - Adult Protective Services: **40**
 - **Senior Housing Assistance**
 - Rental and property tax assistance for 38 identified residents
 - **Angel Fund**
 - Will provide grants of \$250 each to four eligible Glenview residents
- **Requested funding amount for each program/service type with explanation of how the request amount was calculated:**
- 2025 Request Amount: **\$182,195**
- \$ 89,615** Senior Services Coordinator (primarily salary & benefits). Amount is based on salary increase of 2.3% over FY2025, in line with cost-of-living increase offered to all NSSC staff.
- \$ 91,580** Senior Housing Assistance Program (estimated 38 individual grants each valued at \$2,410). Amount is based on estimated demand for program from previous years, Senior Services Coordinators' outreach to current recipients and other eligible residents, with a 2.3% increase in amount to account for current inflation.
- \$ 1,000** Angel Funds. Amount is based on past demand for funds and other emergency funding programs available to older adults in Glenview.

25. Describe how the organization will measure the impact/success of the program(s) being funded by the Village. Be as specific as possible.

Goals and indicators are established for each of the programs provided by NSSC. Success in meeting these goals is measured by examining the number of people served; reviewing cases to verify that individual needs were met; analyzing satisfaction surveys; and through determinations from outside evaluators such as AgeOptions and the State of Illinois.

Developing, monitoring, and reporting on all indicators and measures of success is the responsibility of the Director of Compliance and Quality Assurance working in tandem with supervisors and senior leadership across the organization. NSSC uses evaluation results throughout the year and at the conclusion of each fiscal year in response to internal or external factors and participant feedback. NSSC also surveys clients and their families on an annual or biannual basis to rate their level of satisfaction. For the Village of Glenview, the impact and success of the following is measured:

- Number of Glenview residents assisted and hours of service provided.
- Number of housing assistance recipients that successfully maintain their residence in Glenview.
- Number of residents served through SHAP and the amount of funds distributed
- The impact of Senior Services Coordinator on the Village of Glenview and its residents, as measured by an annual survey of all Glenview residents who have received services in the prior year.

26. Describe why the organization is requesting Village funding. Please include how Village funding would help the organization advance its mission and goals, support the need for services your organization provides to the Glenview community and enhance the quality of life for the Village and its residents:

NSSC offers a comprehensive suite of services focused on addressing the needs of older adults. These include social services, specialized care for people living with Alzheimer's disease and related dementia, money management, counseling, education and wellness programs, opportunities to socialize and volunteer opportunities. The continuum of services is available to older adults from the most independent to those needing more support.

The funds will be used to continue the provision of a dedicated Senior Services Coordinator for Glenview residents who has direct access to all NSSC programming, services and resources. For 38 years, NSSC and the Village of Glenview have successfully worked together to provide residents, community organizations, Village leadership and elected officials access to the best services available for older adult residents of Glenview. As part of this work, the Senior Services Coordinator's distribution of SHAP funds assists older Glenview residents to remain in their home in light of inflation and increased housing costs.

As the older adult population grows, the number of people who need services continues to increase. NSSC continues to fulfill its mission to serve older adults, their families and their caregivers to ensure they are connected to the essential services and resources they need to remain active members of their community.

Financial support from partners like the Village of Glenview are more critical than ever as NSSC faced significant operating challenges this year. In January 2025, NSSC's main facility in Northfield sustained significant water damage due to a roof leak. The damage was quite extensive on the south side of the building, which includes the entryway, café, shop, Lifelong learning offices, and administrative offices. As a result, staff needed to find new space to host scheduled education and wellness classes, many employees could not use their desks, and members and visitors could not browse for gifts or meet for lunch. Fortunately, NSSC's team was flexible and adaptable and reconfigured available spaces to accommodate programs, visitors, and some staff members.

Unfortunately, NSSC's property insurance company denied the claim filed for the water damage suffered earlier this year, even after an appeal was filed, leaving the organization without coverage for the damage, water mitigation, or reconstruction. This has presented a major financial challenge for NSSC. In light of this difficult situation, NSSC's leadership, Board of Directors, and Development Department have been diligently working to raise additional funds through direct outreach and a robust spring appeal to cover the unexpected costs to make repairs and return the building to its original condition. While the financial burden of the damage is substantial, NSSC's donors, funders, and supporters have demonstrated their generosity.

In spite of these financial and logistical challenges and due to the diligence of NSSC's dedicated staff, all clients, participants, and members continued to receive uninterrupted services. After six months of hard work, repairs were completed and the building fully reopened in July 2025.

While this has been a very challenging time for the organization, we have fully realized the strong commitment of staff, members, and community partners to NSSC, including the Village of Glenview. Through their support, NSSC has been able to face these hardships and ensure the needs of older adults in Glenview and across the northern suburbs continue to be met. We are grateful for the ongoing support of our community and look forward to celebrating the grand reopening of the building and 25 years of this facility in August.

27. Describe the organization's plans if the amount of Village funding assistance is less than anticipated:

If the amount of funding assistance is less than anticipated, the Senior Services Coordinator may need to decrease the amount of time she dedicates to the Village of Glenview. Additionally, fewer older adults will receive housing grants to support their ability to remain in their homes and/or grants will be considerably smaller. NSSC, however, will continue to provide critical social services to Glenview residents through the many programs in our Senior and Family Services Department, though response times for these residents may be longer than usual due to lowered capacity. No eligible adult will be denied services based on their ability to pay for services.

Section D: Supplemental Materials and Submittal Instructions

Please see attached FY2026 budget, FY2024 financial audit., and 2025 special edition of NSSC's Engage Magazine.



VILLAGE OF
ARLINGTON HEIGHTS
— INC. 1887 —

6/17/2026

Item: 2026-2027 CDBG Annual Action Plan and Budget

Department: Planning & Community Development

Item Description:

Staff will review with Commissioners the 2026 Annual Action Plan and the 2026-2027 CDBG Budget. Staff is requesting the Housing Commission make a recommendation to the Village Board regarding the proposed funding of the Single-Family Rehabilitation Loan and Group Home Rehabilitation Grant programs for the 2026-2027 CDBG program year.

ATTACHMENTS:

1. CDBG AAP Memo
2. Draft 2026 Annual Action Plan
3. Suggested Motion CDBG Requests Housing Commission



VILLAGE OF ARLINGTON HEIGHTS

INC. 1887

Meeting Date: June 17, 2026

To: Housing Commission

From: Darko Bojin, Planner I

Subject: 2026-2027 Annual Action Plan

Attachments: 5-Year History of CDBG Allocations and Expenditures/Commitments
2025-2026 CDBG Budget

Background

The Annual Action Plan is used to make decisions regarding how local governments use their Community Development Block Grant (CDBG) funds and other resources to address identified needs. The Plan provides a summary of the actions, activities, and the specific federal and non-federal resources that will be used each year to address the priority needs and specific goals identified by the Consolidated Plan. The Village of Arlington Heights has begun creating its 2026-2027 Annual Action Plan and Community Development Block Grant (CDBG) budget. The 2026-2027 Annual Action Plan covers the program year from October 1, 2026 – September 30, 2027.

For the past several years, it has been the practice of the Housing Commission to make recommendations to the Village Board concerning CDBG allocations for:

1. The Single-Family Rehabilitation Loan Program
2. The Group Home Rehabilitation Grant Program

The Housing Commission is not limited with regard to its funding recommendations provided that recommended projects are eligible under the CDBG laws and regulations. The Housing Commission is invited to comment on the full draft of the 2026-2027 Annual Action Plan when it is available.

Key Dates for the 2026 Annual Action Plan

April 1, 2026	Release of the CDBG Grant Application form for the 2026-2027 program year
April 30, 2026	Due date for CDBG Grant Applications
June 8, 2026	First Public Hearing - Held at the Committee of the Whole meeting concerning the draft 2026-2027 Annual Action Plan including 2026-2027 the CDBG budget
June 10, 2026 – July 10, 2026	Public Comment Period on the draft 2026-2027 Action Plan
July 20, 2026	Second Public Hearing – Held at the Village Board meeting concerning the draft 2026-2027 Annual Action Plan including the 2026-2027 CDBG budget and scheduled adoption thereof
August 15, 2026	Adopted 2026-2027 Annual Action Plan including the 2026-2027 CDBG budget are due to HUD

HUD has announced the amount of the Village's 2026-2027 CDBG allocation. Below is a summary of the 2026-2027 budget:

2026 New CDBG Allocation:	\$335,689
Carryover of Prior Years CDBG Funds:	\$ 36,797
Total:	\$372,486

The allocations and project commitments for the past 5 years for the Single-Family Rehabilitation Loan and the Group Home Rehabilitation Grant Program are attached (Attachment A). The overall CDBG budget for the current (October 1, 2025 – September 30, 2026) program year is also attached (Attachment B).

Recommendations

The Housing Commission may wish to make CDBG funding recommendations for the 2026-2027 program year at its June 17, 2026 meeting. Staff suggests the recommended funding amount of \$75,000 for the Single-Family Rehab Loan Program and \$100,000 for the Group Home Rehab Grant Program for projects to be undertaken during the 2026-2027 program year (October 1, 2026 – September 30, 2027).

Attachment A

5-Year History

CDBG Allocations and Expenditures/Commitments

CDBG Year	Single-Family Rehab Loan Program	Group Home Rehab Grant Program
2025-2026 Current Year to Date October 1, 2025 – September 30, 2026	Allocation: \$75,547 Expenditures: \$0	Allocations: \$80,800 Committed: \$40,978
2024-2025 October 1, 2024 – September 30, 2025	Allocation: \$62,688 Expenditures: \$9,600	Allocations: \$90,000 Expended/Committed: \$75,954
2023-2024 October 1, 2023 – September 30, 2024	Allocation: \$34,314 Expenditures: \$10,688	Allocations: \$115,000 Expended/Committed: \$102,816
2022-2023 October 1, 2022 – September 30, 2023	Allocation: \$100,000 Expenditures: \$6,089	Allocations: \$68,240 Expended/Committed: \$64,110
2021-2022 October 1, 2021 – September 30, 2022	Allocation: \$60,465 Expenditures: \$0	Allocations: \$113,000 Expended/Committed: \$104,175

Attachment B

Draft 2026-2027 CDBG Budget			2025-2026	2026-2027
			ADOPTED	REQUESTED
	Annual CDBG Entitlement Grant		\$ 332,747	\$ 335,689
	Estimated Carry Over from Prior Years		\$ 90,000	\$ 36,797
	Estimated Program Income		\$ -	\$ -
Total			\$ 422,747	\$ 372,486
			2025-2026	2026-2027
			Approved	CDBG Grant
	Public Services (15% cap: \$50,353)	Program	Allocations	Requests
1	Family Forward	Housing and Mentoring Support	\$ 3,500	\$ 5,000
	Resources for Community Living		\$ 3,000	\$ -
2	Children's Advocacy Center	Safe from the Start	\$ 5,000	\$ 6,000
3	Connections to Care	Connections to Care	\$ 5,000	\$ 6,500
4	Suburban Primary Health Care Council	Access to Care - Subsidized Medical Services	\$ 5,000	\$ 7,000
5	WINGS	Emergency Shelter	\$ 5,500	\$ 7,000
6	Life Span	Operating Support/Victims of Domestic Violence	\$ 5,000	\$ 6,000
7	Northwest Compass	Housing Counseling and Assistance	\$ 5,000	\$ 12,000
8	NW CASA - Sexual Assault Program	Sexual Violence Intervention Program	\$ 5,000	\$ 12,000
9	Journeys The Road Home	Homeless Services	\$ 7,900	\$ 15,000
Total			\$ 49,900	\$ 76,500
	Construction (available: \$254,995.20)			
10	Clearbrook (Group Home)	Group Home Renovations (incl. in #13 below)	\$ 27,950	\$ 28,500
11	Little City Foundation (Group Home)	Group Home Renovations (incl. in #13 below)	-	\$ 30,319
12	Glenkirk (Group Home)	Group Home Renovations (incl. in #13 below)	\$ 13,028	\$ 22,140
13	VAH Group Home Rehab Program*	Group Home Renovation Grant Program	\$ 80,800	\$ 100,000
14	Wheeling Township		\$ -	\$ 65,000
15	VAH Single Family Rehab Loan Program (est. expenditures)	Single Family Rehabilitation Loan Program	\$ 75,547	\$ 75,000
16	VAH Public Infrastructure	Street Resurfacing or other infrastructure	\$ 150,000	\$ 150,000
Total	<i>*Funding for items 10, 11, and 12</i>		\$ 306,347	\$ 390,000
	Administration (20% cap: \$67,137.80)			
17	CDBG Program Administration	Salary and soft costs of administration	\$ 66,500.00	\$ 67,137.80
Total			\$ 66,500.00	\$ 67,137.80
	Total Expenditures		\$ 422,747	\$ 533,638

Village of Arlington Heights

2026 Annual Action Plan

Program Year: October 1, 2026 – September 30, 2027

Contact: Department of Planning & Community
Development
33 S Arlington Heights Road
Arlington Heights, IL 60005
847-368-5200



Executive Summary

AP-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

The 2026 Annual Action Plan includes the actions the Village of Arlington Heights will take during the October 1, 2026 - September 30, 2027 program year to address housing and community development needs of the Village of Arlington Heights, particularly the needs of the Village's extremely-low-, low-, and moderate-income residents. The 2026 Annual Action Plan also contains the Village's plans for using its Federal Community Development Block Grant (CDBG) allocation during the program year.

The total estimated available revenue for the 2026 program year is \$335,689. The maximum amount that may be spent on public services is estimated at \$50,353.35, and the amount expected to be allocated to construction projects is \$255,348.20. The Village maximum that may be spent on administrative costs is \$67,137.80.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

In this program year, the Village will address its goals in the areas of homeowner unit preservation, homelessness, public services, public infrastructure, public facilities, and planning & administration. This Annual Action Plan contains the Village's 1-year accomplishment objectives for projects and activities under each of these areas.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The Village of Arlington Heights has been a recipient of Community Development Block Grant (CDBG) funds since 1974. For over 50 years, the Village has addressed housing and community development needs of the Village's extremely-low-, low- and moderate-income citizens, and has worked effectively with the U.S. Department of Housing and Urban Development.

Annually, HUD reviews the Village's performance in implementing its Consolidated Plan and the immediate past Annual Action Plan. The last such review was for the program year October 1, 2022 - September 30, 2023. The Village has no outstanding issues resulting from that HUD review or any prior

HUD reviews; and in the Year-End Review Letter, HUD stated that the Village of Arlington Heights has the continuing capacity to Administer Consolidated Plan covered programs.

4. Summary of Citizen Participation Process and consultation process

The Village of Arlington Heights closely followed its Citizen Participation Plan. The main components of the Plan included:

April 2026: The Village invited and accepted CDBG grant applications for CDBG-eligible activities for inclusion in the 2026 Annual Action Plan for the program year October 1, 2026 - September 30, 2027.

Public Hearing #1 will be held on June 8, 2026.

30-day Public Comment Period on the 2026 Annual Action Plan will be held from June 10, 2026, through July 10, 2026.

Public Hearing #2 will be held on July 20, 2026.

The Village consulted with non-profit agencies through the grant application process. The public hearings and 30-day public comment period were advertised on the Village website, in the local newspaper (*Daily Herald*), and by direct mailing to the approximately 80 entities and persons on the CDBG Interested Persons List that is maintained by the Village. The Village also consulted with Village departments including Planning & Community Development, Health & Human Services, and Finance.

5. Summary of public comments

To be completed.

6. Summary of comments or views not accepted and the reasons for not accepting them

To be completed.

7. Summary

To be completed.

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	ARLINGTON HEIGHTS	Department of Planning & Community Development

Table 1 – Responsible Agencies

Narrative

The lead agency and CDBG administrator for this 2025-2029 Consolidated Plan is the Village of Arlington Heights.

Consolidated Plan Public Contact Information

Darko Bojin, Planner I, 33 S. Arlington Heights Road, Arlington Heights, IL 60005, (847) 368-5212, dbojin@vah.com

AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The Village released its CDBG grant application form on April 1, 2026. The 2026 Annual Action Plan will be the subject of two public hearings and a 30-day public comment period prior to its adoption by the Village Board. The 2026 Annual Action Plan will be made available on the Village website and hard copies were available upon request. The public hearing and public comment period were publicized in the Daily Herald newspaper and on the Village's website. Notices will also direct-mailed to the entities and persons on the Village's CDBG Interested Persons List.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The Village continues to enhance its coordination with housing providers through the implementation of its Inclusionary Housing Ordinance. Various departments of the Village work with housing providers as well as public and private health, mental health, and service agencies.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The Village is in regular contact with homeless assistance agencies in the area that serve homeless persons and households and also persons and households that are at-risk of homelessness. Village departments that are involved in this issue include Planning & Community Development, Health & Human Services, Police, and Fire.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The Village is not a recipient of ESG funds.

2. Agencies, groups, organizations and others who participated in the process and consultations

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Village of Arlington Heights
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	2026 Annual Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Several Village departments provided input on the 2026 Annual Action Plan. No requests for CDBG funding were submitted by the Village's Housing Commission.
2	Agency/Group/Organization	Family Forward
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	2026 Annual Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was a subrecipient of Village of Arlington Heights CDBG funds in the prior program year. This provided the Village with the opportunity to be up to date on the agency's operation, methods of service delivery, and capacity. The agency participated in the development of the 2026 Annual Action Plan through the submission of a CDBG grant application in which the agency described community development needs and how the agency will address those needs.
3	Agency/Group/Organization	Connections to Care
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	2026 Annual Action Plan

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was a subrecipient of Village of Arlington Heights CDBG funds in the prior program year. This provided the Village with the opportunity to be up to date on the agency's operation, methods of service delivery, and capacity. The agency participated in the development of the 2026 Annual Action Plan through the submission of a CDBG grant application in which the agency described community development needs and how the agency will address those needs.
4	Agency/Group/Organization	Children's Advocacy Center
	Agency/Group/Organization Type	Services-Children Services - Victims
	What section of the Plan was addressed by Consultation?	2026 Annual Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was a subrecipient of Village of Arlington Heights CDBG funds in the prior program year. This provided the Village with the opportunity to be up to date on the agency's operation, methods of service delivery, and capacity. The agency participated in the development of the 2026 Annual Action Plan through the submission of a CDBG grant application in which the agency described community development needs and how the agency will address those needs.
5	Agency/Group/Organization	Life Span
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	2026 Annual Action Plan

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was a subrecipient of Village of Arlington Heights CDBG funds in the prior program year. This provided the Village with the opportunity to be up to date on the agency's operation, methods of service delivery, and capacity. The agency participated in the development of the 2026 Annual Action Plan through the submission of a CDBG grant application in which the agency described community development needs and how the agency will address those needs.
6	Agency/Group/Organization	Northwest Center Against Sexual Assault
	Agency/Group/Organization Type	Services - Victims
	What section of the Plan was addressed by Consultation?	2026 Annual Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was a subrecipient of Village of Arlington Heights CDBG funds in the prior program year. This provided the Village with the opportunity to be up to date on the agency's operation, methods of service delivery, and capacity. The agency participated in the development of the 2026 Annual Action Plan through the submission of a CDBG grant application in which the agency described community development needs and how the agency will address those needs.
7	Agency/Group/Organization	Suburban Primary Health Care Council
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	2026 Annual Action Plan

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was a subrecipient of Village of Arlington Heights CDBG funds in the prior program year. This provided the Village with the opportunity to be up to date on the agency's operation, methods of service delivery, and capacity. The agency participated in the development of the 2026 Annual Action Plan through the submission of a CDBG grant application in which the agency described community development needs and how the agency will address those needs.
8	Agency/Group/Organization	WINGS
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	2026 Annual Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was a subrecipient of Village of Arlington Heights CDBG funds in the prior program year. This provided the Village with the opportunity to be up to date on the agency's operation, methods of service delivery, and capacity. The agency participated in the development of the 2026 Annual Action Plan through the submission of a CDBG grant application in which the agency described community development needs and how the agency will address those needs.
9	Agency/Group/Organization	JOURNEYS-THE ROAD HOME
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	2026 Annual Action Plan

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was a subrecipient of Village of Arlington Heights CDBG funds in the prior program year. This provided the Village with the opportunity to be up to date on the agency's operation, methods of service delivery, and capacity. The agency participated in the development of the 2026 Annual Action Plan through the submission of a CDBG grant application in which the agency described community development needs and how the agency will address those needs.
10	Agency/Group/Organization	ARLINGTON HEIGHTS PARK DISTRICT
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	2026 Annual Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was a subrecipient of Village of Arlington Heights CDBG funds in the prior program year. This provided the Village with the opportunity to be up to date on the agency's operation, methods of service delivery, and capacity. The agency participated in the development of the 2026 Annual Action Plan through the submission of a CDBG grant application in which the agency described community development needs and how the agency will address those needs.
11	Agency/Group/Organization	Northwest Compass
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	2026 Annual Action Plan

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was a subrecipient of Village of Arlington Heights CDBG funds in the prior program year. This provided the Village with the opportunity to be up to date on the agency's operation, methods of service delivery, and capacity. The agency participated in the development of the 2026 Annual Action Plan through the submission of a CDBG grant application in which the agency described community development needs and how the agency will address those needs.
12	Agency/Group/Organization	Little City Foundation
	Agency/Group/Organization Type	Housing Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	2026 Annual Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was a subrecipient of Village of Arlington Heights CDBG funds in the prior program year. This provided the Village with the opportunity to be up to date on the agency's operation, methods of service delivery, and capacity. The agency participated in the development of the 2026 Annual Action Plan through the submission of a CDBG grant application in which the agency described community development needs and how the agency will address those needs.
13	Agency/Group/Organization	Clearbrook
	Agency/Group/Organization Type	Housing Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	2026 Annual Action Plan

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was a subrecipient of Village of Arlington Heights CDBG funds in the prior program year. This provided the Village with the opportunity to be up to date on the agency's operation, methods of service delivery, and capacity. The agency participated in the development of the 2026 Annual Action Plan through the submission of a CDBG grant application in which the agency described community development needs and how the agency will address those needs.
14	Agency/Group/Organization	Wheeling Township
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	2026 Annual Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency has not been a subrecipient in the past. The agency participated in the development of the 2026 Annual Action Plan through the submission of a CDBG grant application in which the agency described community development needs and how the agency will address those needs.

Identify any Agency Types not consulted and provide rationale for not consulting

No agency types were excluded from the public participation process.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Alliance to End Homelessness in Suburban Cook County	The Village reviewed the most recent Strategic Plan on the Alliance's website. The goals and strategies of the Strategic Plan are generally consistent with the Village's Strategic Plan and Annual Action Plan.

Annual Action Plan
2026

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Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Village Comprehensive Plan	Village of Arlington Heights	The Comprehensive Plan contains a housing section with goals that are consistent with the Consolidated Plan's Strategic Plan.
Cook County Housing Authority Plan	Cook County Housing Authority	The Village reviews the plans of the Housing Authority of Cook County and the activities and goals inform the Village's Consolidated Plan, particularly with regard to the Albert Goedke apartment building in Arlington Heights, the Housing Choice Voucher program, homeownership program initiatives, and other CCHA programs that may benefit Arlington Heights residents.

Table 3 - Other local / regional / federal planning efforts

Narrative

The Village of Arlington Heights works within its own structure and with other entities to ensure community "resilience." Resilience planning and activities concerning emergency management are coordinated by the Arlington Heights Fire Department which holds the Village's Emergency Management Agency responsibilities; oversees emergency/disaster planning; and works closely with local, state, and federal authorities to be informed and prepared concerning matters of homeland security.

In a disaster situation, the Village can access county and state resources and may be eligible for federal assistance. Emergency management, as it exists today, emphasizes the need for a coordinated effort between all agencies as well as volunteer organizations and private businesses in the community, working together toward a common goal. That goal is to make Arlington Heights as prepared as possible to deal with the effects of natural, man-made, or technological emergencies and disasters.

Emergency Management Agencies (EMAs) are locally funded and work under the direction of the Federal Emergency Management Agency (FEMA) through the State government. These disasters include natural disasters such as those caused by weather or other disasters such as the Covid19 pandemic. Information related to planning and response is available on the Village's website.

The Public Works Department maintains all municipally-owned property; streets; sidewalks; trees and landscaping; water and sewer systems; buildings and grounds; street lights; and traffic signals. The water supplied by the Village complies with all U.S. Environmental Protection Agency (USEPA) standards, including those for lead. There is no adverse situation currently affecting the quality of the Village's water supply.

Beginning in 1985, the Village changed from deep well ground water source to Lake Michigan surface water. The City of Evanston, IL provides complete water treatment and filtration all water supplied to the Village of Arlington Heights municipal water consumers. The Evanston plant adds fluoride and chlorine to the water in accordance with State and Federal guidelines. Additionally, the Evanston plant adds poly orthophosphate as a corrosion inhibitor to guard against lead and copper contamination of the drinking water supply. The Northwest Water Commission (SWC) received water from the Evanston plant and distributes the water to the four NWC member communities, including Arlington Heights.

Arlington Heights' commitment to being a sustainable community is demonstrated through its development of programs that ensure the preservation of resources for future generations. Past endeavors have included a wide array of projects that have proven both cost effective and successful. These projects coupled with an ongoing effort to seek out new programs that promote sustainability have established the Village of Arlington Heights at the forefront of the sustainability movement.

Past years have seen completion of projects that included the replacement of High Pressure Sodium Fixtures to Light Emitting Diode (LED) for street lighting, LED traffic signals, parking garage lighting; a small solar power producing building; the installation of solar powered warning sirens; and multiple recycling programs. In our water and sewer pump facilities alone, water production staff retrofitted a total of 19 pump houses, rooms, pipe galleries, or wet-well pits with energy efficient LED light fixtures.

AP-12 Participation - 91.401, 91.105, 91.200(c)

**1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting**

The Village of Arlington Heights followed its Citizen Participation Plan. Requests for grant applications were released on April 1, 2026. These requests were used to obtain information about current needs in the community. Two public hearings and a 30-day public comment period will be held concerning the Village's 2026 Annual Action Plan including the Village's 2026/2027 CDBG budget:

Public Hearing: June 8, 2026

Public Comment Period: June 10, 2026 - July 10, 2026

Public Hearing: July 20, 2026

All public hearings and the public comment period were publicized in the Daily Herald newspaper, on the Village's website, and through direct-mail to persons and organizations on the CDBG Interested Persons mailing list.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Non-targeted/broad community	To be completed.	To be completed.	To be completed.	www.vah.com
2	30-Day Public Comment Period	Non-targeted/broad community	To be completed.	To be completed.	To be completed.	www.vah.com
3	Public Hearing	Non-targeted/broad community	To be completed.	To be completed.	To be completed.	www.vah.com

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

Expected resources for the activities to be undertaken under the 2026 Annual Action Plan are explained below.

Anticipated Resources

The 2026 year is under the 2025-2029 Consolidated Plan. The 2026 CDBG allocation is \$335,689. At the time of the development of the Annual Action Plan, the Village had received \$0 in program income. The balances in prior year funds are expected to be about \$36,797 prior to the implementation of the 2026 Annual Action Plan.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	335,689.00	\$0	36,797.00	372,486.00	\$1,000,000	See above.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The Village does not anticipate receiving any federal funds that have matching requirements. CDBG funds are used by subrecipient agencies to leverage other funds. CDBG funds may also leverage other government funding from other federally-funded programs such as the HOME program; State or County programs such as those administered by Cook County and the Illinois Housing Development Authority (IHDA); other public housing funds; or funding from other public or private entities. The CDBG entitlement program has no matching requirements.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

At this time, the Village has not identified any publicly owned land or property located within the jurisdiction that may be used to address needs identified in the plan.

Discussion

The Village's only source of entitlement funds is the Community Development Block Grant (CDBG) program from which the 2026 entitlement allocation is \$335,689. The Village is not required to provide matching funds but does implement programs that support housing and community development needs within the Village. These include the production of housing through the Inclusionary Housing Ordinance which also provides revenue in the Village's Affordable Housing Trust Fund. The Village also has an Emergency Assistance Fund and offers other programs and assistance through the Department of Health and Human Services.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Homeowner Unit Preservation	2025	2029	Affordable Housing	No geographic areas are targeted	Affordable Housing	CDBG: \$74,348.20	Homeowner Housing Rehabilitated: 2 Household Housing Unit
2	Homeless Services	2025	2029	Homeless	No geographic areas are targeted	Homeless	CDBG: \$15,500	Public service activities other than Low/Moderate Income Housing Benefit: 40 Persons Assisted
3	Public Services	2025	2029	Non-Housing Community Development	No geographic areas are targeted	Public Service Needs	CDBG: \$34,500	Public service activities other than Low/Moderate Income Housing Benefit: 245 Persons Assisted
4	Infrastructure	2025	2029	Non-Housing Community Development	No geographic areas are targeted	Public Infrastructure	CDBG: \$100,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Public Facilities	2025	2029	Non-Homeless Special Needs Non-Housing Community Development	No geographic areas are targeted	Public Facility	CDBG: \$81,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 2 Households Assisted
6	Planning and Administration	2025	2029	Planning and Administration	No geographic areas are targeted	Planning & Administration	CDBG: \$67,137.80	

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Homeowner Unit Preservation
	Goal Description	Village seeks to preserve, maintain, and improve the community's existing <u>ownership</u> housing stock; to reduce the cost burden of housing for extremely low-, low- and moderate-income household; and to provide a wide range of housing options for all residents in the community.
2	Goal Name	Homeless Services
	Goal Description	The Village seeks to ensure that every person in the community has basic shelter every night and to ensure that persons at-risk of homelessness have access to emergency shelter, transitional housing, and eventually obtain permanent housing. When designating the populations to benefit from homeless assistance, the Village is including both currently homeless and at-risk persons.
3	Goal Name	Public Services
	Goal Description	The Village seeks to address poverty and to enhance the quality of life, and improve the stability of individuals and families in Arlington Heights through the availability of youth programs, health programs, education, recreation, transportation, child care, disability services, family and individual support, and other services and opportunities.

4	Goal Name	Infrastructure
	Goal Description	The Village seeks to ensure that basic infrastructure needs of all areas of the Village are met including low and moderate income areas designated by HUD as eligible for CDBG-funded infrastructure improvements. The Village also seeks to continue its efforts to ensure access to public buildings and amenities and other assets of the community through the removal of architectural barriers and enhancements to make infrastructure and facilities accessible to all residents.
5	Goal Name	Public Facilities
	Goal Description	The Village seeks to ensure that the facilities that serve the social, recreational, health, family and other needs of persons in the community are provided, maintained, and available for use by all residents.
6	Goal Name	Planning and Administration
	Goal Description	The Village seeks to ensure that the strategies, goals, and projects of the entire community are responsive to community needs, are well designed and managed, and are coordinated with other community organizations for the most effective and efficient delivery of services.

AP-35 Projects - 91.420, 91.220(d)

Introduction

The 2026 Annual Action projects are described below.

#	Project Name
1	Homeowner Unit Preservation
2	Homeless Services
3	Public Services
4	Public Infrastructure
5	Public Facilities
6	CDBG Administration

Table 7 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The allocations are consistent with the Consolidated Plan priorities and Strategic Plan. All allocations are for identified high priority needs. The primary obstacle to addressing underserved needs is lack of sufficient funding.

AP-38 Project Summary
Project Summary Information

1	Project Name	Homeowner Unit Preservation
	Target Area	No geographic areas are targeted
	Goals Supported	Homeowner Unit Preservation
	Needs Addressed	Affordable Housing
	Funding	To be completed.
	Description	The Single-Family Rehab Loan Program provides 0% interest, deferred loans to low/moderate income Arlington Heights homeowners for home renovations.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	The estimated number of households to benefit is 2 during the program year. The types of households assisted are most likely to be families with children or senior households.
	Location Description	Determined by the applications that are received. This activity is available to eligible households throughout the Village.
	Planned Activities	The planned activity is the Village's Single-Family Rehab Loan Program that has been operating in the Village of Arlington Heights since 1978.
2	Project Name	Homeless Services
	Target Area	No geographic areas are targeted
	Goals Supported	Homeless Services
	Needs Addressed	Homeless
	Funding	To be completed.
	Description	CDBG funds will be used to provide assistance to persons who are homeless or at risk of homelessness.
	Target Date	9/30/2027

	Estimate the number and type of families that will benefit from the proposed activities	To be completed.
	Location Description	Activities will be undertaken at the locations of the funded non-profit agencies or elsewhere as needed. Subrecipient allocations have been made to: Journeys The Road Home, homeless services, \$ WINGS, homeless/domestic violence/emergency shelter services, \$
	Planned Activities	The planned activities include services to persons who are homeless or are at risk of homelessness.
3	Project Name	Public Services
	Target Area	No geographic areas are targeted
	Goals Supported	Public Services
	Needs Addressed	Public Service Needs
	Funding	To be completed.
	Description	A variety of public services will be funded with CDBG funds. Approved CDBG subrecipient allocations include the following. Family Forward, Housing and Mentoring Support; Children's Advocacy Center, Child Victim and Witness Services; Connections to Care, Transportation to Medical Appointments; Life Span, Domestic Violence Services; Suburban Primary Health Care Council, Access to Care Subsidized Medical Care; NW Center Against Sexual Assault, Counseling Services; Northwest Compass, Housing Counseling.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	To be completed.

	Location Description	Public services are provided to residents who live Village-wide. Some services will be provided at locations within the Village boundaries and others are provided at locations in nearby municipalities.
	Planned Activities	A variety of public services will be funded with CDBG funds allocated for activities such as housing counseling, child abuse services, domestic violence services, disability services, and subsidized medical care.
4	Project Name	Public Infrastructure
	Target Area	No geographic areas are targeted
	Goals Supported	Infrastructure
	Needs Addressed	Public Infrastructure
	Funding	To be completed.
	Description	CDBG funds will be used for the cost of eligible improvements to public infrastructure in CDBG-eligible Census Block Groups or for the removal of architectural barriers.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	The Census Block Groups are yet to be identified but will be in residential areas in HUD-designated low/moderate income eligible areas. A placeholder of 500 beneficiaries has been entered, but the number may be different depending on the location of the selected project.
	Location Description	To be determined.
	Planned Activities	The public improvements will include improvements such as street resurfacing, sidewalk replacement, etc. and/or removal of architectural barriers.
5	Project Name	Public Facilities
	Target Area	No geographic areas are targeted
	Goals Supported	Public Facilities
	Needs Addressed	Public Facility

	Funding	To be completed.
	Description	The Village will fund public facility improvements which may be Village-owned or owned by non-profit agencies (ex. group homes).
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that 2 public facilities will be improved during the program year.
	Location Description	To be determined.
	Planned Activities	Activities will involve renovations to public facilities including but not limited to non-profit-owned group homes. It is expected that renovations will occur at 2 group homes.
6	Project Name	CDBG Administration
	Target Area	No geographic areas are targeted
	Goals Supported	Planning and Administration
	Needs Addressed	Planning & Administration
	Funding	To be completed.
	Description	Funds will be used to support Village staff involved in planning and project administration activities related to the Consolidated Plan and Annual Action Plans. Funds may be used for other planning, administration, and soft costs related to the Consolidated Plan and CDBG program.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	The administration of the Consolidated Plan and Annual Action Plans benefits all residents assisted under the plans.
	Location Description	Administration of the program affects the community Village-wide.

Planned Activities	Salary costs, consultant fees, and other planning and administrative costs related to the operation of the Consolidated Plan and Annual Action Plans.
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AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

It is expected that most CDBG-funded assistance will be provided to residents Village-wide. Infrastructure projects will be in targeted to Census Block Groups that qualify by HUD's methodology as the Village's low- and moderate-income areas or will be improvements to remove architectural barriers to persons with disabilities. Some services will be provided outside of the boundaries of the Village but will be provided to Village residents. These will be public services that are provided by social service agencies that have service areas that include the Village of Arlington Heights.

Geographic Distribution

Target Area	Percentage of Funds
No geographic areas are targeted	

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Residents in need of affordable housing and public services live throughout the Village. Geographic targeting will take place only with respect to infrastructure improvements in that they will occur in CDBG-eligible low/moderate-income Census Block Groups as limited under the CDBG regulations or will be improvements that remove architectural barriers. In order to support a full range of services, projects and services are sometimes funded at locations outside the Village of Arlington Heights. Some funded agencies' service sites are located a short distance outside of the Village boundaries but are located in adjacent or nearby municipalities. It would be inefficient for the agencies to maintain offices and service centers in in every municipality in their service areas.

Discussion

The Village will not direct funds to target areas other than complying with the area-benefit requirements for infrastructure projects.

AP-75 Barriers to affordable housing -91.420, 91.220(j)

Introduction

A primary barrier to affordable housing is the cost of land and construction. In the coming year, the Village will continue to implement its affordable Inclusionary Housing Ordinance which requires the inclusion of affordable units in most new multi-family housing developments. The Village will also continue its process for identifying how it will use the funds in its Affordable Housing Trust Fund.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The Village of Arlington Heights has been very proactive in addressing affordable housing needs. The Village regularly reviews its land use controls, tax policies affecting land, zoning ordinance, building codes, fees and charges, growth limitation, and policies affecting residential return on investment. The Village expanded its public policies by adopted an Inclusionary Affordable Housing Ordinance (8/3/2020) to require the creation of affordable units in private housing or collect fees in lieu of affordable units into an Affordable Housing Trust fund for the creation and preservation of affordable housing. The Village's Housing Commission was created to expand the amount of affordable housing in the Village. The Village's Building Department is proactive in working with owners of rental housing to ensure that the rental housing stock is well maintained. Many non-profit agencies in the Village also work to remove barriers to affordable housing by providing financial assistance, housing counseling, landlord-tenant counseling, and information on other housing related issues.

Discussion

The Village of Arlington Heights focuses directly on addressing barriers to affordable housing. The Village Board has nine strategic priorities for 2026/2027. Strategic Priority #2 is to: Expand housing affordability and attainability strategies that are impactful on the local level and provide a variety of housing options for residents at all stages of life.

Arlington Heights is one of only 9 municipalities in Cook County (which contains 150 municipalities) that the Village is aware have inclusionary housing ordinances. This ordinance has resulted in creating the following numbers of rental, affordable housing units: Timber Court Apartment 14 units; Parkview Apartments 41 units; Heart's Place (permanent supportive housing) 18 units; Arlington Gateway (Arbor House) 30 units; the Residences at Payton Place 9 units; and Crescent Place 40 units. The following additional units have been approved but are not yet constructed:

Eastman Apartments 7 units; and Grace Terrace 25 units. Additionally, over \$1 million has been collected into the Arlington Heights Affordable Housing Trust Fund for future affordable housing initiatives.

Fair Housing: The Village of Arlington Heights has included fair housing requirements in its Village Code. The Village's Housing Commission constitutes the Village's Fair Housing Review Board. This offers convenient and local response to resident's fair housing concerns.

One of the ways in which the Village supports fair housing is to expand housing opportunities. Through its inclusionary housing program, the Village mandates the inclusion of affordable housing units in Arlington Heights. The Village seeks to expand home ownership opportunities by offering the ASSIST home buyer program.

Staff is available in the Department of Planning and Community Development and Department of Health and Human Services to respond to fair housing concerns and complaints on a case-by-case basis. In 2026, staff received no fair housing complaints.

In April 2023, the members of the Cook County Consortium, and several other entitlement communities, reconvened to continue work on a Cook County Regional Affirmatively Furthering Fair Housing (AFFH) Plan. This work was started before the COVID pandemic and was paused due to other urgent priorities and HUD's initial suspension AFFH implementation and pending new rule. Since HUD's February 9, 2023, publication in the Federal Register of the Notice of Proposed Rulemaking (NPRM) entitled "Affirmatively Furthering Fair Housing," the Consortium is now anticipating planning the development of an AFFH Equity Plan when guidelines are published and final rule-making is complete. The Consortium is looking forward to publication of the AFFH Final Rule and will continue to consult with local partners in the planning and development of a required AFFH Equity Plan within the timeframe required by the Final Rule. In the interim, all Consortium members are utilizing previous Analysis of Impediments and draft AFFH concepts to inform their advancement of fair housing in communities.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

Below are other actions the Village intends to take during the program year. Other actions are taken by the Village through various Village departments to address community development needs of the Village including the needs of the community's low- and moderate-income residents. Examples include but are not limited to life and safety needs through the Fire and Police Departments; housing safety through the Department of Building and Life Safety; individual and household needs through the Department of Health and Human Services including the operation of the Senior Center; and affordable housing needs through the Department of Planning & Community Development.

Actions planned to address obstacles to meeting underserved needs

The primary obstacle to addressing underserved needs is insufficient funding. The Village will seek funding from other sources and will support service providers in seeking funding from other sources.

Actions planned to foster and maintain affordable housing

During the program year, the Village will take the following actions to foster and maintain affordable housing, to remove barriers to affordable housing, and to encourage public housing improvements and resident initiatives:

Professionals in the Department of Planning and Community Development will continue to research and investigate alternative sources of funding to replace or supplement State and Federal funds for housing assistance and other affordable housing programs. The Housing Planner will monitor housing initiatives at these levels through contact with HUD and through professional organizations and planning offices.

The Village will continue to promote and enforce the goals and policies from the Comprehensive Plan relating to preserving the existing housing stock, encouraging a wide variety of housing types within the Village, utilizing good housing redevelopment concepts, maintaining a good housing balance, preventing housing deterioration, and providing housing for the young, single, and elderly.

Code enforcement will continue to uncover unsafe and unsanitary conditions. The Single-Family Rehabilitation Program will be available to income-eligible individuals to improve their properties.

The Village will implement its Affordable Inclusionary Housing Ordinance and work toward creating affordable units in new construction residential projects and/or with fees collected into the Village's Affordable Housing Trust Fund.

The Housing Commission will continue to promote a balanced housing stock including affordable

housing for persons with low to moderate incomes.

The Department of Building and Health Services will work throughout the community to assist residents in securing stable, affordable housing and improve housing and living environments.

No units are expected to be lost from the federally assisted housing inventory in Arlington Heights.

Actions planned to reduce lead-based paint hazards

The Village is aware of the health risks, especially to children, that exist in its older homes due to the presence of lead-based paint. The Village will continue to provide information and blood lead-based paint testing services to Village residents. When persons are identified as having elevated blood levels, the appropriate County and State agencies will be notified, and these persons will be referred for appropriate services.

The Village complies with HUD's lead-based paint regulations with respect to the Village's housing rehabilitation programs. The required notifications, lead-hazard testing, and lead hazard treatment protocols are followed.

Actions planned to reduce the number of poverty-level families

The Village will continue to coordinate efforts to assist households with incomes below the poverty line with other agencies providing services to this population. This will take place through the activities of the Village's Health and Human Services Department and by supporting senior service agencies at the Village's Senior Center. The Health and Human Services Department administers an emergency assistance fund to assist very low- and low-income persons with emergency needs. Village staff coordinate and combine resources with local agencies to address needs of poverty-level families on a case-by-case basis.

Actions planned to develop institutional structure

The Village will continue to address affordable housing and other community needs within the area by coordinating its efforts with private and non-profit agencies and organizations. The Village will also work with regional planning groups such as the Northwest Suburban CDBG Network, the Metropolitan Mayors Caucus, the Chicago Metropolitan Agency for Planning, the Metropolitan Planning Council (MPC), etc.

Actions planned to enhance coordination between public and private housing and social service agencies

The Village will enhance coordination between public and private housing and social service agencies through the citizen participation plan that encourages all interested parties to share in the Consolidated

Planning process. The Village will continue to work with non-profit service providers, other private institutions, public housing and assisted housing providers, and community organizations to discuss community needs and opportunities. The Village will also continue to work with and coordinate the provision of services with Elk Grove and Wheeling Townships, Northwest Housing Partnership, and other Northwest Chicago Suburbs.

Discussion

The Village recognizes that enhancing institutional structure provides efficiencies in service that are of benefit to its residents. The various departments of the Village seek to maximize coordination with public and private housing and service providers to meet the needs in the community.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

See below for information concerning program specific requirements.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

Discussion

Information on program specific requirements is provide above. The Village does not anticipate receiving any of the types of income listed above at the time of the preparation of this plan.

Attachments

Suggested Motion for Housing Commission Meeting – 6/17/26

VI-A. 2026-2027 CDBG Annual Action Plan and Budget

Commissioner _____ moved to recommend to the Village Board that CDBG funds be allocated for program year 2026-2027 for the Single-Family Rehab Loan Program in the amount of \$75,000 and for the Group Home Rehab Loan Program in the amount of \$100,000.

Commissioner _____ seconded.



6/17/2026

Item: Single Family Rehab Program - Case 25-03

Department: Planning & Community Development

Item Description:

The applicant for Case 25-03 is requesting an allocation from the CDBG Single Family Rehab Program's budget. Per the Village's CDBG Policies and Procedures, Housing Commission approval is required for requested amounts in excess of \$10,000. The applicant's scope of work will include the replacement of their roof and gutters. Three bids were presented to the homeowner, ranging from \$16,200-16,800. The lowest, most responsible bid of \$16,200 was selected by the homeowner.

The applicant will also be present at the June 17, 2026 Housing Commission meeting to answer any questions.

Staff recommends approval of the requested amount of \$16,200 to be allocated from the CDBG Single Family Rehab Program's budget to be utilized for the roof and gutter replacement for Case 25-03.

ATTACHMENTS:

1. SFRP Case 25-03 Bid Approval Memo
2. Suggested Motion for SRFP Housing Commission



VILLAGE OF ARLINGTON HEIGHTS

INC. 1887

Meeting Date: June 17, 2026

To: Housing Commission

From: Basmah Nadeem, Planner I

Subject: Single Family Rehab Program Case 25-03 Approval

Attachments: None

Background

An application was submitted for a Single Family Rehab Loan last year on July 15, 2025 for a roof replacement. Staff initially verified the repair work's qualification within the program's parameters along with income eligibility. Staff also confirmed any Village bills were current. A title search on the property and environmental review were also conducted.

Due to staff changes, there was a delay with the review of the petitioner's application and staff was unable to proceed until early 2026. After reviewing the homeowner's initial eligibility, staff conducted an inspection and discussed the scope of work requested with the applicant. The homeowner is interested in pursuing work to replace their roof and associated gutters.

Staff estimated the cost of the repair work to be \$17,000. The applicant provided three bids for this work to be completed, two of which were quoted to be \$16,200 and the other to be \$16,800. The homeowner has decided to proceed with the lowest, most responsible bid of \$16,200.

Recommendation

In accordance with the Village's CDBG Policies and Procedures, any request for the Single Family Rehab Program in excess of \$10,000 requires approval from the Housing Commission. This would be the first allocation from the Single Family Rehab Program's budget in the current program year.

Staff recommends approval of the requested amount of \$16,200 to be allocated from the CDBG Single Family Rehab Program's budget to be utilized for the roof and gutter replacement for Case 25-03.

Suggested Motion for Housing Commission Meeting –
6/17/2026

VI-B. Single Family Rehab Program

Commissioner _____ moved to approve the requested amount of \$16,200 to be allocated from the CDBG Single Family Rehab Program’s budget to be utilized for the roof and gutter replacement for Case 25-03.

Commissioner _____ seconded.