

FINAL

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:

Basma 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.