AGENDA
HOUSING COMMISSION
Commissions Room, 2nd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
Arlington Heights IL 60005
August 21, 2024
7:00 PM

I. CALL TO ORDER

II. ROLL CALL OF MEMBERS

III. APPROVAL OF MINUTES

A. July 17, 2024

IV. REPORTS

A. Status Update on Inclusionary/Affordable Housing Projects

V. OLD BUSINESS

A. Single Family Rehab Program

B. Rental Registry Recommendation

C. Arlington Heights Affordable Housing Trust Fund

VI. NEW BUSINESS

A. 2025 Housing Commission Budget Request

B. Designated Affordable Housing Units

C. CDBG Program Information

VII. OTHER BUSINESS

A. September 18, 2024 Agenda

VIII. PUBLIC COMMENT

Anyone wishing to speak on a subject not on the Agenda may speak at this time. Please limit your comments to three minutes.

IX. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact Erin Mercado, at 33 S. Arlington Heights Road, Arlington Heights, IL 60005, emercado@vah.com or 847/368-5793.

DRAFT

MINUTES OF A MEETING OF
THE ARLINGTON HEIGHTS HOUSING COMMISSION
VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS
JULY 17, 2024

IN ATTENDANCE:

Commissioners Present:	Ken Kiefer	Dave LoSavio	Gabriel Nagy
	Janice Krinsky	William Delea	
Commissioners Absent:	Andre Arrington	David Miller	
Staff Present:	Nora Boyer, Housing Planner/Staff Liaison		
Others Present:	Fred Vogt	Senior Citizens Commission	
	Carol Klein	Village Resident	

I. CALL TO ORDER

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

II. ROLL CALL

Present: K. Kiefer, J. Krinsky, , W. Delea, D. LoSavio, & G. Nagy
Absent: A. Arrington & D. Miller

Commissioner Nagy was welcomed to his first Housing Commission meeting and the commissioners introduced themselves.

III. APPROVAL OF MINUTES

A motion was made by Commissioner Krinsky, seconded by Commissioner Delea to approve the minutes of the June 26, 2024 meeting. The motion was approved unanimously by voice vote.

III. REPORTS

Ms. Boyer provided the following report on projects that are subject to the Inclusionary Housing Ordinance.

- Crescent Place: Opened on November 15, 2023.
- Grace Terrace: The project will go back to the Plan Commission on July 24, 2024.
- International Plaza: Demolition is continuing.
- 116-120 W Eastman: No update.
- Arlington Gateway: Demolition is completed. Planning has approved permits for zoning compliance.
- 5 N Douglas: No update.

- Arlington 425: Completing permit review.
- Berkshire Arlington Heights: No update.

Ms. Boyer said that she will provide the commissioners with a list (count) of inclusionary units that have been constructed and approved so far.

V. OLD BUSINESS

A. Single-Family Rehab Program

Ms. Boyer reported that the following project was completed and the cases are being closed:

- 23-03: Electrical work and re-roofing.

There is one new application.

- 24-02: The owner is collecting bids. The scope of work is expected to involved replacement of plumbing pipes in the basement.

B. Rental Registry Recommendation

Ms. Boyer presented the revised affordability questions to be added to the Multi-Dwelling License application form. It was recommended that the rent ranges be amended to have top rent ranges that are the same as the Illinois Housing Development Authority (IHDA) monthly rents for each unit size (number of bedrooms in the unit). There was a discussion about possibly adding whether water is included in the rent, but it was decided that the applicant could add this as an "other" cost not included in the rent.

C. 2024 Annual Action Plan and CDBG Budget

Ms. Boyer reported that the Village Board approved the Village's 2024 Annual Action Plan, including the Community Development Block Grant (CDBG) budget, on July 15, 2024. The 2024 Annual Action Plan will be submitted to HUD for review. The 2024 program year begins on October 1, 2024.

Ms. Boyer stated that the 2024 CDBG allocation for the Group Home Rehab Grant program is $90,000. This amount is sufficient to fund the three applications that were submitted by Clearbrook, Little City Foundation, and Shelter Inc. if the Housing Commission to funds their full requests. Some funds were also allocated in case the previously approved Shelter Inc. project involving the installation of fire safety equipment goes over budget.

The allocation for the Single-Family Rehab program for the program year starting October 1, 2024 is $62,688.

The allocation for street resurfacing was reduced from the $150,000/year allocations in the past few years to $70,000.

Ms. Boyer explained that the total amount for public services and amount for CDBG administration are limited to maximums set by federal regulations.

D. Arlington Heights Affordable Housing Trust Fund

The memorandum on this topic from the Housing Commission's February 2024 meeting was included in this month's meeting packet as a refresher. This memorandum included a general description of the 10 responses to the Request for Letters of Interest that were received at the end of 2022. The current balance in the Trust Fund is approximately $1,060,000.

Ms. Boyer reported that Commissioner LoSavio and she had a virtual meeting with the manager of the inclusionary housing programs for Evanston, Highland Park, and Northbrook at Community Partners for Affordable Housing (CPAH). Commissioner LoSavio said that the purpose of the meeting was to see how the inclusionary housing programs are managed for these communities to see if it might be a useful model for Arlington Heights. Ms. Boyer discussed that Evanston, Highland Park, and Northbrook pay CPAH to market their inclusionary housing units, take-in preliminary applications, perform the income eligibility determination, keep a wait list, and refer eligible tenants to the management companies for the buildings with the affordable units. Commissioner LoSavio described it as a one-stop method which appeared to be less cumbersome for the applicants.

Ms. Boyer was asked how the Village monitors the Arlington Heights rental units with inclusionary units. She responded that the buildings are required to turn in an annual report that is reviewed for compliance with the maximum tenant incomes and maximum rents. Each building does their own application process and income eligibility determinations. Ms. Boyer was asked Chairman Kiefer asked if the management companies know how to do the income eligibility checks. Ms. Boyer responded that some information is provided to the management companies, but this aspect of the program could be improved.

Commissioner Krinsky said that she agreed that it is difficult for the public to find the affordable units. She suggested that social service agencies can be helpful by referring people if they have the information. She said that she has concern that paying for services such as those provided by CPAH would not be sustainable. Ms. Boyer said that she would try to find out how much the three municipalities pay for the CPAH services. Commissioner Nagy suggested that a representative to CPAH could be invited to a Housing Commission meeting to provide additional information.

There was a discussion of the priorities for the Trust Fund. It was pointed out that with the emphasis on affordable units being included in new developments, that the rate at which funds come into the Trust Fund needs to be considered when looking at Trust Fund priorities and uses.

Chairman Kiefer said that there are a lot of proposals for large, new construction, rental developments. He said that he likes the idea of supporting more group homes. He also commented that there has not been activity in the area of preservation of existing affordable rental units. He pointed out that a lot of affordable units are being lost to teardowns. Commissioner Delea suggested the possibility of a partnership with the high school districts' home construction programs.

Commissioner LoSavio asked about existing rental housing and referred to having met someone who lived in the Goedke Apartments. Ms. Boyer said that she will provide the commissioners with a map of the federally subsidized and other designated affordable units in Arlington Heights. It was commented that the federally buildings developed years ago can serve as examples of successful affordable, rental buildings.

VI. NEW BUSINESS

None.

VII. OTHER BUSINESS

A. August 21, 2024 Meeting Agenda

The following were discussed as topics for future meetings:

- CDBG Refresher
- Currently designated affordable housing including inclusionary units
- Affordable Housing Trust Fund
- CDBG Group Home Rehab Program grant applications for 2024/2025 funding

B. Missing Middle

Ms. Boyer reported that Arlington Heights has been selected for involvement in the Metropolitan Mayors Caucus Missing Middle technical assistance program. There are approximately a dozen municipalities included and there will be 6 peer network technical assistance meetings.

C. Public Comment

Ms. Klein introduced herself and said that she is interested in volunteering to assist the Housing Commission with increasing the availability of affordable housing. She described her background. She asked about any efforts in Arlington Heights regarding permitting accessory dwelling units or micro (100 – 200 sf) rental units. She also discussed the inability for people to locate tiny houses in most communities. Commissioner LoSavio commented that he has spoken to two developers who are interested in developing accessory dwelling units. Accessory dwelling units are permitted in Evanston. Ms. Boyer said that the missing middle housing sector may addresses attached accessory dwelling units in that missing middle housing includes multi-unit residential structures that are designed to look like single-family structures.

Mr. Vogt attended the meeting on behalf of the Senior Citizens Commission. He commented that they had a presentation at their last meeting called "Housing 101" the focus of which was how to determine how much affordable housing there is in Arlington Heights. The presentation went over income levels and need. The conclusion was that there is a need for affordable housing and not just for seniors, veterans, and persons with disabilities. The Senior Citizens Commission is interested what the Housing Commission is doing. Speaking as an individual, Mr. Vogt said that the Trust Fund money needs to be invested efficiently and urged putting the Trust Fund money to use.

VIII. ADJOURNMENT

A motion was made by Commissioner Krinsky, seconded by Commissioner Delea to adjourn the meeting at 8:24 pm.

The Motion: Passed
Ayes: K. Kiefer, J. Krinsky, W. Delea, D. LoSavio, & G. Nagy
Nayes: None
Absent: A. Arrington & D. Miller

Next Meeting: Wednesday, August 21, 2024 7:00 pm in the Commissions Room
Village Hall 2nd Floor

August 21, 2024 Housing Commission Report

SINGLE-FAMILY REHAB PROGRAM STATUS REPORT – October 1, 2023 to September 30, 2024

FILE # SUFFIX	APPLICATION SUBMITTED	OUT TO BID	SCOPE OF WORK SUMMARY	STAFF COST ESIMATE	PROJ COST	CHANGE ORDERS	TOTAL PROJECT COST	PAID TO DATE	STATUS
23-03 JU-631	8/22/2023	By Owner	Priorities: Upgrade electric Roof	$5,000 Revised: $30,000	Electric: $5,375 Roof: $19,441 Total: $24,816	$0 Roof decking: $315	$5,375 (electric) $19,756 (roof)	$25,131	Completed
23-04 CR810	9/8/2023	By Owner	Roof & gutters	$8,000	$9,775	$912.50	$10,687.50	$10,687.50	Completed.
24-01 CO1535	2/26/2024	By Owner	HVAC – emergency furnace replacement	$10,000	$9,876	$0	$9,876	$9,876	Completed.
24-02 HE408	3/26/2024	By Owner	Replace pipes						Owner is collecting bids

SFR LOAN PROGRAM - FINANCIAL SUMMARY

2023/2024 CDBG allocation:		$32,419.00
SFR Case 23-03	-	5,375.00
SFR Case 23-04		10,687.50
SFR Case 24-01	-	9,876.00
Title Searches/Appraisals/ Lead based paint tests/Permits:	-	650.00
		5,830.50
Budget transfer	+	25,000.00
Total available 3/2024		30,830.50
SFR Case 23-03 cont.	-	19,756.00
Estimated balance		11,074.50

Loans Repaid CDBG Fiscal Year To Date: 10/1/23 – 9/30/24

Case #	Date Paid	Yrs to Repayment	Amount	Reason sold (if known)
14-03	11/1/2023	9	8,815.00	Refinanced to reverse mortgage (see also 23-02)
23-02	11/1/2023	0	5,723.96	Refinanced to reverse mortgage (see also 14-03)
80-12	5/8/24	42	9,098.00	Selling home
90-05	6/12/24	34	22,102.00	Selling home
94-07	7/8/2024	30	32,224.09	Selling home
TOTAL			$77,963.05	

VILLAGE OF
ARLINGTON HEIGHTS
INC. 1887

8/21/2024

Item: 2025 Housing Commission Budget Request
Department: Planning & Community Development

Item Description:

ATTACHMENTS:

1. 2025 Housing Commission Budget Request

From:	Baumgartner, Kevin
To:	kenkiefer4@yahoo.com
Cc:	Boyer, Nora
Subject:	2025 Housing Commission Budget Request
Date:	Thursday, August 1, 2024 9:53:17 AM
Attachments:	1011 Housing Commission.xlsx image001.png 2024 Working Calendar for 2025 Budget incl CIP.pdf

Hi Mr. Kiefer,

The Village has begun preparation for the 2025 Budget (January 1, 2025 – December 31, 2025), and we request your Board or Commission's participation. Budgeting is an important public policy process. The demand for services competes for limited resources available. The prioritization and allocation of funds is the overall responsibility of the Village Board assisted by the recommendations of the Village Manager and the input received from the Village's Boards and Commissions, as well as the citizens of Arlington Heights. Your General Fund budget ceiling for 2025 is $1,200. This means that you should make every effort to submit a budget at or below this amount.

The following are enclosed for your use in preparing your budget submissions:

- Form for summarizing your budget request with 2022 and 2023 actuals, and 2024 adopted budget for reference;
- Budget Calendar outlining the process for preparing, reviewing and adopting the 2025 budget.

Your budget submission is due no later than Monday, August 12, 2024. As always, staff liaisons stand ready to assist you. If you have any questions or should circumstances be such that your Board or Commission needs additional time, please call me at 847-368-5514 or email at kbaumgartner@vah.com. Your participation in this important process is appreciated.

Sincerely,

Kevin Baumgartner
Accountant / Budget Coordinator
Finance Department
Village of Arlington Heights, IL

O: 847-368-5514
www.vah.com

VILLAGE OF ARLINGTON HEIGHTS
BOARDS & COMMISSIONS 2025 BUDGET REQUESTS

Name of Board or Commission: HOUSING COMMISSION

Chair: KENNETH KIEFER

	2022 Actual	2023 Actual	2024 Adopted Budget	2024 Estimated Actual	2025 Proposed Budget	Accounts
CONTRACTUAL SERVICES:						
Postage	$ 24	$ -	$ 100			101-1011-522050-
Photocopying	-	-	100			101-1011-522150-
COMMODITIES:						
Other Supplies (marketing of programs)	73	-	1,100			101-1011-533050-
TOTAL EXPENDITURES	**$ 97**	**$ -**	**$ 1,300**	**$ -**	**$ -**	

2024 DATES FOR PREPARATION OF 2025 BUDGET

Mar 1st (Thurs)	CIP materials sent to departments. Due to Finance on April 5th
March 4th (Mon)	Board approval of Encumbrance Rollover for 2023 to 2024
Mar 29th (Fri)	CIP information received from Departments
April 18th (Thurs)	1st CIP meeting
April 25th (Thurs)	2nd CIP meeting
June 14th (Fri)	CIP released to Village Board for discussion at June 24th Committee-of-the-Whole
June 14th (Fri)	Operating fund overview, recommended budget ceilings and proposed 2024 tax levy released to Village Board for discussion at June 24th Committee-of-the-Whole
June 24th (Mon)	**COW Meeting ACFR review (7:00 PM)**
June 24th (Mon)	**COW Meeting to discuss CIP, operating fund overview, recommended budget ceilings and property tax estimate**
July 1st (Mon)	Board approves Budget Ceilings
July 8th (Mon)	Departments receive materials to prepare detailed budget requests
August 12th (Mon)	Department budget requests due to Finance
August - September	Staff prepares Department Business Plans based off Village Board Strategic Priorities
Aug 30th (Fri)	First draft of 2025 Budget forwarded to Village Manager, Budget Team and all departments
September 16-20th (M-F)	Departments meet with Village Manager and Budget Team
October 25th (Fri)	Final draft of 2025 Budget released to Village Board
November 12th (Tues)	**COW Meeting - 1st Budget Meeting starting at 7:00 PM**
November 14th (Thurs)	**COW Meeting - 2nd Budget Meeting starting at 7:00 PM**
November 19th (Tues)	COW Meeting - 3rd Budget Meeting (if needed)
November 20th (Wed)	Notice of Public Hearing on 2025 Budget
December 2nd (Mon)	Board approves 2024 Tax Levy and Abatement Ordinance. Public Hearing on 2025 Budget – Budget approved

VILLAGE OF ARLINGTON HEIGHTS
INC. 1887

8/21/2024

Item: Designated Affordable Housing Units
Department: Planning & Community Development

Item Description:

ATTACHMENTS:

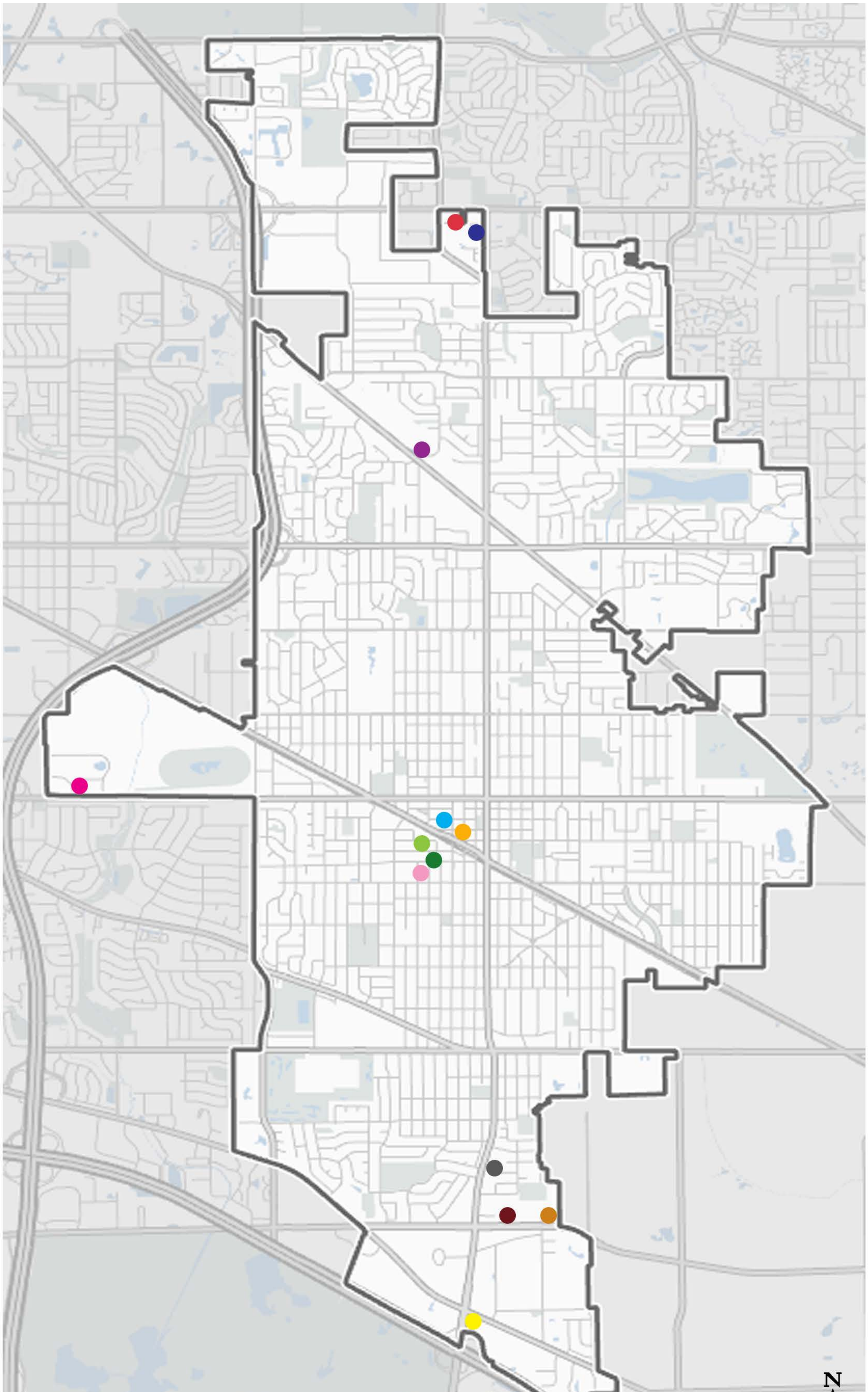
1. Designated Affordable Housing Units

Date:	August 12, 2024 Housing Commission Meeting
To:	Chairman and Members of the Housing Commission
From:	Nora Boyer, Housing Planner
Subject:	List of Designated Affordable Housing Units as of August 2024
Attachment:	Affordable Housing List and Map

At the July 17, 2024 Housing Commission meeting, the commissioners expressed an interest in receiving a list of the designated affordable housing units in Arlington Heights. The list of designated affordable housing units is attached. This list also includes information on fee-in-lieu payments for affordable units. The units are also shown by location on the attached map. This does not include federally subsidized units under HUD's Housing Choice Voucher program.

Village of Arlington Heights
Affordable Housing Developments

Buildings with Affordable Units Required by Village Ordinance or Affordability Requirements of Public Financing



*Other privately owned developments in the Village are affordable by choice or due to market factors (ex. Dryden Apartments and group homes owned by non-profit entities). They are not included on this map.

LEGEND

- **Arlington 425** (approved)
  Campbell St Building:
  12 affordable units out of 234 total
  Chestnut Ave Building:
  4 affordable units of 85 total
- **Arlington Gateway** (approved)
  25 E Algonquin Rd
  Mixed-rate building with
  30 affordable units of 301 total
- **The Albert Goedke Apartments**
  215 W Miner St
  118 affordable units (all)
- **Cedar Village**
  320 W Campbell
  80 affordable units (all)
- **Crescent Place**
  310 W Rand Rd
  40 affordable units (all)
- **Eastman** (approved)
  116-120 W Eastman St
  Mixed-use, market-rate building
  with 7 affordable units
- **Grace Terrace** (proposed)
  1519-1625 S Arlington Heights Rd
  25 affordable units (all)
- **Heart's Place**
  120 W Boeger Dr
  18 affordable units (all)
- **Linden Place**
  700 E Golf Rd
  190 affordable units (all)
- **Parkview Apartments**
  212 N Dunton Ave
  41 affordable units of 45 total
- **The Residence at Payton Place**
  3401 Payton Place
  Market-rate building with 9
  affordable units of 263 total
- **Timber Court Apartments**
  3400-3420 N Old Arlington Heights Rd
  Market-rate building with 14
  affordable units of 72 total
- **Urban Street Group** (preliminary)
  Golf Rd - International Plaza
  Redevelopment
  37 senior affordable units of 266 total

Department of Planning & Community Development

4/4/2024

Arlington Heights
List of Affordable Units and Fees in Lieu
Updated 8/12/2024

2

	Development Name	Affordable Units Required by Village	Total Affordable Units Provided	Approved Fee in Lieu of Affordable Units
Federally Subsidized Buildings				
1977	Albert Goedke Apartments (seniors/disabled, subsidized rental)	118	118	na
1979	Linden Place Apartments (110 units in senior building and 80 family townhomes, subsidized rental)	190	190	na
1985	Cedar Village Apartments (seniors/disabled, subsidized rental)	80	80	na
Negotiated Inclusionary Housing (2004 – 2019)				
2004	Timber Court Condos - later converted to rental	14*	14*	na
2012	Arbor Lane Townhomes (for-sale)	2	0	$30,378 – paid
2014	Parkview Apartments (rental)	7	41**	Na
2016	Lexington Townhomes (for-sale)	7	0	7 x $17,142 = $120,000 –paid
2017	Heart's Place Apts. – Permanent Supportive Housing (rental)	2	18***	Na
2017	4 N Hickory Apartments (rental)	11	0	11 units x $25,000 = $275,000. Paid.
2018	Residences at Payton Place - Arlington Downs II (2011) (rental)	13	9	4 units x $25,000 = $100,000. Paid
2019	Arlington 425 Apartments - Construction not begun as of 8/2024 (rental)	16	16	3.25 units x per unit fee at the time of permit. Estimated in 2024 at $234,400 (8 units x $29,300). Not paid yet.
2019	Sigwalt 16 Townhomes (for-sale)	0	0	$120,000 – paid
Inclusionary Affordable Housing Ordinance Approved (2020 to present)				
2021	Crescent Place Apartment (rental)	4	40***	na
2023	116-120 W Eastman (rental)	10.125	7	3.125 units x per unit fee at the time of permit. Estimated in 2024 at $91,560 (3.125 units x $29,300). Not paid yet.
2023	Arlington Gateway (rental)	30	30	na
Under Review				
2022	5 N Douglas (rental)	6 preliminary based on developer proposal	6 proposed	na
2022	Urban Street Group – International Plaza Preliminary reviews in 2023	27 preliminary based on	37 seniors, proposed	

		developer proposal		
2023	Grace Terrace – Permanent Supportive Housing (rental)	3 preliminary based on developer proposal	25 proposed***	na

* Three buildings originally approved with 7 affordable units each (21), but only 2 buildings were built. Therefore, there are 14 affordable units.

** Parkview total number of units is 45. 41 are affordable are required by public financing (low-income housing tax credits, Cook County HOME funds, etc.) to be affordable for a minimum of 30 years. 7 units are required by the Village to be affordable in-perpetuity

*** Heart's Place (supportive housing), Crescent Place, and Grace Terrace - 100% affordable buildings. All units are/would be required to be affordable based on public financing sources for a minimum first 30 years. The numbers of Village-required affordable units must be affordable in-perpetuity.

8/21/2024

Item: CDBG Program Information
Department: Planning & Community Development

Item Description:

ATTACHMENTS:

1. CDBG Program Information

Date: August 21, 2024 Housing Commission Meeting

To: Chairman and Members of the Housing Commission

From: Nora Boyer, Housing Planner

Subject: Community Development Block Grant (CDBG) Funding Review – National Objectives Eligible/Ineligible Activities, and Housing Program

BACKGROUND

The Housing Commission requested a refresher on the fundamentals of the Community Development Block Grant (CDBG) program. Information is provided below for discussion at the Housing Commission meeting on August 21, 2024.

The CDBG program is authorized under Title I of the Housing and Community Development Act of 1974, as amended and governed under federal regulations as 24 CFR Part 570 https://www.ecfr.gov/current/title-24/subtitle-B/chapter-V/subchapter-C/part-570.

In order to receive its CDBG entitlement grant, municipalities such as Arlington Heights must create and approve a five-year *Consolidated Plan* and one-year *Annual Action Plans*. The formats of these plans are dictated by HUD. The plans describe how the Village will address its community development needs, particularly the needs of the Village's low- and moderate-income residents, during the time period of the plan. The plans must be reviewed and approved by HUD. Currently, the Village's *2020-2024 Consolidated Plan* is in effect. On July 15, 2024, the Village Board approved the *2024 Annual Action Plan* (for program year October 1, 2024 – September 30, 2025) which is the fifth and last *Annual Action Plan* under the *2020-2024 Consolidated Plan*. The *2025 – 2029 Consolidated Plan* will be due to HUD no later than August 15, 2025.

CDBG PROGRAM INFORMATION

Purpose. The purpose of the CDBG program is to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons.

The federal CDBG program is administered by the U.S. Department of Housing and Urban Development. Certain municipalities, called "Entitlement Grantees," receive annual, formula-based CDBG grants. Entitlement Grantees have flexibility with regard to the use of their CDBG funds provided that the uses:

- Meet a **national objective** of the CDBG program
- Are **eligible activities** under the CDBG regulations

<u>National Objectives</u>. Entitlement grantees must demonstrate that all activities undertaking with CDBG funds meet one of the three national objectives of the CDBG program:

1. Benefit low- and moderate-income person
   - Limited Clientele Benefit. At least 51% of the beneficiaries of a funded activity must be documented as low-/moderate-income or be persons who are members of certain categories of persons who are "presumed" to be low-/moderate-income (i.e., abused children, battered spouses, elderly persons, severely disabled adults, homeless persons, illiterate adults, persons living with AIDS, and migrant farm workers).
   - Area Benefit. Projects that take place in geographic areas (Census Block Groups) that are designated as low-/moderate-income areas of the municipality.
2. Elimination of Slum and Blight. Funds may be used to eliminate deteriorated conditions on an area of spot basis.
3. Urgent Need. Funds may be used to address sudden, hazardous conditions such as activities responding to natural disasters.

<u>Low- and Moderate-Income Levels</u>. HUD calculates and releases the low- and moderate-income maximum household annual income levels approximately annually. The low- and moderate-income maximum household income levels that apply to the Village of Arlington Heights are the levels for the Chicago-Joliet-Naperville MSA https://www.hudexchange.info/resource/5334/cdbg-income-limits/.

Entitlement Grantees may adopt policies regarding the maximum income levels for their funded activities up to the upper limit of the 80% of area median income range.

CDBG - Maximum Income Limits
Chicago-Joliet-Naperville MSA
Effective as of May 1, 2024

Household Size	Maximum Household Income 30% AMI	Maximum Household Income 50% AMI	Maximum Household Income 60% AMI	Maximum Household Income 80% AMI
1	$23,600	$39,250	$47,100	$62,800
2	$26,950	$44,850	$53,820	$71,800
3	$30,300	$50,450	$60,540	$80,750
4	$33,650	$56,050	$67,260	$89,700
5	$36,350	$60,550	$72,660	$96,900
6	$39,050	$65,050	$78,060	$104,100
7	$41,750	$69,550	$83,460	$111,250
8	$44,450	$74,000	$88,800	$118,450

Eligible Activities. Nationally, the following categories of activities are the most frequently funded eligible activities for CDBG funding:

1. Public Facilities and Improvements
2. Housing
3. Planning and Administration

4. Public Services
5. Economic Development
6. Acquisition of Real Property
7. Repayment of Section 108 Loans
8. Acquisition of Real Property

More information on eligible activities, including some not listed above, may be found at: https://www.hudexchange.info/sites/onecpd/assets/File/CDBG-National-Objectives-Eligible-Activities-Chapter-2.pdf

Ineligible Activities. The following activities may not be assisted with CDBG funds:

1. Buildings or portions thereof used for the general conduct of government
2. General government expenses
3. Political activities

CDBG Housing Activities. CDBG funds may be used for loans, grants, deferred loans, etc. For the more information:
https://www.hudexchange.info/programs/cdbg/housing-activities/introduction.html

1. Homeowner housing rehabilitation
    - Considerations:
        - May provide assistance as loans of grants
        - Set maximum income levels (80% AMI, 60% AMI, etc.)
        - Offer the assistance community-wide or in target areas
        - Types and extent of repairs to be included in scopes of work
            - Emergency repairs
            - Special purpose rehab (examples below)
                - Energy efficiency
                - Lead-based paint
                - Historic preservation
                - Accessibility improvements
            - Full or substantial rehab - not limited to emergencies or certain types of work

2. Homebuyer assistance
    - Homebuyer Assistance (ex. up to 50% of required down payment or payment of closing costs) – generally recommended for up to 80% of area median income households who would be able to maintain homeownership
    - Support for New Construction – limited to acquisition, pre-development costs, and infrastructure
    - Acquisition, Rehab & Resale to low-/moderate-income homebuyers
    - Homebuyer counseling not in connection with a homebuyer assistance program resulting in purchase is classified as a public service

3. Rental unit preservation
    - Considerations
        - 51% or more of the tenants must be low-/moderate-income
        - Tenants must pay affordable rents (not specifically defined)
        - There is no federal on-going affordability requirement, but municipalities can add one as a condition of funding
        - Types of activities: grants, loans, rehab loan guarantees, interest subsidies, and (less often) assistance with refinancing of existing debts

Note: Homeless Facilities and Group Homes are classified by HUD as "public facilities" (not Housing) and the regulations concerning Public Facilities apply.