

APPROVED

MINUTES OF A MEETING OF
THE ARLINGTON HEIGHTS HOUSING COMMISSION
HELD AT ARLINGTON HEIGHTS VILLAGE HALL
VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS
March 7, 2017

IN ATTENDANCE:

Commissioners

Present: Mark Hellner Zach Creer
Will Delea Alex Hageli

Commissioners

Absent: Karen Conway Anisa Jordan Narita Nelson

Staff Present: Nora Boyer, Housing Planner/Staff Liaison

I. CALL TO ORDER/PLEDGE OF ALLEGIANCE

The meeting was called to order at 7:00 p.m. and the Pledge of Allegiance was recited.

II. ROLL CALL

Commissioners Hellner, Hageli, Delea, and Creer were present. Commissioner Creer was welcomed to the Housing Commission.

III. APPROVAL OF MINUTES

A motion was made by Commissioner Creer, seconded by Commissioner Delea, to approve the minutes of the January 3, 2017 meeting with a few grammatical corrections. The motion carried unanimously.

IV. REPORTS

None

V. NEW BUSINESS

A. Heart's Place Presentation – UP Development

The petitioner's response to the Village's affordable housing policy was included in the Housing Commission meeting packet for this (March 7, 2017) meeting. The project was described to the members of the Housing Commission at its January 3, 2017 meeting.

A motion was made by Commissioner Delea, seconded by Chairman Hellner, to recommend to the Village Board approval of the affordable housing aspect of the Heart's Place residential project at 120 & 122 Boeger Drive which involved the new construction of 16 affordable units for persons with disabilities (all of the units in the development) of which at least 2 units will be permanently

affordable in conformance with the Villages Affordable Housing Rental Guidelines. The motion was approved unanimously.

There was a discussion about whether and the manner in which the Housing Commission's motion can be communicated to the Illinois Housing Development Authority (IHDA) in order to support the developer's IHDA funding application. Ms. Boyer said that she would prepare the minutes of this meeting as soon as possible, and the minutes and approved motion will be made available to the Plan Commission and the developer.

Commissioner Creer commented that it is good to get affordable units built from this project rather than a fee-in-lieu of providing the affordable units. Chairman Hellner agreed and stated that although the full fee amount in the guidelines has not been paid, there has been progress with respect to the negotiated fees with the amount having moved upward for each project.

B. Single Family Rehabilitation Loan Program.

The monthly report was distributed. There has been not change since the January 2017 meeting. There is one open case file.

C. Group Home and Transitional Housing Program Update

Ms. Boyer stated that there are 4 projects in progress:

- 1) Clearbrook is replacing the driveway at a group home. The work is under contract and waiting for warmer weather.
- 2) Little City Foundation is collecting bids for the electrical work to be done at one group home and electrical and kitchen flooring to be done in a second group home.
- 3) Glenkirk is collecting bids for the first floor and basement renovations.

Ms. Boyer mentioned that St. Coletta of Wisconsin applied for funds some time back for a new roof on a group home but did not proceed because they thought that they could wait another year or two for the roof. The CDBG application process for 2017/2018 will be starting soon. Ms. Boyer will make sure that St. Coletta is aware of the opportunity to reapply. Applications will also be sent to the other agencies that own group homes in Arlington Heights.

D. FFY 2017 Annual Action Plan including CDBG Budget

Ms. Boyer said that the grant applications for CDBG funding for 2017/2018 will be released soon. The Housing Commission's motions for with respect to funding of the programs it oversees will need to be made at the April 2017 Housing Commission meeting. Ms. Boyer provided a rough estimate of the CDBG funding that may be available for housing programs.

With respect to the \$150,000 that no longer needs to be reserved for the Senior Center, Ms. Boyer described a proposal for the northwest suburban CDBG entitlement communities to jointly fund the renovations of the Children's Advocacy Center headquarters in Hoffman Estates. She also said that staff is looking at the possibility of funding some public sidewalk improvements, either ADA accessible ramps at sidewalks throughout the Village or public sidewalks in low/moderate income areas of the Village.

Ms. Boyer also mentioned that she may propose to include the possibility of using CDBG funds for the Handyman Program in the description of the Single Family Rehab Program. The Handyman Program, which has been very popular, is running out of grant funds and may need to be re-worked. Including it in

the description of the Single Family Rehab Program would give the Village to option (but not require the Village) to support the Handyman Program with CDBG funds. Any Village CDBG funds could only be used to assist residents of the Village of Arlington Heights.

VI. NEW BUSINESS

A. Northwest Suburban Housing Collaborative – Health and Housing Initiative

Ms. Boyer informed the members of the Housing Commission that the Northwest Suburban Housing Collaborative, under its aging-in-place program area, will be talking with local hospitals about the possibility of linking the Handyman Program with hospital discharges. The idea is to make modifications in homes to improve safety and usability after the patient returns home in order to avoid accidents and readmissions to hospitals. A foundation that may be interested in supporting this link between housing and health has been identified.

A landlord workshop was held recently at Oakton Community College by the Metropolitan Mayors Caucus. Resources for landlords were provided. Around 50 area landlords attended. One of the speakers at the workshop provides landlord training on topics such as property management, fair housing, working with you local building department, etc. Mayor Hayes attended the workshop and gave the concluding remarks. Ms. Boyer said that she will look into the training course and whether this is something that the Village may want to publicize.

B. Wintrust Programs

Commissioner Delea provided information on the Wintrust loans that are associated with the Northwest Housing Partnership's Resilience home rehab loan program. Some grant funds are made available through the program, and then access to the Wintrust program is available for additional repairs. Wintrust is providing 10-year lines of credit up to \$20,000, the rates are prime + ¾% with automatic payment or prime + 1% for non-automatic payment. The debt to income ratio is up to 50% and loan-to-value ratio is not an issue.

Ms. Boyer also mentioned that the Northwest Housing Partnership and Wintrust are offering a first-time homebuyer program to certain townships in the area including Palatine township which include a small part of Arlington Heights. She said that she will look into putting an announcement about Northwest Housing Partnership programs that are available to Village residents in the on the Village's website.

VII. ADJOURNMENT

A motion was made by Commissioner Creer, seconded by Commissioner Delea, to adjourn the meeting. The meeting adjourned at 7:50 pm.

NEXT MEETING: Wednesday, April 12, 2017 7:00 pm