

**MINUTES OF THE REGULAR MEETING
OF THE
OAK PARK HOUSING AUTHORITY
TUESDAY, APRIL 12, 2016
7:30 A.M.**

OFFICIAL RECORD

PRESENT: Commissioners Davis, Hellwig, Hill, Kelley, Kralik, Muse, & Chairman Butler
EXCUSED: None

ALSO PRESENT: Maria Saldaña, Executive Director; Robin Snyderman, Regional Housing Initiative; Mark Angelini, David Lyon, & Chase Morris, Mercy Housing; Rhonda Doyle, Jim King, Melissa Neyfeldt, Ken Southward, and Beth Swaggerty, Staff

QUORUM

The meeting was called to order at 7:35 A.M. by Chairman Butler.

APPROVAL OF MINUTES OF REGULAR MEETING OF MARCH 8, 2016

It was moved (Davis) and seconded (Hellwig) to approve the minutes of the March 8, 2016 regular meeting. The motion passed by unanimous voice vote.

RESOLUTION APPROVING ALLOCATION OF SIX (6) PROJECT BASED VOUCHERS BY HOUSING AUTHORITY OF COOK COUNTY (HACC) THROUGH THE REGIONAL HOUSING INITIATIVE (RHI) FOR A MULTI-FAMILY HOUSING DEVELOPMENT SPONSORED BY MERCY HOUSING LAKE FRONT (MERCY HOUSING) TO BE LOCATED AT HIGHLAND AND MADISON IN OAK PARK, ILLINOIS

REGIONAL HOUSING INITIATIVE (RHI) PRESENTATION

Ms. Saldaña introduced Ms. Robin Snyderman, from Brick Partners LLC and explained that Robin has been working with the RHI (Regional Housing Initiative) since its inception. She stated that she asked Ms. Snyderman to be present to provide an overview of the program to the Board.

Ms. Snyderman said that in 2010, the Housing Authority's former Executive Director Ed Solan contacted her regarding the OPHA joining the RHI as a participating Housing Authority.

Ms. Snyderman said she would like to answer any questions the Board may have about the program. She began by stating that the RHI was formed in 2002 to develop a program that Housing Choice Voucher holders could use to have opportunities to locate to areas of economic opportunity.

Ms. Snyderman reported that the Illinois Housing Development Authority (IHDA) works with the developer to allocate the Low Income Housing Tax Credits (LIHTCs). Further, the Housing Authorities who are participants in the RHI meet and the Board of Managers of the RHI Program then select the developers to be awarded the Project based Vouchers (PBV's).

Ms. Saldaña said that Oak Park has had the benefit of having its own Housing Authority and having a Housing Choice Voucher Program, but in some municipalities, HCV participants have not had the same type of access. RHI is a way to provide housing opportunities for HCV participants. Ms. Saldaña said we welcome Mercy Housing, because there's still a need for more affordable housing in Oak Park.

Ms. Saldaña stated that the HACC is contributing all of the Vouchers, stating that the OPHA wishes to approve the selection of Highland Place by RHI for an award of the six (6) PBV's.

MERCY HOUSING LAKEFRONT (MERCY HOUSING) PRESENTATION

Mr. Mark Angelini, President of Mercy Housing, reported that they are the developer/owner/manager/service provider to multiple supportive housing facilities and have been in existence for approximately thirty years. He said another section of their work is senior housing and the remainder, workforce family housing. He said their newest development, Highland Place, located on Madison Street and Highland in Oak Park, is a new construction 5-story building with 55 units of affordable housing. He reported that they are in an affordable housing growth mode and that they would have 6,000 units by the end of the year. He said they were thrilled to develop property in Oak Park, and that they also developed 450 units in the Austin neighborhood. He said they have many services and opportunities for people searching for affordable housing.

Mr. Angelini introduced his co-workers; David Lyon, who heads up the real estate team, and Chase Morris, who heads up the development team. They briefly explained their responsibilities.

Mr. Angelini asked for questions.

The Board members asked several questions about the project starting with the dimensions of the building, parking, income requirements, and the breakdown of the units. All of the questions were answered.

Commissioner Muse then asked Mr. Morris for a condensed timeline of the project. Mr. Morris briefly explained the timeline, which resulted in a few more questions about the application process. Mr. Morris answered the various questions. He also reported that there would be a maintenance and onsite property manager at the building, and the building would have an elevator and 10% of the units would be accessible.

Finally, Mr. Angelini indicated that they would be providing marketing material to the Housing Center and working with them. He said they would also conduct presentations and workshops, and work with downtown Oak Park.

It was moved (Davis) and seconded (Hill) to approve the allocation of six (6) project based voucher subsidies by the Housing Authority of Cook County (HACC) through the Regional Housing Initiative (RHI) for a multi-family housing development sponsored by Mercy Housing Lakefront (Mercy Housing) to be located at Highland and Madison in Oak Park, Illinois. The roll call vote was as follows:

AYES: Commissioners Davis, Hellwig, Hill, Kelley, Kralik, Muse, & Chairman Butler

NAYS: None

ABSENT: None

DEPARTMENTAL REPORTS

MILLS PARK TOWER

Mr. King reported that there are 4 vacancies; 2 move-outs, and three tenants scheduled to move in. He said that Ms. Neyfeldt is catching up.

On the administrative side, Mr. King reported that there are special events and activities going on at the building frequently, which the residents enjoy.

Mr. King reported that office staff has been training on the new Yardi software system. He said that we will be converting from the Habco software system to Yardi this month, using a dual input; before beginning using the new system in May.

Commissioner Davis asked the difference between the current software we are using now and the Yardi software system. Mr. King answered the main difference was that his staff would only need to use one system to control everything with the Yardi software rather than Habco's 3 or 4 programs. Commissioner Davis then asked if Mr. King would say that the Yardi system was increasing efficiency. Mr. King said yes; that it's much more comprehensive.

Mr. King reported that he published an Invitation for Bid for the next accessible unit at Mills Park Tower. He said he would report on it next month. He said the funds would come out of the Capital Fund Program.

Mr. King reported that remodeling of the laundry room has begun. He said the laundry room would only be closed 2 days a week from 8:00 a.m. to 4:00 p.m. in order to accommodate the tenants.

Mr. King asked for questions. There were none.

HOUSING CHOICE VOUCHER PROGRAM

Mr. Southward reported that there were 427 program participants in the regular Voucher program, which is a lease up rate of 100%. There are a total of 10 applicants with active vouchers searching for units in Oak Park.

Mr. Southward reported that there were a total of 45 Mainstream Vouchers leased and 5 applicants with Vouchers are looking for units in Oak Park.

Mr. Southward reported that we have 4 Mainstream Vouchers designated for the chronically homeless and 4 individuals completed the application process. He said that one participant who meets the “chronically homeless” definition submitted a request for tenancy approval.

Mr. Southward reported that 10 out of 15 NED Vouchers are being utilized. He said one applicant submitted a request for tenancy approval. He added that one applicant the State referred to us called and withdrew. The remaining four applicants with Vouchers are searching for units in Oak Park. He said we still need additional referrals from the State.

Mr. Southward reported that the HQS inspections increased and that we are completing annual inspections on a biannual basis based on the census tract. He indicated that there were 198 inspections completed for the month of March and the number will be the same in April. The number of inspections will decline in May and June.

Mr. Southward reported that there were 56 billable port-in clients and that there were a total of 18 participants, port-outs, for which other Housing Authorities are billing the OPHA.

Lastly, Mr. Southward referred to the demographics of the participants in the OPHA’s Housing Choice Voucher Programs, indicating that there are a total of 538 participants. He said that this number includes port-ins and port-outs of all of the program types. He said that 82% are female African American and 18% are male.

Mr. Southward asked for questions. There were none.

OLD BUSINESS

None

NEW BUSINESS

None

ADJOURNMENT

At 8:22 A.M., it was moved (Hill) and seconded (Hellwig) to adjourn. The motion passed unanimously.

Respectfully Submitted,

Linda Hill, Secretary