

**MINUTES OF THE REGULAR MEETING
OF THE
OAK PARK HOUSING AUTHORITY
THURSDAY, APRIL 20, 2017
7:45 A.M.**

OFFICIAL RECORD

PRESENT: Commissioners Butler, Hellwig, Hill, Kelley, Muse, & Chairman Kralik

EXCUSED: None

ALSO PRESENT: Maria Saldaña, Executive Director; Laura Zumdahl, President of New Moms, Inc.; Chris Block, Lightengale Group; Jim King, Melissa Neyfeldt, Ken Southward, Coty Collins-Sykes, and Rhonda Doyle, Staff

QUORUM

The meeting was called to order at 7:45 A.M. by Chairman Kralik.

APPROVAL OF MINUTES OF REGULAR MEETING OF MARCH 16, 2017

Commissioner Hellwig asked that 2 minor items be amended in the minutes. It was moved (Hellwig) and seconded (Hill) to approve the minutes of the March 16, 2017 regular meeting, as amended. The motion passed by unanimous voice vote.

Ms. Saldaña introduced Ms. Zumdahl, President of New Moms, and Mr. Chris Block, consultant for the developer. She turned the discussion over to Ms. Zumdahl.

RESOLUTION APPROVING ALLOCATION OF FOURTEEN (14) PROJECT BASED VOUCHERS BY CHICAGO HOUSING AUTHORITY (CHA) THROUGH THE REGIONAL HOUSING INITIATIVE (RHI) FOR A MULTI-FAMILY HOUSING DEVELOPMENT SPONSORED BY NEW MOMS, INC. (NEW MOMS) TO BE LOCATED AT 212 CHICAGO AVENUE IN OAK PARK

NEW MOMS, INC. PRESENTATION

Ms. Zumdahl began by reporting that she and her guests are the developer/owners of New Moms, Inc. She Introduced Chris Block, consultant for the developer, and Jonathan Burch from CMAP.

Mr. Block reported that they applied for a \$5.9 million IHDA grant in February, and they expect to hear by the middle of May if they were approved. Mr. Block said the building would be a new construction 4-story building with 18 units of affordable housing, an elevator, and the first floor space for supportive services and offices. He added that when they find out if they're approved, they will request a meeting with Ms. Tami Grossman of the Village.

Mr. Block reported that their 15-year first mortgage would be coming from IFF, adding that they also submitted an application to the Regional Housing Initiative (RHI) partners requesting fourteen (14) Project Based Vouchers (PBVs) for the project. He turned the presentation over to Ms. Zumdahl.

Ms. Zumdahl reported that New Moms has been in existence for the last 34 years. She said they provide services to young Moms in poverty and offer support programs. She said that they have a 40-unit facility on the West side in Chicago.

Ms. Zumdahl reported that Parenthesis became part of New Mom's umbrella. She said this project meets 2 needs; the need for affordable housing, and the need for supportive services. She added that New Moms wants to extend their mission and that she viewed this project as a win for the community. She said the kids could also utilize our school system.

Ms. Zumdahl asked for questions.

The Board members asked several questions about the project starting with the total cost of the project, what items were needed in the grant application, rent amounts, and the proposed completion date of the project. All of the questions were answered.

Chairman Kralik asked what the backup plan was if the Illinois Housing Development Authority (IHDA) doesn't come through. Mr. Block answered that they would have to apply for Low Income Housing Tax Credits (LIHTCs), or find another financing means.

Chairman Kralik clarified for the Board that New Moms request is that the Oak Park Housing Authority approve the allocation of fourteen (14) PBVs to the project by the Chicago Housing Authority (CHA) through the Regional Housing Initiative (RHI) for the housing development sponsored by New Moms, Inc. He commented that the project adds to affordable housing quantity, serves West Suburban residents, and is the type of activity we should be supportive of. Chairman Kralik asked for any more questions.

Commissioner Hellwig asked if tenants can move out of the facility after a year with a PBV, and then request a Housing Choice Voucher (HCV). Ms. Zumdahl said that she thought they could, but the unit remains a PBV in the building.

Commissioner Kelley asked if any of the units were handicapped accessible. Ms. Zumdahl said that the building would be handicap accessible.

Chairman Kralik and Ms. Saldaña thanked them for the presentation.

It was moved (Butler) and seconded (Hill) to approve the allocation of fourteen (14) project based voucher subsidies by the Chicago Housing Authority (CHA) through the Regional Housing Initiative (RHI) for a multi-family housing development sponsored by New Moms, Inc. to be located at 212 Chicago Avenue in Oak Park. The roll call vote was as follows:

AYES: Commissioners Butler, Hellwig, Hill, Kelley, Muse, and Chairman Kralik
NAYS: None
ABSENT: None

DEPARTMENTAL REPORTS

MILLS PARK TOWER

Mr. King reported that of the 8 vacancies, 2 of the vacancies are the units being converted to accessible units. He said the vacancy rate isn't going to improve, adding that Ms. Neyfeldt tries to fill the units as soon as possible. He said that people back out, and it's a hard process.

Chairman Kralik asked if we could move through the backlog. Ms. Neyfeldt answered yes.

Ms. King reported that there were a lot of activities at Mills Park Tower. He asked Ms. Neyfeldt to report on the new program through the Oak Park Police Department called the Emergency ID Program. Ms. Neyfeldt reported that the program offers residents a bracelet they wear when they go out. She said if something happens to them they would be identified. She added that their medical history and emergency contact information is also logged with the Police Department. Ms. Neyfeldt reported that about 40 residents signed up for the program.

Mr. King reported that he received a grant of approximately \$19,000 from Verde Energy. He said all of the light bulbs and fixtures on the outside of the building were replaced with LED energy efficient bulbs. He said they also replaced some light switches with motion sensing light switches to save energy.

Mr. King reported that because we were already known, Elevate Energy contacted him a month ago offering a grant for \$51,408 to upgrade the old refrigerators in the units to Energy Star refrigerators. He said that we were in the process of replacing 102 refrigerators. Commissioner Hellwig asked if it was a reimbursable grant. Mr. King said yes, we paid up front, and we will be reimbursed by Elevate Energy. He commented that he thought they should be commended.

The Board congratulated Mr. King. Commissioner Hill said she would be curious as to how much the electric bill will decrease as a result of the replacement of the bulbs and fixtures on the building.

Commissioner Muse asked how the bedbug situation was going. Ms. Neyfeldt indicated that there were presently 4 units with bedbugs at the Tower. She said that they're spraying the common areas. Commissioner Kelley asked if bedbugs could hide in clothing. Ms. Neyfeldt answered yes.

HOUSING CHOICE VOUCHER PROGRAM

Mr. Southward introduced Ms. Collins-Sykes, new case manager, stating that she's been with us since March.

Mr. Southward indicated there would be no demographics report this month.

Mr. Southward reported that 417 regular Vouchers are being utilized and 47 Mainstream Vouchers are being utilized. He said there are issued Vouchers on the street looking for units. Mr. Southward referred to a mobility impaired fellow who is having a tough time finding a unit. He said he found one, but the rent wasn't reasonable, so he's continuing to search for a unit.

Mr. Southward reported that there were 12 NED Vouchers being utilized. He said one application was being reviewed, and he hoped that applicant is able to leave the nursing home.

Mr. Southward reported that he hasn't received any more referrals from the State. He also said that those 8 participants with Vouchers are searching for units in Oak Park, adding that those Vouchers may expire in the next month or so.

Mr. Southward reported that HQS inspections have increased, and 100 were scheduled. He said the bi-annual inspections would hold steady. He said there was 3 clients whose HAP was abated as a result of failed HQS re-inspections. He said they contacted the owner and a unit passed, so the HAP was reinstated.

Mr. Southward reported that we had 65 billable port-in clients and 26 port-out clients, for which other Housing Authorities are billing the OPHA. He said that 7 clients with Vouchers ported in and are searching for units in Oak Park.

Chairman Kralik indicated that the failed HQS unit inspections concern him. He asked if there was any process we could employ to communicate the importance of inspections so that we can avoid 70 to 80 units failing, which leads to a reinspection. He said he would be interested in practices we could use to produce a higher rate of success with inspections; specifically first time inspections. Mr. Southward said a small portion of the inspections proceed to abatements, but he said he would reach out to DuPage Housing Authority.

Mr. Southward reported that Maywood is opening their waiting list on May 1st. He said they have 463 Vouchers but their utilization is down.

OLD BUSINESS

Commissioner Hellwig asked if we were notified of the final results of the SEMAP Certification. Mr. Southward answered no.

NEW BUSINESS

No report

PUBLIC COMMENTS

None

ADJOURNMENT

At 8:47 A.M., it was moved (Hill) and seconded (Hellwig) to adjourn. The motion passed unanimously.

Respectfully Submitted,

Linda Hill, Secretary