

**MINUTES OF THE REGULAR MEETING
OF THE VILLAGE OF
OAK PARK HOUSING AUTHORITY
TUESDAY, OCTOBER 10, 2017
7:45 A.M.**

OFFICIAL RECORD

PRESENT: Commissioners Hill, Kelly, Hellwig, Walz & Chairman Kralik

EXCUSED: Commissioners Muse and Butler

ALSO PRESENT: David Pope, Executive Director, Ken Southward, Jim King, Melissa Neyfeldt, and Beth Swaggerty, Staff

QUORUM

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

APPROVAL OF MINUTES

Chairman Kralik asked if anyone had any changes or corrections to the minutes. There were none.

Chairman Kralik called for a motion to approve the minutes of the September 12, 2017 regular monthly meeting of the Oak Park Housing Authority.

It was moved (Hill) and seconded (Walz) to approve the minutes of the September 12, 2017 regular monthly meeting of the Oak Park Housing Authority. The motion passed by unanimous voice vote.

HA-2017-10-01

Resolution Approving the 2018 PHA Annual Plan for the Housing Authority of the Village of Oak Park.

Chairman Kralik called for a motion to approve the 2018 PHA Annual Plan for the Housing Authority of the Village of Oak Park.

It was moved (Hellwig) and seconded (Walz) to approve the 2018 PHA Annual Plan for The Housing Authority of the Village of Oak Park.

Mr. King gave a brief review of the PHA Annual Plan noting that this was a basic annual plan and that a 5 year plan would be submitted in 2018. Mr. King stated that once an Authority has been determined to be a consistently high performer the reporting requirements become streamlined and that this was the case for the Oak Park Housing Authority. Mr. King stated that there was only one (1) revision made to the plan and that was in the reporting of the financial resources pertaining to the Capital Fund Program.

He stated that this will always be a revision within subsequent annual plans because the Capital Fund Program is on-going. He ended his review by stating that there had been no findings in the most recent reports.

Chairman Kralik asked if there were questions or comments.

Mr. King stated that he wanted to advise the Board that the OPHA was applying for a 3-year funding grant for a Service Coordinator for Mills Park Tower. He described how the funding is determined and awarded.

Commissioner Hellwig asked the size of the grant and the source of the funding. Mr. King stated that the grant is funded by HUD and that the grant amount is up to \$200,000 over a three-year period.

Chairman Kralik asked if there is an opportunity for a match in funding from the Village. Director Pope stated that there were no matching funds available and further explained the funding OPHA is currently receiving from the Village. Director Pope also gave a brief recount of the board's previous discussion at the September board meeting of the proposed suit to recapture previous years' lost subsidies from HUD and the Authority's opportunity to participate in the suit.

The roll call vote was as follows:

AYES: Commissioners Hill, Hellwig, Kelly, Walz and Chairman Kralik

NAYS: None

ABSENT: Commissioners Muse and Butler

HA-2017-10-02

Resolution to accept Planning Staff Assistance Services Delivered by the Chicago Metropolitan Agency for Planning (CMAP) for the 2020-2024 Assessment of Fair Housing (AFH)

Chairman Kralik called for a motion to approve the acceptance of planning staff services delivered by the Chicago Metropolitan Agency for Planning for the 2020-2024 Assessment of Fair Housing (AFH).

It was moved (Hellwig) and seconded (Hill) to approve Resolution HA-2017-02 accepting planning staff services delivered by the Chicago Metropolitan Agency for Planning for the 2020-2024 Assessment of Fair Housing (AFH)

Director Walz recused herself from the vote on this matter citing her position of Chairman of the Board of the Chicago Area Fair Housing Alliance (CAFHA), one of the three entities (along with CMAP and MPC) that will lead the Assessment of Fair Housing.

Director Pope provided an overview of the intergovernmental agreement and the cost of \$3,000 to the Authority to participate.

Chairman Kralik stated that there would be a steering committee in this matter and Director Pope added that he will be part of that committee.

Commissioner Hellwig stated that the collaboration with other Authorities was an excellent idea; particularly in consideration of the cost sharing.

Chairman Kralik commented that this was a real opportunity for all authorities to work together in a common objective.

The roll call vote was as follows:

AYES: Commissioners Hill, Hellwig, Kelly, and Chairman Kralik

NAYS: None

ABSTAIN/RECUSE: Commissioner Walz

ABSENT: Commissioners Muse and Butler

DEPARTMENTAL REPORTS

MILLS PARK TOWER

Mr. King reported that the electrical panel replacement project was going both smoothly and quickly. He added that the electricians were now working on the 17th floor.

Mr. King advised the board that Ms. Neyfeldt was continuing to work on reducing vacancies through processing candidates from the waiting list; but that there continued to be unanticipated move-outs.

Chairman Kralik asked about the make-up of the move-out population. Ms. Neyfeldt responded that the move-out population on the whole is made up of residents who are transitioning to fully assisted living facilities or nursing homes.

Mr. King asked if there were any other questions. There were none.

HOUSING CHOICE VOUCHER PROGRAM

Mr. Southward presented his report for September highlighting that utilization had increased and hoped to go into 2018 over-utilized.

Mr. Southward reported that one project based unit at the Grove Apartments had been empty for three (3) months, and that he was working closely with Interfaith Housing to fill the unit.

Mr. Southward also reported that payment to landlords for seven units had been abated in September.

Chairman Kralik asked if the abatements were attributable to any single or specific group of landlords. Mr. Southward replied that the abatements were across several landlords. Mr. Southward continued by explaining in further detail the abatement and resolution process.

Chairman Kralik asked if we maintain a list of landlords who fail to make the required repairs to resolve the abatement. Mr. Southward stated that majority of abatements are resolved and that in those cases the unit is re-inspected the following year as opposed to every two years. In cases where the abatements are not resolved and the resident is then forced to move; a note is made to the landlord's file.

Mr. Southward reported that year-to-date twenty three (23) program participants had been determined to be ineligible and had withdrawn from the program.

Mr. Southward reported that there had been a 4% decrease in the recently published housing payment standards; adding that the subsequent increases in the tenants' share of rent will not go into effect until next year. He stated that hopefully we will see an increase in the October 2018 payment standards and therefore our current participants will not be impacted.

Mr. Southward asked if there were any other questions. There were none.

OLD BUSINESS

Director Pope reported that in follow-up to previous discussions with the Board he had been gathering information regarding long-term strategic planning for the creation of affordable housing projects in the context of the Village's 14 census tracts; specifically how affordable housing could be better distributed within the community. He spoke briefly about how the density of affordable housing on the east side of the village impacts those neighborhoods and the schools serving families within those areas.

Commissioner Kelly asked if there were going to be any units set aside for affordable housing in the new high rises going up on Lake Street.

Director Pope replied no; adding that instead of setting aside affordable units, the developers had contributed to an "affordable housing" funding pool administered by the Village.

Director Pope stated that the Village had been in on-going discussions as to the use of this funding. He reported that the Village was planning on issuing two RFP's (one in the amount of \$500,000 and one in the amount of \$1,000,000) in early November for the development of affordable housing and that this should clarify the Village's commitment to identifying and defining what successful affordable housing looks like for our community. He stated that it was critical for the Village to collaborate with other entities such as the Housing Authority, to determine a sustainable model for the development of affordable housing.

Chairman Kralik provided a brief overview of the most recent discussion at the Village; adding that this appeared to be a new topic of discussion for many of the trustees.

Director Pope stated that there would be further involvement and discussion with the Village and that he and Chairman Kralik would keep the board informed.

Chairman Kralik asked if there was any further old business. There was none.

NEW BUSINESS

Director Pope reported that the lease on the property at 324 N. Austin (Showalter House) is up for renewal at the end of 2017 and that he has reached out to their representative to begin renewal discussions. Director Pope stated that one item under discussion was the poor condition and status of the deck between the main building and the adjoining coach house. He explained that under past leases, the Authority had been responsible for the deck and had annually made all necessary repairs up to an agreed amount specified within the previous leases. When that amount set aside for repairs was finally exhausted, Heartland Alliance took over the cost of maintaining the deck and continues to hold that responsibility under their current lease. Director Pope further explained that the deck has now been cited by the Village and requires full replacement or removal. He stated that OPRC has secured preliminary bids for the removal the deck and creation of a single entrance to the adjoining coach house and that the cost for this work is relatively low. Director Pope suggested OPHA agree to split the cost with Heartland Alliance as part of the renewal agreement. The Board expressed agreement with Director Pope's suggestion in light of the potential liability surrounding the current condition of the deck.

Chairman Kralik asked if there was any further new business. There was none.

PUBLIC COMMENTS

Chairman Kralik asked if there were any public comments. There were none.

ADJOURNMENT

At 9:13 A.M., it was moved (Hellwig) and seconded (Hill) to adjourn. The motion passed by unanimous voice vote.

Respectfully Submitted,

Linda Hill,
Secretary