

**MINUTES OF THE REGULAR MEETING OF
THE OAK PARK HOUSING AUTHORITY
TUESDAY, JUNE 12, 2018 7:45 A.M.
1025 PLEASANT PLACE
OAK PARK, ILLINOIS 60302**

OFFICIAL RECORD

QUORUM

PRESENT: Commissioners Hill, Hellwig, Muse, and Chairman Kralik

EXCUSED: Commissioners Walz and Butler

ALSO PRESENT: Executive Director D. Pope, B. Swaggerty, J. King, M. Neyfeldt,
& K. Southward, Staff

The meeting was called to order at 7:50 AM by Chairman Kralik.

Chairman Kralik acknowledged the presence of two members of the public attending the meeting and welcomed them.

APPROVAL OF MINUTES

Chairman Kralik called for a motion to approve the minutes of the May 08, 2018 regular monthly meeting of the Oak Park Housing Authority.

It was moved (Hill) and seconded (Muse) to approve the minutes of the May 08, 2018 regular monthly meeting of the Oak Park Housing Authority.

Chairman Kralik asked if there were any corrections to the minutes. There were none.

The motion passed by unanimous voice vote.

**HA-2018-06-01 RESOLUTION ADOPTING PREVAILING WAGE RATES FOR
LABORERS, WORKERS, & MECHANICS EMPLOYED BY THE HOUSING AUTHORITY
OF THE VILLAGE OF OAK PARK ON PUBLIC WORKS**

It was moved (Hellwig) and seconded (Hill) to approve HA-2018-06-01 Resolution adopting prevailing wage rates for laborers, workers, and mechanics employed by the Housing Authority of the Village of Oak Park on Public Works.

Mr. Pope stated that this was a standard resolution that the Authority adopts every year. He provided a brief overview of the state mandated prevailing wages and why the Authority as a municipal entity is required to adopt these wages each year.

Chairman Kralik asked if there were any questions. There were none.

Roll Call Vote:

AYES: Commissioners Hill, Hellwig, Muse and Chairman Kralik

NAYS: None

ABSENT: Commissioners Walz and Butler

DEPARTMENTAL REPORT – MILLS PARK TOWER

Mr. King briefly summarized both resident and staff activities at the Tower during the previous month. He reported that the two accessible units currently under rehabilitation would be completed within the next 30 days. He stated that a recent bed bug inspection had identified seven (7) active units that had been treated and would be receiving follow-up treatment. Mr. King then summarized recent capital improvement projects being completed; noting that the 2018 Capital Grant award had been higher than anticipated. He stated that he would begin working on the 2019 PHA Plan in July with a resolution to the board for approval in October.

Chairman Kralik asked the status of the Ross Service Coordinator Grant Award.

Mr. King reported that the Authority had not yet received the awarded funds; but upon receipt would begin interviewing for position.

Mr. King reported that sixty-six (66) units had been inspected by the Village as part of their annual inspection program and that with the exception of a few small issues; such as GFI replacement the units had passed with flying colors. He added that those small issues had been corrected immediately.

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

DEPARTMENTAL REPORT – HOUSING CHOICE VOUCHER PROGRAM

Mr. Southward briefly the activities of the HCVP program during the previous month. He reported that the number of regular vouchers had dropped slightly but that he anticipated that they would be fully utilized soon. He stated that he had vouchers ready to be issued and was currently conducting interviews. He reported that mainstream vouchers were over leased by one (1); but should balance out in June. Mr. Southward added that currently there are no referrals from the State for NED vouchers.

Chairman Kralik acknowledged the incredible effort that goes into finding NED voucher participants and asked if HUD was sensitive to the difficulties in securing referrals from the State. Mr. Southward stated that HUD was very understanding of the difficulty of having to rely solely on 3rd party referrals but stated there was still pressure to “use the money”.

Mr. Southward reported that in the month of May six (6) participants ported out and were absorbed by other Housing Authorities. He added that currently there are 28 billable port-outs.

Commissioner Hellwig asked for clarification between billable port-outs and vouchers that are absorbed by other Housing Authorities. Mr. Southward explained.

Commissioner Hellwig asked how long it takes to replace vouchers absorbed by other Housing Authorities. Mr. Southward stated it was roughly six months and that roughly every fifteen (15) drawn from the waiting list will yield five (5) active participants.

Mr. Southward then explained the differences in criteria, rules, and flexibility for the various vouchers administered by the Housing Authority.

Chairman Kralik thanked Mr. Southward for the clarifications and asked if there were any further questions. There were none.

OLD BUSINESS

Showalter House Update

Executive Director Pope explained that OPRC staff had identified the needed capital improvements for the property and added that there may be Village of Oak Park CBDG grant money available to underwrite those improvements. He stated that Village staff had attended a tour of the property and was very supportive of the project. He added that we would wait to move forward on the improvements until we had a firm lease commitment from Housing Forward.

Commissioner Hellwig applauded everyone working on the coordination of the project.

Mr. Pope asked if there were any questions. There were none.

NEW BUSINESS

Commissioner Hellwig asked the status of the open seat on the OPHA board.

Mr. Pope stated that there was one seat on the OPHA Board for an individual who receives services from an Oak Park Housing Authority Program. He stated that he had reached out to both the Housing Choice Voucher Program and Public Housing Program and had received interest in the seat from two public housing program recipients, David Kelm and Patricia Badami. He stated that he and Chairman Kralik would be meeting with both individuals and get back to the board with a recommendation.

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

ADJOURNMENT

Chairman Kralik asked for a motion to adjourn the June 12, 2018 regular monthly meeting of the Housing Authority.

It was moved (Muse) and seconded (Hellwig) to adjourn the June 12, 2018 regular meeting of the Housing Authority of the Village of Oak Park at 8:43 PM. The motion passed by unanimous voice vote.

Respectfully Submitted,

Linda Hill, Secretary