

**MINUTES OF THE REGULAR MEETING OF
THE HOUSING AUTHORITY OF THE VILLAGE OF OAK PARK
TUESDAY, NOVEMBER 13, 2018
1025 PLEASANT PLACE
OAK PARK, ILLINOIS 60302**

OFFICIAL RECORD

QUORUM

PRESENT: Commissioners Butler, Hellwig, Hill, Kelm, Muse, Walz, and Chairman Kralik

EXCUSED:

ALSO PRESENT: D. Pope, B. Swaggerty, & K. Southward, Staff

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

APPROVAL OF MINUTES

Chairman Kralik called for a motion to approve the minutes of the October 13, 2018 regular monthly meeting of the Oak Park Housing Authority.

It was moved (Hellwig) and seconded (Butler) to approve the minutes of the October 13, 2018 regular monthly meeting of the Oak Park Housing Authority.

Chairman Kralik asked if there were any corrections to the minutes. There were none. Commissioner Hill recused herself from voting on the motion due to her absence at the October 13, 2018 meeting.

The motion passed by unanimous voice vote of the Commissioners present at the October meeting.

HA-2018-11-01 Resolution to Approve the Execution of the Intergovernmental Agreement for the 2020-2025 Analysis of Fair Housing (AFH)

Executive Director Pope summarized the project and the changes that had been made to the previously reviewed intergovernmental agreement. He added that regional collaboration in the analysis would provide first hand understanding of housing impediments and build greater communication among project partners. He reiterated that the cost of participation for the OPHA would be \$3,000.

Chairman Kralik stated that participation in the analysis would be best practices for all of the participants and having the agreement in place and would also help the OPHA prepare for future changes in the political landscape.

Commissioner Hellwig asked for clarification of the changes in leadership and participants within the project. Executive Director Pope explained.

Chairman Kralik asked if Enterprise Partners would actually be doing the bulk of the legwork for the project. Commissioner Walz clarified that Enterprise Partners would be coordinating the gathering of information and input from all the participants.

Commissioner Walz asked if she should abstain from the vote on the resolution because of her position as Board President of the Chicago Area Fair Housing Alliance which is a sub-grantee of Enterprise Partners. Executive Director Pope said yes.

It was moved (Hill) and seconded (Hellwig) to approve the execution of The Intergovernmental Agreement for the 2020-2025 Analysis of Fair Housing (AFH).

AYES: Commissioners Hill, Butler, Hellwig, Muse, Kelm, and Chairman Kralik

NAYS: None

ABSTAIN: Commissioner Walz

DEPARTMENTAL REPORTS

MILLS PARK TOWER

Mr. Southward gave a brief summary of leasing, maintenance, and resident activities for the month of October and reported that staff was pulling applicants from the waiting list for the four (4) available units.

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

HOUSING CHOICE VOUCHER PROGRAM

Mr. Southward provided a brief overview of HCV Program activities for October. He stated the lease-up of regular vouchers was currently 419. He added that utilization for the NED vouchers was still holding at twelve (12) and reported that he had recently met with one of the applicants from the State Referral Network and hoped to have that applicant processed and housed in November. He reported that of the four (4) referrals previously received from the State Referral Network; three (3) had chosen housing in other communities with other housing authorities.

Mr. Southward reported that new payment standards had been published in October and that the HCV Program was required to use the Fair Market Rents (FMR) published by HUD in determining rents. He noted that the HCV Program can adjust those rents up or down by 10% if needed. He added that the revised FMRs for 2019 were included in his report.

Chairman Kralik asked if Mr. Southward could explain what factors come into play in raising or lowering a particular rent by 10%. Mr. Southward explained that the HCV Program works closely with both the Oak Park Regional Housing Center and

consults publicly available apartment leasing sources to identify comparable units within Oak Park and align its rents with the rents of those units.

Executive Director Pope added that “rent reasonableness” is a third factor that comes into play in determining rents and explained how comparable units within the community are used to arrive at a final rent.

Commissioner Kralik asked what percentage of voucher holders, if any, were currently paying more than fair market rent (FMR). Mr. Southward stated he did not have an exact number but could provide that information at a future meeting.

Commissioner Walz commented on additional factors that might drive rent above FMR such as reasonable accommodations.

Mr. Southward stated that when an FMR payment standard is increased, the HA shares in that increase.

Commissioner Hellwig asked if the vouchers categorized as Miscellaneous in Mr. Southward’s report were vouchers issued by other Housing Authorities. Mr. Southward said yes and explained in further detail the portability process.

Executive Director Pope then explained the impact of absorption vs. administration of vouchers issued by other Housing Authorities on established utilization numbers.

Commissioner Muse asked Mr. Southward how the program identifies landlords for the program. Mr. Southward explained the program’s outreach program to landlords within Oak Park; adding that the number of participating landlords continues to grow each year.

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

Chairman Kralik thanked Mr. Southward for his report and expressed appreciation on behalf of the board for the sensitivity to maintaining balanced rental rates within the community and the commitment of the program not to artificially inflate or drive rental rates.

OLD BUSINESS

SHOWALTER HOUSE

Mr. Pope provided a status report of the proposed renovation of the Showalter House. He noted that there were several moving parts involved in the funding of the project and gave a brief explanation of those various funding opportunities. He stated that he was hoping to present a resolution to the board for approval at the December meeting or a request for electronic approval shortly after the December meeting.

NEW BUSINESS

Chairman Kralik reminded the board that it was still seeking candidates for two (2) board members and that contact information for any candidates should be forwarded to both Chairman Kralik and Executive Director Pope.

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

Chairman Kralik asked for a motion to adjourn the November 13, 2018 regular monthly meeting of the Housing Authority.

It was moved (Hellwig) and seconded (Walz) to adjourn the November 13, 2018 regular monthly meeting of the Housing Authority of the Village of Oak Park at 8:56 AM. The motion passed by unanimous voice vote.

Respectfully Submitted,

Linda Hill, Secretary