

**MINUTES OF THE REGULAR MEETING OF
THE HOUSING AUTHORITY OF THE VILLAGE OF OAK PARK
TUESDAY, MAY 14, 2019
7:45 A.M.
1025 PLEASANT PLACE
OAK PARK, ILLINOIS 60302**

OFFICIAL RECORD

PRESENT: Commissioners Sood, Teitelman, Walz, Kelm, Muse, and Chairman Kralik

EXCUSED: Commissioner Hellwig

ALSO PRESENT: D. Pope, B. Swaggerty, K. Southward, M. Neyfeldt

QUORUM

The May 14, 2019 regular meeting of The Housing Authority of The Village of Oak Park was called to order at 7:51 A.M. by Chairman Kralik.

APPROVAL OF THE MINUTES OF THE APRIL 09, 2019 REGULAR MEETING OF THE HOUSING AUTHORITY OF THE VILLAGE OF OAK PARK

It was moved (Sood) and seconded (Kelm) to approve the minutes of the April 9, 2019 regular meeting of The Housing Authority of The Village of Oak Park.

Chairman Kralik asked if there were any comments or corrections to the minutes of the April 09, 2019 regular meeting of The Housing Authority of the Village of Oak Park. There were none. The motion passed by unanimous voice vote.

HA-2019-05-01 RESOLUTION RATIFYING THE MAY 7, 2019 ELECTRONIC BOARD APPROVAL AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO CONTRACTS TO ADDRESS ELECTRICAL AND RELATED BUILDING REHAB COSTS FOR SOJOURNER HOUSE IN AN AMOUNT NOT TO EXCEED \$30,000.

It was moved (Muse) and seconded (Walz) to approve Resolution HA-2019-05-01.

Executive Director Pope thanked the board for their electronic approval of May 7, 2019 which allowed the work to continue on the project without further delay. He explained it took opening up the walls to know the full extent of the required electrical work and related rehab costs.

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

AYES: Commissioners Sood, Teitelman, Walz, Kelm, Muse, and Chairman Kralik.

NAYS:

ABSTAIN:

ABSENT: Commissioner Hellwig

HA-2019-05-02 RESOLUTION APPROVING NEW MOMS TENANT SELECTION PLAN REVISION LANGUAGE

It was moved (Sood) and seconded (Kelm) to approve Resolution HA-2019-05-02.

For the benefit of OPHA's newest board members, Executive Director Pope provided a brief background of the project including the issue pertaining to the initial language within the project's Tenant Selection Plan (TSP). He stated that the issue had been resolved by New Moms specifically amending the "Optional Preferences, Order #2" section of its TSP to incorporate the language *"Project is designated as permanent supportive housing for female heads of household age 18-24 at time of entry, who are pregnant and/or parenting"*.

Commissioner Teitelman commended Mr. Pope for his leadership in assisting in the resolution of this issue.

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

AYES: Commissioners Sood, Teitelman, Walz, Kelm, Muse, and Chairman Kralik

NAYS:

ABSTAIN:

ABSENT: Commissioner Hellwig

HA-2019-05-03 RESOLUTION TO APPROVE THE OPERATING AND MANAGEMENT AGREEMENT BETWEEN THE CHICAGO HOUSING AUTHORITY (CHA) AND THE HOUSING AUTHORITY OF THE VILLAGE OF OAK PARK FOR THE NEW MOMS PROPERTY LOCATED AT 206 CHICAGO AVENUE, OAK PARK, IL 60302.

It was moved (Teitelman) and seconded (Kelm) to approve Resolution HA-2019-05-03.

Executive Director Pope stated that under the agreement the CHA would be providing fourteen project-based vouchers to the New Moms project. He explained that the CHA will provide the required HUD reporting based on eligibility determinations, recertifications, interim certifications, and inspections completed by OPHA as the host Authority.

Commissioner Kelm asked if OPHA will be compensated for their work. Executive Director Pope said yes, but not at the full cost. He explained that these vouchers were funded at a lesser amount and the compensation would be split between the two (2) Authorities.

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

AYES: Commissioners Sood, Teitelman, Walz, Kelm, Muse, and Chairman Kralik

NAYS:

ABSTAIN:

ABSENT: Commissioner Hellwig

DEPARTMENTAL REPORTS

MILLS PARK TOWER

Mr. Southward provided an overview of Mills Park Tower's resident and administrative activities for the month of April. He reported that there were 196 units leased, 1 vacant unit, and 1 unit that was being remodeled and modernized for accessibility. He stated the bid opening for the of the project was scheduled for later that day and that a request for board approval to move forward on the project would be presented at the June 11, 2019 board meeting.

Mr. Southward stated that the current waiting list should be purged before the end of the summer.

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

HOUSING CHOICE VOUCHER PROGRAM

Mr. Southward explained that Ms. Cobb was unable to attend the meeting and proceeded to provide an overview of HCVP activities for the month of April. He reported that the biennial inspections were going well and should be fully completed by mid-June. He said that the staff was continuing to work on developing a new waiting list that would be smaller, more manageable, and easily maintained to ensure the viability of applicants as vouchers become available.

Chairman Kralik thanked the staff for their hard work and due diligence in administering the HCV Program. He asked if there were any questions. There were none.

OLD BUSINESS

STATUS OF REGIONAL ASSESSMENT OF FAIR HOUSING

Executive Director Pope reported that the work is continuing and that Enterprise is arranging a succession of meetings to get the project underway. He stated that they would be looking to the OPHA and other member authorities to provide input along the way. He said he would continue to provide updates on the development of the assessment.

STATUS OF RHI

Executive Director Pope explained how RHI (Regional Housing Initiative) was developed and that primary funding for the initiative has come from the CHA, but that the CHA will not be continuing their funding of the initiative after June 30, 2019. He stated that there are discussions underway regarding future funding. One suggestion and request has been that each of the various Housing Authorities members of RHI make a contribution toward supporting the continued activities and operations of RHI. He indicated that the requested level of contribution could range anywhere from \$3,000 to \$7,000 per Authority. He stated that there are outstanding questions as to how the level of contribution would be determined. He wanted to make the board aware of the possibility of needing to make a contribution sometime in the near future should the Authority wish to continue to its RHI membership.

SOJOURNER HOUSE UPDATE

Executive Director Pope reported that there have been delays in the project and that the target date for the project opening was now early July. He said that he hoped enough progress would be made by the June board meeting to provide the board with a walk-through of the building.

It was agreed that the June board meeting would be conducted at the 21 South Boulevard Office location and start at 7 A.M. rather than 7:45 A.M. to provide sufficient time for both the meeting and the building walk-through.

NEW BUSINESS

Executive Director Pope announced that the movie "The Public" would be shown at the Lake Theater on Wednesday, May 15, 201 at 7 P.M. with a discussion period to follow the movie. He explained that the movie was about a group of homeless individuals who take over the Cincinnati Library in an act of civil disobedience during a polar vortex. He stated that the movie speaks to the lack of housing for the homeless, the use of public spaces as warming centers, and the collective responsibility we have as a community. The presentation is a fundraising event for Housing Forward and for the Oak Park Library.

Executive Director Pope reported that HUD's Quality Assurance Division (QAD) conducted a review of the HCV's Voucher Management System (VMS). HCV staff provided a tremendous amount of information and data to the QAD staff. He reported that the review resulted in a request for two (2) procedural adjustments to our reporting process which have been implemented. The QAD staff were very complimentary about the quality of the work and reporting done by the HCV Program staff.

ADJOURNMENT

It was moved (Teitelman) and seconded (Muse) to adjourn the May 14, 2019 regular meeting of The Housing Authority of the Village of Oak Park at 9:00 A.M.

Respectfully Submitted,

Shenita Muse, Secretary