

**MINUTES OF THE
REGULAR MEETING OF
THE HOUSING AUTHORITY OF THE VILLAGE OF OAK PARK
TUESDAY, JUNE 11, 2024
MILLS PARK TOWER
7:45 AM**

OFFICIAL RECORD

QUORUM

PRESENT: Commissioners Teitelman, Kelm, Socall, Sood, and Chairperson Muse

ABSENT: Commissioner Walz

STAFF: Pope, Swaggerty, and Cobb

Chairperson Muse called the meeting to order at 7:48 AM.

APPROVAL OF REGULAR OPHA MAY 14, 2024, MEETING MINUTES

Chairperson Muse asked if there were any corrections to the May 14, 2024, OPHA regular meeting minutes. There were none.

It was moved (Kelm) and seconded (Teitelman) to approve the May 14, 2024, meeting minutes of the Housing Authority of the Village of Oak Park. The motion passed by unanimous voice vote.

PUBLIC COMMENT

Chairperson Muse opened the floor for public comment. She asked that those with comments please state their name and unit # for the record and limit their comments to three (3) minutes. She also asked that they use the microphone so they could be heard.

Resident Natof (9F) stated that there was a problem a few weeks ago when staff forgot to transfer the phone system to our 24/7 answering service who then contacts designated emergency personnel who in turn responds to the emergency. She wonders if there is a backup or alternative plan if this should happen again. Executive Director Pope apologized for this error and stated he would need to look into what our backup plan is. He also reminded residents that if it is a true emergency that poses a serious safety and health issue they should call 911.

Resident Lloyd (11H) shared that the kickoff regarding the recent Resident Advisory Board (RAB) meeting is underway. She said the resident response regarding the upcoming meeting has been very positive and they are excited about being part of the process. She then stated that residents have expressed concern regarding the recent issues with the two water pumps where water was not getting to the upper floors. She said the issue was corrected with one of

the pumps but asked if this was a permanent fix or would additional work be needed. Executive Director Pope answered that pump #2 has been fixed, but that pump #1 needs additional work and that we have received and are reviewing multiple bids.

Ms. Lloyd then asked for a status of the elevator project. Executive Director Pope stated OPRC is still getting clarification regarding the issue of a backup generator and the availability of the required automatic switch gear discussed in the previous month's meeting, but he hoped to have an answer in the next week or so. Commissioner Socall asked if the code requirement for the automatic switch gear was a local or state mandate. Executive Director Pope stated it was a state mandate.

Resident Reeves thanked the staff for the new brighter light in front of the building and asked if additional lighting could be installed on the park side. Executive Director Pope answered yes.

Chairperson Muse asked if there were any further public comments. There were none.

DEPARTMENTAL REPORTS

MILLS PARK TOWER

Executive Director Pope stated that Ms. Carpenter and Mr. Burgos were at HUD training this week and unable to attend the board meeting. He then proceeded to briefly summarize the occupancy, leasing, resident demographics, and building maintenance, and resident activities for the month of May. He stated that there has been ongoing outreach to individuals on the waiting list. He added that we received 34 requests for pre-applications in the month of May and we have received 16 of those pre-applications back. He asked if there were any questions. There were none.

Chairperson Muse congratulated staff in working with the Resident Council to facilitate a strong kickoff in preparing for the upcoming Resident Advisory Board meeting. Executive Director Pope stated he had failed to mention that a Resident Survey for MPT residents had also been distributed. He added that he anticipated that the responses from residents would help inform the preparation of the 2025 Draft Annual Plan.

HOUSING CHOICE VOUCHER

Director Cobb briefly summarized the Housing Choice Voucher Program activities for the month of May. She highlighted a lease-up rate of 99% for regular vouchers and stated that we saw two (2) lease-ups in May. She reported that eleven (11) households from the 2022 list are currently searching for units. She added that she believes that two of those eleven households have actually found units but are still in the initial process of completing the required documentation.

HCVP 2024 WAITING LIST UPDATE

Ms. Cobb reported that her team continues to verify pre-applicants' claims of local preference to be able to identify 135 qualified applicants. She said that the process is going well, and it appears that we are experiencing a lower percentage of misrepresentation of local preference this time round, but we won't know until we can review the final statistics. She stated once

verified those applicants will then be randomly prioritized and placed on the final waiting list.

Chairperson Muse congratulated Director Cobb for the addition of the new landlords to the program. She asked if there were any further comments or questions. There were none.

Chairperson Muse stated that she recently had the opportunity to sit with Ms. Cobb and her team and a few resident voucher holders. She said she wanted to publicly applaud Ms. Cobb and the team for their level of care, their level of professionalism, and their clear understanding and adherence to HUD rules and regulations. She added that she marveled at the way they managed the different personalities with such expertise, care, and professionalism. She thanked them for their work.

OLD BUSINESS

Executive Director Pope asked that Resident Council President, Ms. Lloyd provide a summary of the upcoming Resident Council Elections. Ms. Lloyd then proceeded to describe in detail the election process and the oversight provided by the Oak Park League of Women Voters. She said that the preparation for the election is going well and if she is not re-elected it has been a wonderful experience representing the residents and working closely with OPHA leadership. She added that she wanted to thank Ms. Swaggerty, Executive Pope and the staff for working through the mediation process and creating an opportunity to build trust and cooperation.

Executive Director Pope thanked Ms. Lloyd for her service to the residents and her leadership.

NEW BUSINESS

None

Chairperson Muse asked if there was any further business. There was none. She then called for a motion to adjourn the meeting.

ADJOURNMENT OF JUNE 11, 2024, REGULAR MEETING

It was moved (Teitelman) and seconded (Socall) to adjourn to the June 11, 2024, regular meeting. The motion passed by unanimous voice vote. The meeting was adjourned at 8:33 AM.

Respectfully submitted,

Andrew Teitelman, Secretary