

**MINUTES OF THE
REGULAR MEETING OF
THE HOUSING AUTHORITY OF THE VILLAGE OF OAK PARK
TUESDAY, JANUARY 13, 2026
MILLS PARK TOWER
7:45 AM**

OFFICIAL RECORD

QUORUM

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

ABSENT: Kelm

STAFF: Alberty, Bottoms, Carpenter, Cobb, Jones, Sinn and Pope

GUESTS: Mills Park Tower Residents

Chairperson Muse called the meeting to order at 7:51AM.

APPROVAL OF THE DECEMBER 9, 2025, OPHA'S REGULAR MEETING MINUTES

Chairperson Muse asked if there were any corrections to the December 9, 2025, meeting minutes. There were none.

It was moved (Teitelman) and seconded (Walz) to approve the December 9, 2025, OPHA regular meeting minutes. The motion passed by unanimous voice vote.

PUBLIC COMMENT

Demetra Labrakis (Apt. 16D)

Ms. Labrakis asked if having a defibrillator in the building would be possible. Executive Director Pope stated they will investigate adding one to the building.

Nora Natof (Apt. 9F)

Ms. Natof revisited a previous conversation regarding the answering service. She described an incident in which the elevator was out of service and stuck on the 17th floor. She contacted the answering service for assistance but did not receive a call back

Executive Director Pope encouraged all residents to inform the MPT staff in the event there is such an issue.

Ellen Wade (Apt. 8K)

Ms. Wade asked about the possibility of implementing a new security system, specifically having someone stationed at the front desk at all times. She expressed concern about unauthorized individuals following senior residents into the building. She noted that some seniors do not feel comfortable telling these individuals that they are not permitted to enter unless they are buzzed in by a resident.

Executive Director Pope confirmed that the new first-floor configuration will station a person at the front desk during the day, Monday through Friday. He encouraged residents not to allow entry to anyone who is not their personal guest. He also stated if a resident is aware that someone entering the building is not authorized, they should report the incident directly to MPT staff.

Mary O’Kiersey (Apt. 9C)

Ms. O’Kiersey requested the installation of a camera in the laundry room, so residents can see whether machines are available before carrying laundry downstairs. She also asked for an improved camera on the back door near the north stairwell, noting that someone has been propping the door open and entering and exiting through it.

Additionally, Ms. Cursey followed up on a previous inquiry she submitted to HUD regarding the reporting of medical supplies. She referenced two documents she provided a few months ago—one from 2010 stating supplements cannot be counted, and another from 2013 indicating that medically verified items may be eligible. Executive Director Pope stated Ms. Bottoms, Ms. Carpenter and Ms. Ford will follow up on this information.

Charlene Llyod (Apt. 11H)

Ms. Lloyd reported that the large elevator has been out of service twice within the past two weeks. She asked whether the elevator service company provides explanations for each outage when they come to repair it. She stated that information given on the elevators will provide reassurance to the residents in the building. Ms. Lloyd also asked if the MPT team can reprint reminders on not allowing unauthorized visitors into the building.

Executive Director Pope explained that recent elevator issues may be related to updated building codes. These new codes require elevators to use 3D sensing systems instead of the older 2D laser-based sensors. He noted that these updated requirements have been implemented throughout the area, and many buildings are experiencing problems related to the installation and adjustment of these new 3D sensing components.

Ms. Carpenter noted she has contacted their regular technician for details but has not yet received a response. She agreed that having two outages so early in the year is concerning and suggested meetings with Suburban elevator company to better understand the situation.

John Reeves (Apt. 19L)

Mr. Reeves continued the discussion on the unauthorized visitors entering the building. He noted that there is a sign displayed letting unauthorized visitors know they are not allowed in the building. He suggested that the sign be bigger to make it more apparent for visitors when they arrive.

Executive Director Pope summarized the occurrence on the previous Saturday. Four people entered the building and attempted to sell electric supply services door-to-door. He stressed that the four salespeople knew they were trespassing. He emphasized the importance of the resident safety and summarized some actions that the residents can take in the event this happens again: do not open the door to unknown guests, let them know it is trespassing and illegal, call the police and alert the management team. He concluded by reminding the residents of the emergency/after hours line.

Zenovia Mitts (Apt. 5H)

Ms. Mitts described her interaction with the door-to-door salespeople. She thought someone was at the door and asked for their name. The person gave Ms. Mitts their name, she then let them know they are not allowed to be in the building and advised them to leave, or she would be calling the police. She concluded her comments by reminding the residents to be mindful of everyone's safety. Ms. Mitts urged everyone to be responsible for who they are letting into the building and speaking up when an unauthorized guest arrives.

Reverend Dora White (Apt. 14D)

Rev. White spoke about the role that evictions play in poverty in America. She said the Evicted Laboratory that was created by Matthew Desmond is a space to educate, expose, and encourage. She had been in communication with Judge Leonard Murray, who is the supervising judge of the Evicted Court in Chicago.

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

2025 SEMAP CERTIFICATION

Director LaTaunda Cobb reviewed the annual HUD “report card” for the Housing Choice Voucher Program. She explained that the agency has met all requirements for the 14 HUD-rated indicators and is submitting the maximum points in each category plus the additional five bonus points available. Director Cobb mentioned the goal of achieving a 100% score and maintaining “high performer” status. The full submission is due to HUD by February 28, and HUD will verify the information entered into their systems.

Director Cobb then reviewed each of the 14 indicators, and summarized responsibilities such as selecting applicants from the waiting list, ensuring rent reasonableness, calculating income correctly, completing HQS/INSPIRE inspections, expanding housing opportunities, setting payment standards, conducting timely annual recertifications, and managing lease-ups. She also noted the bonus indicator, which reflects the number of families moving into or out of Oak Park, emphasizing that Oak Park consistently earns these extra points due to high levels of incoming moves to areas of opportunity.

It was moved (Sood) and seconded (Socall) to approve the submission of the 2025 SEMAP Certification. The motion passed by roll call vote as follows:

AYES: Commissioners Teitelman, Socall, Sood, Walz, Chairperson Muse

NAYS: None

ABSENT: Commissioner Kelm

DEPARTMENTAL REPORTS

MPT Report

Ms. Carpenter briefly summarized the Mills Park Tower occupancy, leasing, resident demographics, waiting list, building activities, and maintenance for the month of December 2025.

She reported that the property currently has 180 occupied units and achieved a 91% lease-up rate, with an overall 84% lease-up rate for the year. In December, there were no move-ins and two move-outs. For the full year, the property recorded 12 move-ins, 18 move-outs, and one eviction.

She continued with a review of the demographics, and then provided a waitlist update, reporting that there are currently 777 individuals on the waitlist, including 75 preference

and 702 non-preference applicants. A total of 30 individuals were pulled from the waitlist. 3 applications were accepted, while 2 were withdrawn.

She continued her report with the work orders, noting elevator 1 was down 4 times and elevator 2 being down 2. In December, there were 51 work orders and 49 completed. Year to date, 704 work orders were generated and 714 completed with some left over from the previous year. She stated the building has 18 vacant units and 9 of them are move-in ready. She concluded her discussion with an update on the installation of smoke detectors. MPT Maintenance began the installation of smoke detectors under the new NSPIRE requirements, as well as new mechanical parts for the back door.

Housing Choice Voucher Report

Director Cobb briefly summarized the activities and accomplishments of the Housing Choice Voucher Program team during the month of DECEMBER 2025, highlighting a 100% lease-up rate of regular vouchers. Mainstream vouchers are leased at 76% and non-elderly disabled remain at 27%. There are 120 applicants remaining on the waitlist. There is a possibility of issuing vouchers to 7 applicants. In the Foster Youth to Independence program (FYI), out of 19 referrals, 8 vouchers were issued with 2 expired and 6 leased.

The discussion concluded with Commissioner Teitelman asking if the year-to-date numbers are based on the 2025 calendar or federal year? Executive Director Pope confirmed the year is based on the calendar year.

OLD BUSINESS

21 SOUTH BLVD – OFFICE CONDITION & RENOVATION WORK (2026)

Executive Director Pope provided an update on the office following an intense rainstorm. The office experienced training rain – consistent rain over the same area – which created water backups and overflows inside the building at ground level. Executive Director Pope noted there were several points impacted, including the restrooms.

Commissioner Walz asked how the costs are split between OPHA and the overnight shelter. Executive Director Pope stated that each will be responsible for their areas that were impacted. Commissioner Walz concluded the discussion and asked if insurance would be involved. Executive Director Pope stated that insurance is not involved at this time, explaining that the cost to restore the building after the rain damage is expected to be relatively low.

NEW BUSINESS

JOINT OPHA – OPRC BOARD DINNER Q1 (DATE?)

Executive Director Pope presented an invitation to the OPHA Board of Commissioners of the Housing Authority to plan a joint dinner with the Board of Directors for the Oak Park Residence Corporation. He asked whether a date between February and March could be considered, and if this timeframe could be kept on the radar when planning. The discussion concluded with an agreement to move forward on finding a date.

ADJOURNMENT OF JANUARY 13, 2026, REGULAR MEETING

Chairperson Muse asked for a motion to adjourn the JANUARY 13, 2026, regular meeting.

It was moved (Teitelman) and seconded (Socall) to adjourn to the JANUARY 13, 2026, regular meeting. The motion passed by unanimous voice vote. The meeting was adjourned at 8:42 AM.

Respectfully submitted,

Andrew Teitelman, Secretary