

**MINUTES OF THE
REGULAR MEETING OF
THE HOUSING AUTHORITY OF THE VILLAGE OF OAK PARK
TUESDAY, FEBRUARY 10, 2026
MILLS PARK TOWER
7:45 AM**

OFFICIAL RECORD

QUORUM

PRESENT: Commissioners Kelm, Socall, Teitelman, Chairperson Muse

ABSENT: Sood, Walz

STAFF: Alberty, Carpenter, Coob, Jones and Pope

GUESTS: Mills Park Tower Residents

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

APPROVAL OF THE JANUARY 13, 2026, OPHA'S REGULAR MEETING MINUTES

Chairperson Muse asked if there were any corrections to the January 13, 2026, OPHA regular meeting minutes. There were none.

It was moved (Teitelman) and seconded (Kelm) to approve the January 13, 2026, OPHA regular meeting minutes. The motion passed by unanimous voice vote.

PUBLIC COMMENT

Nora Natof (Apt. 9F)

Ms. Natof informed the Board that some residents shared that they cannot attend the 7:45 a.m. meeting. She asked if the meeting minutes from the October OPHA meeting be uploaded to the OPHA website, so the absent residents have the meeting minutes available for their reference. Executive Director Pope confirmed the minutes for October 2025 will be uploaded to the OPHA website.

Garnet Faye (Apt. 12F)

Mr. Faye requested a review of hallway cleaning on each floor. He reported that the 12th-floor hallway was not fully cleaned and asked whether the remaining floors were being cleaned as well.

Reverend Dora White (Apt. 14D)

Rev. White discussed how evictions contribute to poverty in America and asked that the residents and the board continue to educate themselves on the Evicted Laboratory.

Charlene Lloyd (Apt. 11H)

Ms. Lloyd informed the Board that there was an MPT Meet and Greet held to allow residents to get to know one another. The residents at the event asked if they could receive more information when work is being done on the elevators. Ms. Lloyd spoke on the no-smoking policy and asked the MPT management team to investigate the possibility of installing an alarm system that will alert staff if smoking occurs inside a unit. She also asked how the first-floor reconstruction will affect the arrangement of the sitting area for residents waiting for transportation.

Ms. Carpenter reported that she spoke with the elevator account representative who explained how recent elevator issues may occur when doors are held open manually instead of using the door-open button, which can cause the elevator to stop with the door remaining open for too long a period of time. Ms. Carpenter noted that the representative is continuing to investigate the issue.

David Kelm (Apt. 12D)

Mr. Kelm suggested adjusting the sensitivity of the door sensor, noting that the door only closes when individuals stand directly against the opposite wall and often reopens. He asked if the settings could be reviewed. Mr. Kelm requested clarification on waste and recycling procedures after observing both bins being emptied into the same truck. In addition, he asked whether movers could manage furniture loading in a way that keeps the main elevator available for residents; he noted recent instances of limited elevator access and suggested that better coordination during move-ins and move-outs may help reduce wait times.

John Reeves (Apt. 19L)

Mr. Reeves continued the discussion about the seating area. Executive Director Pope explained that the current living room space will be reconfigured to include seating, including the area near where the vending machines and refrigerator are currently located, and that the new layout will offer similar or greater seating arranged differently, with the entrance/exit relocated to the southeast corner. He noted that residents will still be able to wait indoors for transportation, especially during bad weather, and added that staff are also exploring options to improve outdoor seating for warmer months.

Vassa Powers (Apt.16H)

Ms. Powers stated that the seating area adjacent to the main space is intended for committee meetings and therefore is not suited for use as a general waiting area when those meetings occur. She also discussed the need for communication regarding elevator issues and suggested the idea of installing a bulletin board near or inside the elevators would help share information and event reminders. She observed that

residents currently place notices on the elevator wall and recommended establishing a permanent bulletin board to organize updates and improve communication.

Ms. Carpenter explained that once she receives information from the account representative, she will update the residents on the elevators. She stated that the small elevators have a spot for flyers/information that keep residents up to date.

Zenovia Mills (Apt. 5J)

Ms. Mills gave examples of communication in the building regarding events, reminders, and changes in the building that already keep the residents updated, which she appreciated. She urged the residents to make time to view the flyers and continue to communicate with one another.

Darlene Scott (Apt. 11C)

Ms. Scott noted that many residents waiting for transportation use mobility devices such as walkers, wheelchairs, or grocery carts, and may also be accompanied by caregivers or carrying items. She explained that these needs require adequate space near the entrance to allow residents to wait comfortably and move efficiently when their transportation arrives.

Executive Director Pope clarified that the seating area being discussed is located close to the main entrance, allowing individuals waiting for transportation to see when their ride arrives with only a brief walk to the door. He also described the layout of the room and its doorway in relation to the main hallway to illustrate the proximity between the seating area and the building's entrance.

Carol Tillman (Apt. 8C)

Ms. Tillman asked whether installing clear parking signage could be considered for times when management is not present, noting that similar signs exist in other areas indicating when parking is permitted. She explained that families assisting residents over the weekend had asked about parking, and that clearer guidance could help prevent vehicles being towed. She expressed interest in supporting efforts that would make parking easier for visitors and residents' family members.

Mary O'Kiersey (Apt. 9C)

Ms. O'Kiersey responded to Ms. Tillman's comments by explaining that allowing residents or guests to park in spaces designated for management could create challenges. She noted that such a change may, for example, make it harder to ensure that parking areas are used only by residents and their approved visitors, as expanding access could unintentionally allow non-residents to enter the lot.

Eileen Long (Apt. 5K)

Ms. Long described a recent experience with a taxi service in which the driver allowed a five-minute waiting period upon arrival. Executive Director Pope advised Ms. Long and other residents to inform drivers, when confirming a ride, of the approximate time they

will be in the lobby. He noted that doing so can help residents plan their timing with their transportation services.

Chairperson Muse asked how MPT could help address smoking in the building. Ms. Carpenter stated she has reached out to a company that adds a system that could detect smoke in the residents' units. She also stated that the company has not done a building the size of MPT, so she is waiting for them to return with a quote.

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

2025 YEAR-END FINANCIAL PERFORMANCE

Executive Director Pope summarized the finalized information to the Commissioners. The performance report was then concluded with no questions from the Board of Commissioners.

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 January 2026. Ms. Carpenter reported that the property currently has 179 occupied units and achieved a 90% lease-up rate. In January, there was 1 move out and 1 move in, with the number of vacant units at 19. She continued with the demographics, and provided a waitlist update, reporting that there are currently 784 individuals on the waitlist, including 71 preference and 713 non-preference applicants. A total of 20 applicants were pulled from the waitlist. 6 applicants were accepted, while 2 were returned to the waitlist.

She continued her report with an update on work orders, noting that Elevator 1 experienced one outage and Elevator 2 also experienced one outage. She reported that monthly activities, including Tai Chi, Yoga, and Home Delivered Meals, continued as scheduled. Ms. Carpenter concluded her report by stating that maintenance completed the installation of smoke detectors in accordance with the new NSPIRE requirements.

HCV REPORT

Ms. Cobb summarized the activities and accomplishments of the Housing Choice Voucher Program team during the month of January 2026, highlighting a 100% lease-up rate of regular vouchers. Mainstream vouchers are leased at 76% and non-elderly disabled remain at 27%. A total of 12 inspections were completed, with one inspection failing to pass and resulting in an abatement. Due to the failed inspection and associated with that abatement, the resident was required to relocate.

On a separate note, Chairperson Muse asked if there is support for a person who is at risk of losing their voucher due to being on a Zero HAP. Ms. Cobb explained that it is the resident's sole responsibility to make the necessary changes to remain in compliance with HUD's income qualification and rent share requirements. She stated that residents are notified in advance of the jeopardy to their voucher from being on a Zero HAP. She added that the issue may be resolved through an income change or a transfer to a unit with a higher rent share.

OLD BUSINESS

MPT – First Floor Renovation Phasing and Draft Schedule

Executive Director Pope provided an overview of the upcoming first-floor renovation, explaining that the project will occur in five sequential stages while maintaining resident access to key areas whenever possible. Stage 1 includes replacing the building's mailboxes and constructing the new Service Coordinator office. Residents will need to clear their mailboxes in advance, and the mailbox installation will occur over a weekend to reduce disruptions to mail service. Once the new office is complete, the current Service Coordinator office will become the contractor's staging area for the remainder of the project.

Stage 2 involves renovating the restrooms near the main entry, with a temporary entryway into the living room from behind the refrigerator area to maintain access. Stage 3 includes the largest portion of work—renovations to the kitchen, living room, parlor, and south offices, along with a minor wall adjustment in the main office. Stage 4 focuses on the entry lobby and west vestibule and will require temporary use of the back entrance during demolition and floor installation.

Stage 5 concludes the project with the completion of the future library area in the northeast corner. This space is scheduled last because it will serve as the staging area during earlier phases. The full renovation is planned to run from mid-April through late August, with phased access adjustments throughout.

Commissioner Socall asked about seating layouts in the renovated lobby. Executive Director Pope explained that the plans do include seating, but space in the lobby is limited due to safety and fire-code requirements. He clarified the location of the planned doorway and noted that it remains close to the current seating-area entrance, addressing accessibility and visibility for residents. Executive Director Pope added that the current seating area is often used as a general gathering space and noted that the renovated layout will include multiple new rooms that can accommodate resident use and congregating needs.

Commissioner Teitelman also asked how residents would receive updates throughout the six-month construction period. Executive Director Pope stated that there will be a

communication plan that will include updates that place weekly information within the context of the overall renovation schedule.

NEW BUSINESS

Joint OPHA – OPRC Board Dinner Q1 (2026)

Executive Director Pope brought up a few dates for the Q1 dinner. The potential dates are February 17th, 18th or 24th, as well as March 4th.

Potential funding for airconditioners

Mr. Pope relayed information from Energy Matters, noting that the firm specializes in securing state grants for energy-efficiency improvements. Current funding opportunities may allow for the replacement of older in-unit air conditioners at no cost to qualifying residents. He added that they will also reach out to residents who do not currently have an air conditioner to determine interest and assess whether grant funding could support installation for those individuals as well.

Article in Crain’s Chicago Business

Executive Director Pope reported that Crain’s requested a commentary from him on behalf of the Housing Authority. The piece discusses upcoming federal housing policy changes, their potential impact on local housing authorities, and opportunities to respond. He noted that the commentary is part of a larger section examining regional impacts of federal funding changes in the Chicago area; copies of the article were made available to the commissioners.

ADJOURNMENT OF FEBRUARY 10, 2026, REGULAR MEETING

Chairperson Muse asked for a motion to adjourn the FEBRUARY 10, 2026, regular meeting.

It was moved (Kelm) and seconded (Socall) to adjourn to the FEBRUARY 10, 2026, regular meeting. The motion passed by unanimous voice vote. The meeting was adjourned at 8:58 AM.

Respectfully submitted,

Andrew Teitelman, Secretary