

Minutes of Special Meeting
HOUSING PROGRAMS ADVISORY COMMITTEE
Village of Oak Park
July 5, 2022
7:00 pm – Zoom Platform Remote Meeting

CALL TO ORDER: The meeting was officially called to order at 7:06 p.m. by Chairperson, Dominic Tocci

ROLL CALL:

PRESENT: Dominic Tocci (Chair), Jonathan Burch, Keith Spencer, Juanta Griffin (late) and Drew Williams-Clark

ABSENT: Mary Mauney and one vacancy

STAFF PRESENT: Jeffrey J. Prior (staff liaison)

PUBLIC PRESENT: None

REVIEW AND APPROVAL OF MEETING AGENDA: Mr. Keith Spencer moved to approve the agenda. Mr. Drew Williams-Clark seconded the motion, which passed unanimously.

NON-AGENDA PUBLIC COMMENT: No non-agenda public comment was provided.

APPROVAL OF MINUTES: There were minutes from two meetings that needed approval. There was a short discussion regarding the Board presentation of the Housing Trust Fund. Mr. Jonathan Burch moved to approve both the March 23, 2022 and the April 20, 2022 meeting minutes. Mr. Keith Spencer seconded the motion, which passed unanimously.

2022 MULTI-FAMILY HOUSING INCENTIVE PROGRAM (MFHIP): Mr. Prior explained that there were seven (7) applicants for the MFHIP who were not recommended grant awards. The seven (7) applicants were being presented to HPAC for recommendation of a one-year Marketing Service Agreement (MSA).

Mr. Drew Williams- Clark moved to approve the following applications for grants. Mr. Jonathan Burch seconded the motion.

MSA 2204	901 Ontario St
MSA 2205	175 N Kenilworth Ave
MSA 2207	432 Clinton St
MSA 2213	124-130 Washington Blvd
MSA 2215	411-415 Harvey Ave
MSA 2222	901-911 Pleasant / 201-211 S Kenilworth
MSA 2223	37-49 South Blvd / 103-111 S Humphrey

Roll Call Vote:

Jonathan Burch	Aye
Keith Spencer	Aye
Juanta Griffin	Absent
Drew Williams-Clark	Aye
Dominic Tocci	Aye
Mary Mauney	Absent

AFFORDABLE HOUSING TRUST FUND: Mr. Prior reviewed the Housing Trust Fund ordinance, specifically emphasizing HPAC's role. The Area Medium Income (AMI) levels were reviewed upon a request from Mr. Drew Williams-Clark during this process.

Chair Tocci provided some additional background information on the ordinance reminding members that the ordinance was passed by the Board unanimously.

Ms. Juanta Griffin wanted to go on the record to state that she thinks that the household income levels should be changed. She believes that Oak Park's levels should be different from other communities based upon Oak Park being so expensive due to taxes and affordability. The income levels are not an accurate representation of the income needed to live and have adequate housing in Oak Park.

Mr. Drew Williams-Clark echoed the same concerns stating that the Village is losing existing minority residents to unaffordability issues in Oak Park because housing is becoming less affordable to families earning more than 80% AMI. These families still struggle to earn enough to pay for the high cost of housing in our community. He stated that we shouldn't be putting people in this position since this is local money and not federal money. Oak Park gets plenty of federal money, but this is the only source of money that we have control over as a municipality.

Chair Tocci stated that there are existing programs that use HUD funding and use the 80% AMI threshold. He questioned whether this was an opportunity to be higher than what the Village is currently doing.

Mr. Drew Williams-Clark added that there is an unknown regarding how easily this funding source will be replenished, especially after a first year of recommendations. This is crucial as it will take Board action to change or make an exception to the income limits. If the money is exhausted, it will not matter about the income levels.

Mr. Drew Williams-Clark requested that a program guideline be drafted to assist HPAC so that points are accounted for and provides for a pathway for future renditions of the program.

Chair Tocci stated that usually there are some sort of application guide beyond the application itself. HPAC is tasked with the criteria making recommendations to the Board I an early section of the ordinance and then there is listed criteria in a later section of the ordinance.

Mr. Keith Spencer pointed out there is a pathway for HPAC to make recommendations to the Board beyond what is listed.

Mr. Johnathan Burch asked the current size of the Trust Fund, which is approximately \$3M. He questioned if there was a cap on the funding, which there is none at this time.

Mr. Keith Spencer voiced that the application in its current form, is good, but a set of guidelines would be helpful.

Ms. Juanta Griffin stated that there are resources for lower income families, but not for middle income families which is pushing those people out.

Mr. Drew Williams-Clark was concerned about drawing down all of the funds in the first year without setting limits.

Mr. Jonathan Burch voiced his concern about the sustainability of future funds. He questioned if when the applications are issued, do all of the activities have to be listed or can they be limited. Chair Tocci echoed this same point.

Overall, the membership liked the application, but were requesting clarification on the criteria and a set of guidelines. They were also requesting a limit or capping the amount of the funds to be spent, perhaps limiting it to a third (1/3) of the funds. There was also a request to provide clarification on the Board's core values.

A DAY IN OUR VILLAGE: A short discussion of the event was conducted.

OTHER BUSINESS: None.

ADJOURNMENT: Mr. Keith Spencer moved to adjourn the meeting at 8:41 p.m. Mr. Johnathan Burch seconded the motion, which carried unanimously.

Respectfully submitted,
Jeffrey J. Prior, Staff Liaison