

Minutes of Regular Monthly Meeting  
**HOUSING PROGRAMS ADVISORY COMMITTEE**  
Village of Oak Park  
August 15, 2018  
7:00 pm – Room 101

**CALL TO ORDER:** The meeting was officially called to order at 7:05 pm by Chairperson, Dominic Tocci

**ROLL CALL:**

**PRESENT:** Dominic Tocci (Chair), Frank FioRito, Andrew Williams-Clark, Mary Mauney, Amy Dean and Debby Macey (late)

**ABSENT:** Trisha Girdwood

**STAFF PRESENT:** Tammie Grossman and Jeffrey J. Prior (staff liaison)

**TRUSTEE LIAISON:** None Present

**PUBLIC PRESENT:** Rob Kleps

**REVIEW AND APPROVAL OF MEETING AGENDA:** Chair Tocci recommended moving the discussion on Affordable Housing Funds forward on the agenda to Item #6 and moving discussion on the Loan Approval to Item #7. A recommendation was made to remove the Small Rental Rehabilitation Loan (SRP-036) from the addenda as the loan was not ready for approval yet. Mr. Williams-Clark moved to amend the agenda as recommended. Ms. Mauney seconded the motion, which passed unanimously.

**NON-AGENDA PUBLIC COMMENT:** Rob Kleps made a non-agenda public comment in regards to why integrate by forcing segregation. He also commented on having inclusionary zoning instead of in lieu of clauses.

**APPROVAL OF MINUTES:** Amy Dean moved to approve the minutes. Drew Williams-Clark seconded the motion which passed unanimously.

**AFFORDABLE HOUSING FUNDS:** Ms. Grossman provided a review of the affordable housing funds. She then stated that staff had been asked at the request of Trustees Tucker and Button to prepare a motion to direct staff to draft an ordinance regarding inclusionary housing for the September 4<sup>th</sup> Board meeting. Chair Tocci asked about the future of the affordable housing funds. Ms. Dean read a prepared statement in favor of affordable housing and inclusionary zoning. She noted that Illinois lags behind other states in this area. She recommended people attend the September 4<sup>th</sup> Board meeting. Ms. Macey asked if there were other option to provide funding. Ms. Grossman replied that transfer tax and permit fees are other options.

There were two public comments regarding affordable housing. One person asked what the strategy was behind the funds. Chair Tocci commented that the RFP provided options for use of the funds. Another person questioned the impact to

single family home owners caused by affordable housing. This opened a discussion on homes being gutted and rehabbed into much larger homes that don't match the neighborhood. It was pointed out that this issue is a zoning issue and a property owner rights issue. Mr. Dew Williams Clark referenced that Highland Park is very restrictive when it comes to building and that each town is different. IF the board were to approve the motion, several options would be available including sending it back to HPAC for Public Meetings or sending it to another committee.

**LOAN APPROVALS:** Mr. Prior provided an overview of the Single Family Rehabilitation Loan (SFR-080). A deferred \$24,999 rehabilitation loan and a \$9,650 lead grant are being sought by the homeowners. The rehabilitation loan included a contingency of \$4,724 and the lead grant included a contingency of \$2,000. The home is occupied by a mother and her daughter. The majority of the work will be window replacement; however, a portion of the rehabilitation will be going towards damage caused by a raccoon. A motion to recommend Board approval of the loan was made by Mr. FioRito. Ms. Mauney seconded the motion, which passed unanimously.

**MULTI-FAMILY HOUSING INCENTIVE PROGRAM:** The guidelines for this program need to be reviewed as although in 2018 no money was allocated, it is believed that in 2019 funding will be made available. Examples were provided to the committee on how the previous guidelines had recently been changed. A question was brought up regarding the rental reimbursement section of the program. Staff will be providing past study results in this area. There was also a discussion regarding why the racial data collection was removed from the requirements. A response was provided that the same information can be obtained through other sources. The issue of the data being accurate was raised.

**REVIEW OF THE HPAC 2019 WORK PLAN:** There were some general questions regarding the work plan. The focus of the next meeting will be preparing a finished document.

**OTHER BUSINESS:** Chair Tocci recognized Mr. FioRito for his service as his 3 year term was expiring and this would be his last meeting as he was not seeking reappointment to this committee. He did indicate that he more than likely would be exploring service on other committees.

**ADJOURNMENT:** Mr. Williams–Clark moved to adjourn the meeting at 8:48 p.m. Amy Dean seconded the motion, which carried unanimously.

Respectfully submitted,  
Jeffrey J. Prior, Staff Liaison