

Minutes of Regular Meeting  
**HOUSING PROGRAMS ADVISORY COMMITTEE**  
Village of Oak Park  
March 20, 2019  
7:00 pm – Room 215

**CALL TO ORDER:** The meeting was officially called to order at 7:06 pm by Chairperson, Dominic Tocci

**ROLL CALL:**

**PRESENT:** Dominic Tocci (Chair), Debby Macey, Trisha Girdwood, Jonathan Burch and Amy Dean

**ABSENT:** Mary Mauney and Andrew Williams-Clark

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

**PUBLIC PRESENT:** None

**REVIEW AND APPROVAL OF MEETING AGENDA:** Ms. Debby Macey moved to approve the agenda. Mr. Jonathan Burch seconded the motion, which passed unanimously.

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

**APPROVAL OF MINUTES:** Ms. Trisha Girdwood moved to approve the minutes. Ms. Trisha Girdwood seconded the motion, which passed unanimously.

**JOINT COMMITTEE/COMMISSION CHAIR MEETING:** Mr. Prior reported that he attended an Aging in Place Commission meeting on March 12<sup>th</sup>. At that meeting he provided a potential guideline for the “Handy Man” Program, which that committee is considering.

**AFFORDABLE HOUSING FUNDS/INCLUSIONARY ZONING:** Mr. Prior presented to the committee information on the Opportunity Investment Fund. This funding is being offered through a nonprofit organization, Community Investment Corporation (CIC) and The Preservation Compact, within the CIC. The fund focus on providing low-cost mezzanine debt to developers who purchase existing, functioning rental buildings in strong markets, of which Oak Park is considered. In return, the developers must keep at least 20% of those units affordable to households at 50% AMI for at least 15 years. The fund was used in the recent purchase of property at 12 Washington Blvd.

**MULTI-FAMILY HOUSING INCENTIVE PROGRAM:** Chair Tocci reviewed the Village Board meeting of March 18<sup>th</sup>. The resolution adopting the recommended changes by HPAC to the Multi-Housing Incentive Program guidelines were pulled from the consent agenda and discussed during the regular agenda. Mr. Andrew Williams-Clark and Mr. Prior presented to the Board, who voted 5-2 to pass the resolution. There was a discussion by the committee on how best to prepare for the future of the

program and how to have the most impact with the recent change. When the program is announced there will be an e-mail blast to all potential multi-family owners detailing the changes.

**WORK PLAN DISCUSSION:** Chair Tocci indicated that one of the items on the HPAC Work Plan was to review all available data to create a comprehensive picture of housing affordability and integration in Oak Park. Mr. Prior explained that HUD had recently released data from the 2011-2015 American Community Survey (ACS), which redefined the number of Community Development Block Grant (CDBG) areas by removing three existing LMISD block groups and adding seven new LMSID block groups for a total fourteen LSMID block groups located in Oak Park. This led to a discussion of whether Oak Park has enough affordable housing for people making less than 80% AMI. The committee refocused their discussion on what percentage of people in Oak Park are cost burdened, specifically 80% AMI and under believing this was a better question to answer. This led into a discussion that centered on whether changing affordability in Oak Park impacts integration.

**OTHER BUSINESS:** There was no other business to discuss.

**ADJOURNMENT:** Mr. Jonathan Burch moved to adjourn the meeting at 9:10 p.m. Ms. Amy Dean seconded the motion, which carried unanimously.

Respectfully submitted,  
Jeffrey J. Prior, Staff Liaison