

Approved Minutes of Regular Meeting
HOUSING PROGRAMS ADVISORY COMMITTEE
Village of Oak Park
September 16, 2015
7:00 pm – Room 215

CALL TO ORDER: The meeting was called to order by Chair Steven Glass at 7:03 p.m.

ROLL CALL:

PRESENT: Steven Glass, Trisha Girdwood, Debby Macey, Catharine Schutzius

ABSENT: None

STAFF PRESENT: Andrew Williams-Clark, Neighborhood Services Manager

GUESTS: Frank FioRito (scheduled for HPAC appointment), Garth Katner, Mary Mauney, Alison Spanner, Mark Angelini

REVIEW AND APPROVAL OF MEETING AGENDA: Chair Glass asked if there were any changes to the Agenda. There were none. Mr. Glass moved to approve the agenda. Debby Macey seconded the motion, which passed unanimously.

NON-AGENDA PUBLIC COMMENT: Committee members and guests introduced themselves. Several guests were considering applying to be members of the committee. Mark Angelini, President of Mercy Housing Lakefront, presented an overview of the proposal to develop a mixed used building at 231-307 Madison Street (Madison and Highland) in partnership with Chicago Neighborhood Initiatives. The partnership submitted a planned development application for staff review in August and anticipates public hearings beginning in October. The proposed development would include a combination of 56 apartments and 11,500 square feet of retail space on the ground floor. Rents would be restricted because the building would be financed, in part, by the sale of Low Income Housing Tax Credits. Mr. Angelini indicated that the tax credit application would be competitive, because of the location of the project and new scoring criteria under the Illinois Housing Development Authority's Qualified Allocation Plan. Mercy did hold a public meeting for neighbors of the proposed development. The development would be subject to local property and sales taxes. The partnership hopes to attract one or more quality retail tenants. The building would be located in the Longfellow Elementary and Percy Julian Middle School districts. Mr. Angelini believed the only financial risk in the development pro-forma was based on interest rates, which assume a June 2016 groundbreaking and a 12-month construction cycle. The Committee was unsure of its role in providing input to the Village Board. Chair Glass noted that in prior developments HPAC provided response to questions posed by the Plan Commission. After discussion it was determined that a vote of recommendation for Board approval of the project would be tabled until the October meeting.

APPROVAL OF MINUTES: Chair Glass asked if there were any changes to the minutes of the August 19, 2015 meeting. Noting no changes, a motion to approve the minutes was made by Mr. Glass and seconded by Ms. Girdwood. The motion passed unanimously.

DISCUSS AND RECOMMEND 2016 HPAC WORK PLAN: Andrew Williams-Clark reviewed the draft 2016 work plan for HPAC. Members made a few revisions to several of the deadlines by which certain activities should take place. They indicated that the Analysis of Impediments to Fair Housing Choice should be reviewed and implemented in conjunction with the work plan of activities to implement the recommendations of the Fair Housing Task Force. They requested that public health be added to the list of committees for potential joint initiatives in 2016. Finally, they requested the addition of intergovernmental outreach to the list of committee activities. Ms. Schutzius made a motion to recommend the work plan for Board approval. Ms. Girdwood seconded the motion.

ROLL CALL VOTE:	Trisha Girdwood	Aye
	Debbey Macey	Aye
	Catharine Schutzius	Aye
	Chair Glass	Aye

The motion passed.

DISCUSS FAIR HOUSING WORK PLAN: Andrew Williams-Clark provided an overview of a work plan drafted by staff to implement the recommendations of the Fair Housing Task Force as presented at the March 26, 2015 meeting of the Village Board. Mr. Glass described the background of that initiative, which came out of the Village's 2012 Analysis of Impediments to Fair Housing Choice (AI). The Fair Housing Task Force work plan includes the creation of an inter-agency coordination group and a fair housing working group made up of staff, housing partner agencies, and industry leaders. Both groups would meet quarterly with the coordination group meeting the month before the working group. Other items in the work plan include updating the Village's Human Rights Ordinance and creating new educational materials. Members were interested in gaining a better understanding of "steering" behaviors. They also wanted to make sure that citizen participation remained a vital part of Fair Housing at the Village. A future agenda item will include the review of both the AI and the Fair Housing Task Force Report.

Other Business: None.

ADJOURNMENT: Meeting adjourned at 8:35 p.m.

Respectfully submitted,
Andrew Williams-Clark, Staff Liaison