

Minutes of Regular Meeting  
**HOUSING PROGRAMS ADVISORY COMMITTEE**  
Village of Oak Park  
August 16, 2017  
7:00 pm – Room 215

**CALL TO ORDER:** The meeting was officially called to order at 7:04 pm by acting Chairperson, Frank FioRito.

**ROLL CALL:**

**PRESENT:** Trisha Girdwood, Mary Mauney, Nicholas Reise, Frank FioRito (Acting Chair)

**ABSENT:** Dominic Tocci (Chair), Debby Macey, Catharine Schutzius

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

**PUBLIC PRESENT:** None

**REVIEW AND APPROVAL OF MEETING AGENDA:** Item 7 was removed from the agenda.

**APPROVAL OF MINUTES:** Ms. Girdwood moved to approve the July 19, 2017 meeting minutes without change. Mr.Reise seconded the motion, which passed 3-0-1 with Mr. Fiorito abstaining from voting.

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

**REVIEW AND RECOMMEND BOARD APPROVAL OF A SINGLE FAMILY REHAB LOAN (SFR-075):** Mr. Prior reviewed a summary of a loan application for which staff recommended approval. The project consisted of a deferred rehab loan in the amount of \$23,730.00 and a lead hazard control grant of \$6,500.00. Both amounts included contingencies of at least 10%. Mr. Prior pointed out that there was no longer a first mortgage on the home, which had been paid off, meaning that the Village's investment was well protected due to the equity in the home.

The primary component of the rehab scope will be replacing a total of 14 windows; 5 glass block windows in the basement and 9 windows on the first floor. Other notable scope items include replacing a cement walkway from the house to the garage, replacing a damaged porch roof, replacing gutters and downspouts, and lead paint stabilization.

The project was put out for bid twice. Eleven contractors were invited to submit bids. Two attended the first specification walkthrough. One submitted a bid before the first deadline. The second bid came in after the deadline. The project was put out for bids a second time. Again, two bids were received. One was within the cost threshold; but, the rehab loan amount exceeded the grant amount allowed. The homeowner decided to remove a portion of the paint from the scope of the work, thus creating an

addendum, which was then removed from the calculated budget amount and all of the bid amounts received. As a result one bid was within the cost threshold allowed by HUD and one exceeded the amount. The homeowner selected C&J Home Improvement.

Ms. Girdwood moved to recommend Board approval of SFR-075. Mr. Reise seconded the motion. Mr. FioRito called for a vote which passed 4-0.

**REVIEW OF MULTI-FAMILY INCENTIVES PROGRAM GUIDELINES:** Mr. FioRito indicated that in May there were a lot of ideas presented, but due to the lack of the number of members present, felt that this topic should be tabled for further discussion again. Mr. FioRito so moved the motion to table the discussion and Ms. Mauney seconded the motion. Mr. FioRito called for a vote which passed 4-0.

**OTHER BUSINESS:** A discussion was conducted regarding the role and purpose of the committee. Mr. Reise commented that the intent of the loans which were being approved were intended to provide equity among those eligible to receive the loans. Ms. Girdwood questioned whether the loan program was providing the diversity to the community which Oak Park is known for in that it could be seen that the loans were fixing up the buildings resulting in higher rents, which could be seen going against the diversity. Mr. FioRito provided a personal experience on Harlem Avenue he felt was positive and which he had good dealings with the housing center. Ms. Girdwood questioned if there were not a better method to rate the MSA grants. Ms. Mauney thought that last year was better when conducting the rating of the MSA grants. Mr. FioRito questioned the items to which the money was being approved; could there not be recommendations for other purposes such as street lighting as it relates to security. Ms. Girdwood believed that it would be a good idea to bring back Michael Stewart from the Oak Park Regional Housing Center for further dialogs. Mr. FioRito then questioned the purposes of the committee's role. Mr. Prior responded as to what he could research and bring back to the committee at the next meeting. There was no further discussion.

**ADJOURNMENT:** Mr. Reise moved to adjourn the meeting at 7:50 p.m. Ms. Mauney seconded the motion, which carried unanimously.

Respectfully submitted,  
Jeffrey J. Prior, Staff Liaison