

## **RESOLUTION**

### **A RESOLUTION AWARDING A MULTI FAMILY HOUSING INCENTIVES GRANT AND AUTHORIZING THE EXECUTION OF MARKETING SERVICES AGREEMENT (MSA 1701-G)**

**BE IT RESOLVED** by the President and Board of Trustees of the Village of Oak Park, Cook County, Illinois, in the exercise of their home rule powers, as follows:

#### **SECTION I: Findings**

a) The Village of Oak Park has allocated funds in the current program year for grants under the Multi-family Housing Incentives Program ("Program") which was established by ordinance in 1984. The Program is open to multi-family buildings with four (4) or more units. The Program has two major purposes: (1) to upgrade the physical condition of multi-family buildings; and (2) to expand the housing choices of renters to encourage diversity. As of July 17, 2016, \$150,000 of those funds is available for such grants.

b) The premises located at 1032 Washington Boulevard, Oak Park, Illinois 60302 ("Premises") consists of a multi-family dwelling with 11 units owned by J.H. Hussein Family Limited Partnership ("Owner"). The Owner(s) requested a grant to perform work in accordance with the Application and Scope of Work, copies of which are on file in the Development Customer Services Department, and a Marketing Services Agreement to assist the Owner in affirmatively marketing the units by being able to engage the services of the Village's Marketing Services Agent. The Housing Programs Advisory Committee has reviewed the Application and Scope of Work and recommends awarding a grant for the purposes stated therein, and the Development Customer Services Department concurs.

c) The total cost of this project is not expected to exceed a cost of \$30,000, which is the grant amount plus the Owner's 2:1 match requirement. Any additional costs will be paid by the Owner.

d) The application and Premises meet all of the guidelines of the Program, including adequate equity and eligible repairs.

e) The Owner agrees, as a condition of the grant, to enter into a Marketing Services Agreement, which substantially conforms to the Marketing Services Agreement attached hereto as Exhibit III.

**SECTION II:**

The Village awards a grant in the amount of \$10,000 to J.H. Hussein Family Limited Partnership, contingent upon the Owner's execution of a Note, Mortgage and Marketing Services Agreement, which grant funds shall be distributed only: 1) upon evidence that work within the approved Scope of Work has been performed on the premises to the extent of the draw; 2) upon receipt of Mechanic's Lien waivers for labor and materials on the premises in the amount of the draw; and 3) upon receipt of proof that the Owner has paid at least twice the amount of the draw for work within the Scope of Work.

**SECTION III:**

The \$10,000 grant shall be secured by a junior mortgage recorded against the premises, and evidenced by a Note, which Note and Mortgage shall substantially conform to those attached hereto and made a part hereof as Exhibits I and II.

**SECTION IV:**

The Village Manager is hereby authorized and directed to execute a Marketing Services Agreement (MSA 1701-G) with the Owner of the Premises conforming substantially to the Marketing Services Agreement attached hereto and made a part hereof as Exhibit III.

**SECTION V:**

The President and the Board of Trustees waive any and all permit fees related to work paid for using Village funds, up to the maximum amount of the grant and Owner's matching funds. Prior to obtaining a permit, the Owner is required to obtain certification from the Development Customer Services Department that the work requested under the permit is in accordance with the approved Scope of Work.

**(THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK)**

**THIS RESOLUTION** shall be in full force and effect from and after its adoption and approval as provided by law.

**ADOPTED** this 17th day of July, 2017 pursuant to a roll call vote as follows:

Voting	Aye	Nay	Abstain	Absent
President Abu-Taleb				
Trustee Andrews				
Trustee Boutet				
Trustee Button				
Trustee Moroney				
Trustee Taglia				
Trustee Tucker				

**APPROVED** this 17th day of July, 2017.

---

Anan Abu-Taleb, Village President

**ATTEST**

---

Vicki Scaman, Village Clerk