

RESOLUTION

A RESOLUTION AWARDING A SMALL RENTAL PROPERTY REHABILITATION LOAN AND AUTHORIZING THE EXECUTION OF A LOAN COMMITMENT AND AGREEMENT FOR THE PROPERTY LCOATED AT 736 HIGHLAND AVENUE (SRP-030)

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 1. **Findings.** The Village Board makes the following findings:

a) The Village of Oak Park ("Village") has allocated funds in the current program year for loans under the Small Rental Rehabilitation program which was established on November 1, 2010. The program is open to rental buildings with fewer than 8 (eight) units. The program has two major purposes: (1) to upgrade the physical condition of small rental buildings and (2) to expand the housing choices of renters to encourage economic and racial diversity. As of November 16, 2015, \$30,001 of those funds are available for such loans.

b) The premises at 736 Highland Avenue ("Property") consist of a multi-family dwelling with two residential units owned by Frances Salinas (hereinafter referred to as "Owner"). The Owner requested a loan to perform work in accordance with the Application and Scope of Work, copies of which are on file in the Neighborhood Services Division. The Housing Programs Advisory Committee has reviewed the Application and Scope of Work and recommends awarding a loan for the purposes stated therein. The Neighborhood Services Division concurs.

c) The total cost of this project is not expected to exceed a cost of \$18,300, which is the loan amount plus the Owner's 3:1 match requirement. Any additional costs will be paid by th Owner.

d) The application and Property meet all of the guidelines of the Small Rental Rehabilitation Program including eligible repairs.

e) The Owner agrees, as a condition of the forgivable loan, to rent 51% of the units to households earning below 80% of the Area Median Income (AMI) and enter into a Marketing Services Agreement, the terms of which are set forth in the Loan Commitment and Agreement attached hereto as Exhibit III.

Section 2. **Award of Loan.** The Village awards a loan in the amount of \$10,000 to the Owner contingent upon the Owner's execution of a Note, Mortgage and Loan Commitment and Agreement, which loan 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 twenty

five percent of the total amount of the draw for work within the Scope of Work.

Section 3. Loan Security. The \$10,000 loan 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 4. Authorization to Execute Loan Documents. The Village Manager is hereby authorized and directed to execute a Loan Commitment and Agreement SRP-030 with Frances Salinas, owner of the two unit apartment building at the Property conforming substantially to the Loan Commitment and Agreement attached hereto and made a part hereof as Exhibit III.

Section 5. Waiver of Permit Fees. The President and the Board of Trustees authorize the waiver of any and all permit fees related to work paid for using Village funds, up to the maximum amount of the loan and the Owner's matching funds. Prior to obtaining a permit, the Owner is required to obtain certification from the Neighborhood Services Division that the work requested under the permit is in accordance with the approved Scope.

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

ADOPTED this 16th day of November, 2015 pursuant to a roll call vote as follows:

Voting	Aye	Nay	Abstain	Absent
President Abu-Taleb				
Trustee Barber				
Trustee Brewer				
Trustee Lueck				
Trustee Ott				
Trustee Salzman				
Trustee Tucker				

APPROVED this 16th day of November, 2015.

Anan Abu-Taleb, Village President

ATTEST

Teresa Powell, Village Clerk