

Not Yet Approved Minutes of Regular Meeting  
**HOUSING PROGRAMS ADVISORY COMMITTEE**  
Village of Oak Park  
October 21, 2015  
7:00 pm – Room 215

**CALL TO ORDER:** The meeting was called to order by Chair Steven Glass at 7:04 p.m.

**ROLL CALL:**

**PRESENT:** Steven Glass, Frank FioRito, Trisha Girdwood, Debby Macey, Mary Mauney,

**ABSENT:** Garth Katner, Catharine Schutzius

**STAFF PRESENT:** Andrew Williams-Clark, Neighborhood Services Manager

**GUESTS:** Colette Lueck, Trustee Liaison

**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. Frank FioRito seconded the motion, which passed unanimously.

**NON-AGENDA PUBLIC COMMENT:** There was no non-agenda public comment.

**APPROVAL OF MINUTES:** Chair Glass asked if there were any changes to the minutes of the September 16, 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.

**RECOMMEND APPROVAL OF A SMALL RENTAL REHAB LOAN (SRP-030):** Andrew Williams-Clark presented an overview of a request for a home rehabilitation loan under the Village's Small Rental Rehab Loan Program. The funding source for this program is the Village's annual entitlement under the federal Community Development Block Grant. Total loan amount would be \$10,000, which would be forgivable after a two-year period, during which the owner agrees to rent 51% of all units in the building to households earning less than the area median income. The owner also agrees to match that investment with \$8,300 of their own. The total investment would rehab a two-flat property in the Village by replacing all exterior siding, wrapping the soffit and fascia with aluminum, and replacing two doors. Trisha Girdwood moved to recommend Board approval of the loan with a correction to indicate that the building is not owner occupied. Mary Mauney seconded the motion and roll was called.

<b>ROLL CALL VOTE:</b>	Frank FioRito	Aye
	Trisha Girdwood	Aye
	Garth Katner	Absent
	Debbey Macey	Aye
	Mary Mauney	Aye

Catharine Schutzius Absent  
Chair Glass Aye

The motion passed.

**DISCUSSION AND RECOMMENDATION TO BOARD OF HIGHLAND PLACE PLANNED DEVELOPMENT:** Mr. Williams-Clark and Chair Glass reviewed discussion from the September meeting on the Highland and Madison Planned Development based on the approved minutes. Andrew Williams-Clark reminded the committee that this request for discussion originated from the Plan Commission. It was discussed and the consensus of HPAC members was that Trisha Girdwood, herself an architect at a firm that has worked on behalf of Mercy Housing, did not need to recuse herself from a vote based on the content of the motion. Chair Glass made the following motion: as the committee seeks to encourage projects that increase housing stock diversity and affirmatively further fair housing in the Village, based on the materials presented the committee would support the Highland Place Planned Development Proposal as a project that would support those goals. Frank FioRito seconded the motion, which passed unanimously.

**REVIEW OF OAK PARK'S ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE AND THE FAIR HOUSING TASK FORCE REPORT:** Andrew Williams-Clark led a review of two regulatory documents outlining Village strategy to address impediments to fair housing choice and affirmatively further fair housing in the Village. Committee members suggested coordination between the Village's rental licensing program and area real estate professionals to compile a list of disability-accessible units in the Village. They also suggested reminding the CIC that a recruitment period was recommended to help increase representation of protected classes on citizen commissions. Trustee Lueck noted that the Village will review public hearing requirements for SROs as it updates the Zoning Code this year. Members suggested renewing a request of the Oak Park Leaves that they refuse to run ads for rental housing with a blanket "no pets" policy, because service and emotional support animals must be allowed under fair housing law. Staff committed to present an in-depth analysis of Home Mortgage Disclosure Act (HMDA) data in the new year.

**CHAIR REPORT:** Chair Glass presented two recent news articles on the housing market and policy. The first indicated that renters will continue to pay an increasing percentage of household income on housing due to a combination of high demand and stagnant wages. The second reported a spike in zoning change requests submitted to Chicago's City Hall in September, ahead of a new law going into effect that would require a set-aside of affordable housing units in new large developments. Mr. Glass also noted that he would be unable to attend the upcoming committee chairs' meeting in room 101 at Village Hall on November 10 at 7:00pm. He asked for volunteers and promised to follow-up offline with anyone that expressed interest.

**STAFF REPORT:** Andrew Williams-Clark presented an update on staff progress toward achieving annual goals for the Village's various housing programs. He will provide a similar report each quarter.

**Other Business:** None.

**ADJOURNMENT:** Meeting adjourned at 8:55 p.m.

Respectfully submitted,  
Andrew Williams-Clark, Staff Liaison