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*****DISCLAIMER*****

>>PRESIDENT SCAMAN: WELCOME, EVERYBODY!
SUCH A WONDERFUL LIVELY GROUP WE HAVE THIS EVENING.
IT IS AN AWARD EVENING IN MANY WAYS.
WE WILL GO AHEAD AND START THE MEETING.
AS I TALK SLOWLY, GRADUALLY LOUDER.
IS FUN NOW.
IT IS WONDERFUL TO HAVE EVERYBODY HERE WITH US TONIGHT.
THANK YOU SO MUCH FOR BEING HERE.
IT IS 6:34 PM AND I WOULD LIKE TO CALL THE MEETING OF THE VILLAGE BOARD TO ORDER.
CLERK WATERS, PLEASE TAKE THE ROLL.
 >> TRUSTEE BUCHANAN.
 >> HERE.
 >> TRUSTEE ENYIA.
TRUSTEE PARAKKAT.
 >> HERE.
 >> TRUSTEE ROBINSON.
 >> HERE.
 >> TRUSTEE STRAW.
 >> HERE.
 >> TRUSTEE WESLEY.
PRESIDENT SCAMAN.
 >>PRESIDENT SCAMAN: HERE.
YOU'LL START OUT THIS EVENING WITH A PRESENTATION OF VILLAGE OF OAK PARK SERVICE AWARDS AND I WILL TURN OVER TO VILLAGE MANAGER JACKSON.

>>VILLAGE MANAGER: OKAY.
GOOD EVENING.
PRESIDENT SCAMAN AND MEMBERS OF THE BOARD.
A GOOD EVENING TO ALL OF YOU AND THE AUDIENCE TONIGHT.
IT IS THAT TIME OF YEAR WHERE WE PAY SPECIAL TRIBUTE TO OUR VILLAGE
EMPLOYEES FOR THEIR YEARS OF SERVICE.
IT IS ALWAYS AN EXCITING TIME TO DO THIS.
PUBLIC SERVICE FROM MY POINT OF VIEW IS A NOBLE PROFESSION.
I REALLY TAKE GREAT PRIDE IN STANDING UP AS VILLAGE MANAGER TO HONOR
OUR EMPLOYEES FOR THEIR SERVICE.
TONIGHT, WHAT WE'RE GOING TO DO IS RECOGNIZING EMPLOYEES FOR FIVE
YEARS, 10 YEARS, 20, 25 AND 35 AND WE ALSO HAVE A SPECIAL RETIREMENT
RECOGNITION FOR THE POLICE.
BEFORE I START, I WANT TO THANK OUR STAFF WHO ARE DEDICATED TO
SUPPORTING THIS EVENT EVERY YEAR, PARTICULARLY OF ANNETTA LOGAN, WHO
IS MY ASSISTANT AND OUR DEPUTY VILLAGE MANAGER, LISA SHELLEY.
TO GET US STARTED, A FEW COMMENTS.
FIRST OF ALL, I WANT TO SAY THANK YOU TO ALL OF OUR EMPLOYEES FOR YOUR
TREMENDOUS SERVICE TO THIS COMMUNITY AND TO OUR ORGANIZATION.
IT IS UNDOUBTABLY A VERY SIGNIFICANT COMMITMENT THAT YOU MAKE EVERY
DAY TO MAKE THIS COMMUNITY RUN THE WAY THAT IT RUNS.
WANT TO LET YOU KNOW THAT WE APPRECIATE ALL OF YOUR HARD WORK AND YOUR
SERVICE.
I ALSO WANT TO SAY THANK YOU TO THE FAMILIES THAT ARE HERE SUPPORTING
OUR EMPLOYEES HERE TONIGHT AND BEYOND.
IT IS NOT AN EASY JOB TO SERVE THE PUBLIC.
SO WE RECOGNIZE THAT THE SUPPORT THAT WE OFFER EXTENDS BEYOND OUR
ORGANIZATION AND INTO HOUSEHOLDS THAT SUPPORT THE INDIVIDUALS WHO COME
TO THE VILLAGE EVERY DAY.
TO SERVE OUR COMMUNITY DAY IN AND DAY OUT.
I WANT TO SAY THANK YOU TO ALL OF YOU AS WELL.
TO GET STARTED, WE ARE GOING TO START WITH EMPLOYEES IN THE CATEGORY
OF FIVE YEARS.
SO WHEN I CALL YOUR NAME, IF YOU COULD COME UP AND PROCEED TO THE
PODIUM AND WE WILL GIVE YOU YOUR SIGNIFICANT.
WE WILL START WITH ALEJANDRO FLORES FROM THE POLICE DEPARTMENT.

>>PRESIDENT SCAMAN: HI, CHIEF.
THANK YOU.

>>VILLAGE MANAGER: NEXT CAN I ASK MISS KATHLEEN JACOB FROM
DEVELOPING SERVICES DEPARTMENT COME UP?

>>VILLAGE MANAGER: I WOULD LIKE TO INVITE KIMBERLY McFARLAND FROM
OUR EDUCATION DEPARTMENT.
- ADJUDICATION DEPARTMENT.

>>VILLAGE MANAGER: ANNETTA, I THINK THE EMPLOYEES IN THIS
CATEGORY PROBABLY STARTED JUST BEFORE OR DURING THE PANDEMIC.

AT THIS IS SIGNIFICANT ACCOMPLISHMENT SO EVEN THOUGH IT IS FIVE YEARS,
THE INITIAL TWO YEARS OF EACH OF THESE EMPLOYEES EXPERIENCE WITH THE
VILLAGE WAS DURING THE PANDEMIC.

VERY SIGNIFICANT THERE.

KIRA TCHANG, FROM THE HUMAN RESOURCE DEPARTMENT.

OKAY, ANGELA WILLIAMS FROM THE POLICE DEPARTMENT.

WE ARE MOVING ON TO 10 YEARS.

MICHAEL LAMBERT, POLICE DEPARTMENT.

ROBERT SPROULE, PUBLIC WORKS.

I WOULD LIKE TO INVITE GIA BENNET FROM THE FINANCE DEPARTMENT.

JOHN NIKISCHER, POLICE DEPARTMENT.

TEST.

>>VILLAGE MANAGER: THEODORE SMITH, POLICE DEPARTMENT.

OKAY, DERRICK VERGE II, POLICE DEPARTMENT.

DUSTIN TROIK, POLICE DEPARTMENT.

>> KEY IS IN THE BACK, HE IS A LITTLE SHY.

COME ON DOWN, DUSTIN!

>>VILLAGE MANAGER: LET'S GO, DUSTIN.

>>VILLAGE MANAGER: 25 YEARS, MARY AVINGER, HUMAN RESOURCES
DEPARTMENT.

35 YEARS, KEN CROWLEY, PUBLIC WORKS DEPARTMENT.

OKAY, WE ARE JUST ABOUT DONE.

WE HAVE ONE MORE RECOGNITION AND I WILL INVITE CHIEF OF POLICE,
SHATONYA JOHNSON UP TO PRESENT THAT ONE.

>> GOOD EVENING, THANK YOU, VILLAGE MANAGER JACKSON.

BEFORE WE BEGIN I WOULD LIKE FOR THE POLICE DEPARTMENT TO COME DOWN
AND SIT ON THE FIRST TWO ROWS.

THIS IS A SPECIAL NIGHT FOR THE POLICE DEPARTMENT AND WE HAVE QUITE A
FEW OFFICERS HERE SO I WOULD INVITE YOU ALL TO COME DOWN.

SAVE ROOM FOR KEN AND KAM.

THAT IS OKAY, WE HAVE ALL BEEN CHILDREN AT ONE POINT OR ANOTHER.

I'M NOT SURE IF ANY OF THE BOARD WAS SEATED WHEN THIS INCIDENT
OCCURRED SO I WOULD LIKE TO TAKE YOU BACK A MINUTE AND FOR THAT, I
WILL INVITE DEPUTY CHIEF JACOBSON TO COME DOWN AND SPEAK TO THE EVENTS
THAT LED TO THIS DAY.

THANK YOU ALL.

>>SPEAKER: GOOD EVENING, EVERYBODY.

DEPUTY CHIEF DAVE JACOBSON.

ON APRIL 8, 2021, AT APPROXIMATELY 0659 HOURS, THE WEST SUBURBAN
CONSOLIDATED DISPATCH CENTER HAD A DOMESTIC DISTURBANCE IN FOREST
PARK.

HEARD THE FEMALE CALLER, HER EX-BOYFRIEND HAD JUST LEFT THE RESIDENCE
AND HAD TAKEN HER VEHICLE WITHOUT HER CONSENT.

THE CALLER FURTHER RELATED THAT HER EX-BOYFRIEND TOLD HER THAT HE WAS GOING TO HIS MOTHER'S HOME IN MELROSE PARK TO HURT HER.

FOREST PARK POLICE OFFICER THOMAS CANNON WENT TO THE RESIDENCE AND AS HE WAS SPEAKING WITH HER AT THE FRONT DOOR, THE CALLER OBSERVED THE OFFENDER DRIVE BY THE HOME IN HER CAR.

OFFICER CANNON BROADCAST THIS INFORMATION, INCLUDING A DESCRIPTION OF THE VEHICLE AND ITS LAST DIRECTION OF TRAVEL.

WHICH AT THE TIME, WAS EASTBOUND HARRISON TOWARD HARLEM.

OAK PARK OFFICERS KENNETH (NAME?) AND GRANDMA FAILER, WHILE STOPPED IN TRAFFIC AT GARFIELD AND HARLEM OBSERVED A VEHICLE MATCHING THE DESCRIPTION TURN LEFT AT THE INTERSECTION TO GO NORTHBOUND ON HARLEM.

OFFICER TWOREK PULLED BEHIND THE VEHICLE, INITIATED THE EMERGENCY EQUIPMENT AND HAD A TRAFFIC STOP AND BROADCAST THE INFORMATION OVER THE RADIO.

AFTER STOPPING THE VEHICLE, THE OFFENDER EXITED THE CAR AND IMMEDIATELY BEGAN SHOOTING AT THE OFFICERS, JUST AS THEY WERE EXITING THEIR SQUAD.

OFFICER TWOREK RETURNED FIRE WITH HIS DUTY WEAPON.

DURING THE EXCHANGE OF GUNFIRE, OFFICER TWOREK WAS STRUCK TWICE. ONCE IN HIS LEFT ARM AND ONCE IN HIS LEFT LEG.

THE OFFENDER WAS ALSO STRUCK BY OFFICER TWOREK, WHICH CAUSED HIM TO DROP TO THE GROUND.

FOREST PARK OFFICER CANNON ARRIVED ON SCENE A SHORT TIME LATER.

ALONG WITH FOREST PARK SERGEANT, ADAM (NAME?).

USING A TURNKEY, THE FOREST PARK OFFICERS BEGAN TENDING TO OFFICER TWOREK'S INJURIES AT THE REAR OF THE OFFICER CAR.

OFFICER FAILOR NEW POSITION BEHIND THE PASSENGER DOOR GAVE DIRECTIONS TO THE OFFENDER WHO REMAINED ON THE GROUND.

IT WAS UNKNOWN AT THIS POINT IF THE OFFENDER REMAINED A THREAT.

OFFICERS CANNON AND (NAME?) WALKED OFFICER TWOREK BACK TO THE SQUAD CAR HAS ADDITIONAL OAK PARK IN FOREST PARK OFFICERS ARRIVED ON SCENE.

THEY THEN DROVE HIM DIRECTLY TO LOYOLA MEDICAL CENTER WITH OFFICER CANNON SETTING THE BACK WITH OFFICER TWOREK, TENDING TO HIS INJURIES.

WITH ADDITIONAL OAK PARK OFFICERS, OFFICER FAILOR APPROACHED AND SECURE THE OFFENDER.

THE OFFENDER WAS THEN TAKEN TO AN AMBULANCE AND TRANSPORTED TO LOYOLA MEDICAL CENTER FOR TREATMENT.

UPON THE INITIATION OF A TRAFFIC STOP FOR MOTOR VEHICLE WANTED IN CONNECTION WITH A DOMESTIC DISTURBANCE, THE DRIVER OF THAT VEHICLE EXITED THE CAR AND IMMEDIATELY BEGAN SHOOTING.

AT THE OFFICERS WITH NO WARNING.

OFFICER TWOREK, HAVING BEEN SHOT IN THE ARM AND LEG TOOK IMMEDIATE AND DECISIVE ACTION, RETURNING FIRE AND STRIKING THE OFFENDER IN THE LEG.

THIS EFFECTIVELY ENDED THE THREAT AND PREVENTED THE POSSIBILITY OF FURTHER INJURY OR LOSS OF LIFE.

INVESTIGATORS LATER DETERMINED THAT THE OFFENDER FIRED 14 ROUNDS AT THE OFFICERS.

THE ACTIONS IN THIS INCIDENT WERE IN THE HIGHEST TRADITIONS OF THE OAK PARK POLICE DEPARTMENT.

OFFICER TWOREK RECEIVED THE HIGHEST HONOR, MEDAL OF VALOR, AS WELL AS A DEPARTMENT SERVICE AWARD.

THANK YOU.

>> THANK YOU ALL FOR YOUR SUPPORT.

I KNOW CAN THANK YOU ALL FOR BEING HERE.

MORE IMPORTANTLY, I WANT TO THANK HIS WIFE.

THIS WAS A DIFFICULT TIME FOR HER AND HER FAMILY, HAVING TO LIFT HIM UP AND CARRIED THE FAMILY ON AS HE PROCESSED THE THOUGHTS OF HAVING TO LEAVE THE PROFESSION THAT HE LOVED SO MUCH, BUT TONIGHT IS NOT A SAD NIGHT, TONIGHT IS A NIGHT TO CELEBRATE KEN, TO CELEBRATE THE JOURNEY THAT HE TRAVELED.

IT WAS NOT EASY, IT WAS DIFFICULT, BUT THEY MADE IT THROUGH AND MADE IT THROUGH STRONG.

YOU HEAR THE KIDS BACK THERE.

WHAT IN A SENSE.

THEY WERE LAUGHING LOUD.

I DID NOT CARE BECAUSE THAT IS WHAT WE WANT FOR OUR CHILDREN.

CAN YOU SEE THE LOVE THAT YOU HAVE HERE?

ALL THE OFFICERS THAT CAME IN ON THEIR DAY OFF, THAT STAYED AFTER WORK.

YOU ARE STILL VERY MUCH PART OF OUR FAMILY.

AND EVERY EVENT THAT WE HAVE FROM THIS DAY FORTH AS WE CONTINUE TO DO, YOU WILL BE INVITED AND INCLUDED.

I LOVE YOU.

THE POLICE DEPARTMENT LOVES YOU.

I INVITE BOTH OF YOU AND YOUR WIFE TO STAND UP AS I READ OFF THE SUCCESS IN YOUR CAREER.

THAT IS NOT THE END, THAT IS THE BEGINNING.

IN 2005 KEN JOINED THE POLICE PERMIT AS A POLICE OFFICER.

LET ME SAY THIS IS A PATROL OFFICER THROUGH AND THROUGH, LAW ENFORCEMENT PROFESSIONAL THROUGH AND THROUGH.

HE BECAME A MEMBER OF THE RIFLE TEAM,, A TACTICAL OFFICER, DEPARTMENTAL TRAINER AND MORE IMPORTANTLY, A FIELD TRAINING OFFICER.

ON THAT FATEFUL DAY, HE WAS DOING JUST THAT.

TRAINING A NEW OFFICER WHO IS STILL HERE AND THRIVING.

THAT IS NOT WHERE IT ENDS FOR KEN.

HIS TIME HERE WITH OAK PARK WAS CUT SHORT, BUT LET ME SAY, HE TOOK THE SERGEANT'S EXAM AND WAS AT THE TOP OF THE LIST.

SOON TO BE PROMOTED.

HE HAD A DIFFERENT PROMOTION.

A PROMOTION THAT GOD SAW FIT TO SPARE HIS LIFE THAT DAY.

HE JUST FINISHED HIS MASTERS DEGREE IN SOCIAL WORK.
HE IS GOING AROUND NATIONWIDE SPEAKING TO OFFICERS, WOUNDED OFFICERS
ABOUT BEING RESILIENT.
HE IS WORKING WITH FAMILIES THAT HAVE KIDS THAT ARE VICTIMS OF CRIMES.
HE HAS ONE OF HIS VERY FIRST SPEAKING ENGAGEMENTS IN MAY THAT I AM
HOPING I CAN ATTEND.
CAN IS AN AMAZING MAN, A COURAGEOUS MAN, A GREAT FATHER AND A PROUD
HUSBAND.
TODAY I WOULD LIKE TO PRESENT YOU WITH YOUR RETIREMENT BADGE THAT YOU
HAVE EARNED WITH HONORS.
KEN, I AM VERY PROUD OF YOU.
NOT SO EASY BUDDY.
AS I SAID, KEN HAS PERFECTED PUBLIC SPEAKING AND I DO WANT TO GIVE HIM
AN OPPORTUNITY - BRING THE KIDS DOWN HERE.
I WANT HIM TO HAVE THE OPPORTUNITY TO SAY A FEW WORDS AND THE FLOOR IS
YOURS, CAN.

>> FIRST AND FOREMOST I WANT TO THANK EVERY SINGLE PERSON IN THIS
ROOM FROM THOSE WHO DID NOT KNOW ME, BUT I KNEW THEM.
BEING PART OF A COMMUNITY, SERVING THEM IN EVERY POSSIBILITY I COULD.
EVERY GOOD DAY AND EVERY BAD DAY I THINK THE COMMUNITY FOR THAT
BECAUSE THAT IS WHAT THEY GIVE ME.
EVERY OFFICER I WORKED WITH, THAT I GOT TO TRAIN AND LEARN SOMETHING
FROM OR TEACH THEM SOMETHING, I AM ETERNALLY GRATEFUL FOR THAT
OPPORTUNITY.
THIS WAS A LIFELONG DREAM OF MINE, BUT WHAT I LEARNED ON APRIL 8, 2021
IS SOMETHING I WOULD HAVE NEVER KNOWN, APRIL 8, 2005.
EXACTLY 16 YEARS FROM MY WORK ANNIVERSARY AND ALSO MY WIFE'S BIRTHDAY.
THIS WHOLE EVENT HAPPENED AND THEY GIVE ME A NEW LENS ON LIFE.
ABOUT WHAT IT MEANS TO BE A GOOD PERSON AND TO SERVE THOSE.
NOT JUST IN THE VILLAGE OF OAK PARK, BUT OUTSIDE OF THAT.
THAT REALLY DEFINES A PERSON.
IT LED ME TO BELIEVE THAT I WAS HERE FOR MORE THAN JUST TO WEAR
POLYESTER AND KEVLAR.
AND SERVICE.
SERVICE IS AN INTERESTING WORD THAT SOMETIMES I THINK WE TAKE FOR
GRANTED.
SERVICE TO THE MEN AND WOMEN MEANS MORE THAN JUST PUNCHING IN,
PUNCHING OUT, DOING THEIR JOB AND LEAVING IT AT WORK BECAUSE THAT IS
NOT WHAT HAPPENS.
WHAT WE SEE, WHAT WE FEEL AND WHAT WE DO IN OUR EIGHT HOUR, 10 HOUR,
12 HOUR, SOMETIMES 16 HOUR DAYS CARRIES WITH US.
IT CARRIES OVER TO OUR FAMILIES.
CARRIES TO OUR FRIENDS AND CARRIES ON BEYOND THAT.
SERVICE IS NOT JUST SOMETHING WE DO.
IT IS SOMETHING WE HOLD DEAR IN OUR HEARTS.

BEING A PART OF THE OAK PARK POLICE DEPARTMENT, I HAVE BEEN AND HAD THE HONOR TO SEE SOME OF THE BEST LEADERSHIP AND TRAITS ANYWHERE. I'VE SEEN THE WORST, TOO.

IT IS NOT WHERE WE HAVE BEEN, BUT WHERE WE ARE GOING AND WHAT WE ARE DOING RIGHT NOW IN THIS MOMENT.

RIGHT NOW IN THIS VILLAGE, THERE ARE OFFICERS WORKING THE STREETS. AWAY FROM THEIR HOMES.

AWAY FROM THEIR FAMILIES, AWAY FROM THEIR FRIENDS.

BECAUSE THEY BELIEVE IN SERVICE.

EVERY DAY I WOULD TELL MY FIELD TRAINING OFFICERS, THE FIRST DAY GET THEM, WHAT IT MEANS TO BE A POLICE OFFICER HERE IN THE VILLAGE OF OAK PARK.

WE GET THE OPPORTUNITY TO SERVE THE MEN AND WOMEN OF THIS VILLAGE BECAUSE THEY LET US.

BECAUSE THEY WANT US.

WE ARE VOLUNTEERS.

NOBODY IS FORCING US TO DO THIS.

WE ARE HERE BECAUSE WE WANT TO BE HERE.

THE THING ABOUT POLICE WORK THAT IS SOMETIMES HARD FOR PEOPLE WHO HAVE NEVER ON THE BADGE TO UNDERSTAND IS THAT EVERY SINGLE DAY YOU PUT ON THE UNIFORM, YOU CAN SAVE A LIFE, YOU CAN TAKE YOUR LIFE, OR YOU COULD LOSE A LIFE.

THE PASSING AND MURDER OF DETECTIVE ALLEN REDDENS IS SEATED WITHIN MY HEART, MY SOUL, AND THE REST OF THE AGENCIES FOREVER.

AND THE REALLY SAD PART ABOUT IT IS, IS IT WILL NOT BE THE LAST.

WHETHER IT BE 100 YEARS, 200 YEARS, 300 YEARS, THERE IS AN OFFICER WHO MAY LOSE THEIR LIFE IN SERVICE OF THIS VILLAGE.

WHEN WE THINK ABOUT SERVICE, IT JUST MEANS A LITTLE BIT DIFFERENT FOR US AND WE ARE PROUD.

WE CHOOSE TO BE HERE, THESE OFFICERS, THE SERGEANTS, CHIEF JOHNSON AND DEPUTY CHIEFS.

WE ARE HERE FOR YOU BECAUSE WE LOVE YOU AND BECAUSE WE KNOW IF WE DO THE JOB THE RIGHT WAY YOU WILL LOVE US BACK.

THANK YOU SO MUCH FOR THIS OPPORTUNITY TO SERVE THIS VILLAGE AND THIS COMMUNITY.

IT WAS A PLEASURE AND IT WAS AN HONOR.

THANK YOU.

THANK YOU TRUSTEES, VILLAGE MANAGER JASON, FOR GIVING US THE OPPORTUNITY TO HONOR KEN AND HIS WIFE BECAUSE HE CANNOT DO WITHOUT HER.

I THINK YOU ALL.

>>PRESIDENT SCAMAN: THANK YOU.

>>PRESIDENT SCAMAN: YOU KNOW, VILLAGE MANAGER JACKSON, CAN WE TAKE A FEW MOMENTS?

WE WILL TAKE A VERY BRIEF RECESS.

MAYBE FIVE MINUTES MAXIMUM.

THANK YOU.

>>PRESIDENT SCAMAN: THANK YOU FOR YOUR PATIENCE.

>>PRESIDENT SCAMAN: OKAY.

WELCOME BACK, EVERYBODY.

I WOULD LIKE A MOTION TO APPROVE THE AGENDA.

I WILL BE MOVING ITEM M FROM CONSENT TO THE REGULAR AGENDA.

MOTION, PLEASE?

>> SO MOVED.

>> SECOND.

>>PRESIDENT SCAMAN: ALL IN FAVOR?

>> AYE.

>>PRESIDENT SCAMAN: HEARING NO NAY'S, THE AGENDA IS APPROVED.
APPRECIATE THAT FOR THE RECORD.

TRUSTEE WESLEY OBJECTS TO THE AGENDA.

AND REMOVAL.

ARE WE FINE?

WE ARE ALL IN AGREEMENT THAT THE AGENDA IS FINE?

OKAY.

ON AGENDA PUBLIC COMMENT.

ANY KNOWLEDGE IN THE PUBLIC, THIS EVENING?

>>CLERK: YES WE DO.

STUART?

>>PUBLIC COMMENTER: GOOD EVENING, MY FAMILY AND I ARE 25 YEAR
RESIDENCE AT OAK PARK RESIDING AT 1020 S. RIDGELAND AVENUE IN
BEAUTIFUL SOUTHWEST OAK PARK.

IT'S THE REASON WE MOVED IN OAK PARK IN 1991 IS THE VILLAGE IS VERY
INTENTIONAL COMMITMENT TO INTEGRATED HOUSING.

I WOULD SAY WE ARE ALL THE BETTER FOR IT.

I'M VERY PROUD OF THE VILLAGES COMMITMENT TO THAT VALUE AND I AM
CONVINCED THAT THE WORK OF THE OAK PARK REGIONAL HOUSING CENTER IS THE
SOLE REASON THIS HAS BEEN ABLE TO BE ACTUAL IS THE WAY IT HAS.

IT HAS ALSO BECOME VERY CLEAR TO ME THAT THIS INTEGRATION DOES NOT
JUST HAPPEN.

IT NEEDS TO BE PART OF SOME VERY INTENTIONAL WORK IN SUPPORT ON THE
PART OF THE VILLAGE LEADERSHIP TO PRESERVE AND ENHANCE THIS DIVERSITY
AND INTEGRATION.

I BELIEVE THAT THE VILLAGE CAN NEVER TAKE ITS HANDS AND EYES AWAY FROM
THIS WORK OR IT WILL NOT CONTINUE.

WE ARE ONE OF A VERY FEW COMMUNITIES NATIONWIDE THAT REMAIN COMMITTED
TO INTEGRATED HOUSING AND WE HAVE FOR A LONG TIME BEEN A MODEL FOR
THAT.

IT IS FOR THIS REASON THAT I STAND BEFORE YOU TONIGHT TO SPEAK IN
FAVOR OF THE ESTABLISHMENT OF A INDEPENDENT COMMUNITY ADVISORY COUNCIL
TO ADVISE THE HOUSING CENTER AND ADVISE THE HOUSING CENTER AND THE

VILLAGE RELATIONSHIP AND TO MONITOR BOTH GROUPS ALIGNMENT WITH THE VILLAGE COMMITMENT TO FAIR AND INCLUSIVE HOUSING AND COMMUNITY INTEGRATION.

FURTHERMORE, I THINK THE SCOPE OF THIS ADVISORY COMMITTEE'S WORK SHOULD INCLUDE THE SCHEDULING AND ORGANIZING OF A PROFESSIONALLY AND INDEPENDENTLY MEDIATED CONVERSATION BETWEEN THE OAK PARK VILLAGE STAFF AND THE HOUSING CENTER WITH A STATED GOAL OF ESTABLISHING A NEWLY ALIGNED WORKING RELATIONSHIP TO MOVE THE VILLAGE FORWARD IN THEIR MISSION OF INTEGRATED HOUSING.

IN CONCLUSION, I FEEL LIKE THIS MUST BE OF SUCH PRIORITY TO THE BOARD SUCH THAT NO MISS COMMUNICATION OR PERSONALITY CONFLICTS WILL STAND IN THE WAY OF OUR COMMUNITY REMAINING A NATIONAL LEADER IN INCLUSIVE AND INTEGRATED HOUSING AND I BELIEVE WITH ALL OF MY HEART THAT THE GOODWILL IS HERE AND AVAILABLE TO OVERCOME THE CHALLENGES THAT WE HAVE PRESENT RIGHT NOW.

I THANK YOU FOR YOUR TIME AND I REMAIN WILLING AND ABLE TO OFFER WHAT I CAN TO MAKE SURE THIS REMAINS A PRIORITY FOR THE VILLAGE THAT I PROBABLY CALL HOME.

THANK YOU, AND AM WILLING TO SEND COPIES OF THIS TO THE CLERK.

>>PRESIDENT SCAMAN: THANK YOU SO MUCH FOR YOUR PUBLIC COMMENT.

I WILL REACH OUT.

ANY OTHER?

I DO APPRECIATE IT.

THANK YOU.

SO WE DO HAVE A PROCLAMATION ON THE AGENDA THIS EVENING.

ENTERTAIN A MOTION TO APPROVE A PROCLAMATION FOR THE HISTORICAL SOCIETY OF OAK PARK RIVER FOREST, HEART OF OUR VILLAGES AWARD IN HONOR OF BOB TREZVANT, MARCH 13, 2025.

MOTION, PLEASE?

>> SO MOVED.

>> SECOND.

>>PRESIDENT SCAMAN: VERY GOOD.

I WILL READ THE PROCLAMATION ALOUD.

WHEREAS, WE ARE HERE TODAY TO EXPRESS OUR APPRECIATION TO ROBERT "BOB" TREZEVANT, AND TO HONOR HIM AS ONE OF THE 2025 RECIPIENTS OF THE "HEART OF OUR VILLAGES" AWARD PRESENTED BY THE HISTORICAL SOCIETY OF OAK PARK AND RIVER FOREST; AND

WHEREAS, BOB TREZEVANT HAS BEEN A RESIDENT OF OAK PARK SINCE 1977 AND HAS NOT ONLY EMBRACED THE VALUES OF HIS ADOPTED HOMETOWN - INCLUDING EDUCATION, INCLUSION, PHILANTHROPY, VOLUNTEERISM, HISTORIC PRESERVATION AND THE IMPORTANCE OF COMMUNITY - BUT ALSO PUT THEM INTO PRACTICE AND EXEMPLIFIED THEM IN ALL HIS ACTIVITIES; AND

WHEREAS, BOB TREZEVANT HAS FOCUSED ON EDUCATION THROUGHOUT HIS LIFE, FROM HIS TEACHING AT LONGFELLOW SCHOOL AND HIS MEMBERSHIP IN THE LOWELL LITERARY SOCIETY, TO HIS ROLE IN THE ESTABLISHMENT OF THE WEDNESDAY JOURNAL LOCAL NEWSPAPER AND HIS EFFORTS TO ORGANIZE, DOCUMENT, AND PRESERVE THE HISTORY OF THE KERR/SAXBY/GERVAIS FAMILIES FOR FUTURE GENERATIONS; AND

WHEREAS, BOB TREZEVANT HAS ALSO CONTRIBUTED GREATLY TO THE DEVELOPMENT OF OAK PARK AS AN INCLUSIVE COMMUNITY AS A FOUNDING MEMBER OF THE OAK PARK AREA LESBIAN AND GAY ASSOCIATION AS WELL AS HIS WORK ON THE EDUCATION FIRST DISTRICT 97 SCHOOL BOARD CAMPAIGN TO PUT THE FIRST OPENLY GAY PERSON ON THE BOARD, AND AS A PRIMARY SOURCE FOR ETHNOGRAPHER JAY RUBY'S SERIES "OAK PARK STORIES"; AND

WHEREAS, BOB TREZEVANT HAS ALSO BEEN A GREAT SUPPORTER OF THE ARTS AS A FOUNDING MEMBER OF THE OAK PARK FESTIVAL THEATER AND THE OAK PARK CONCERT CHORALE, AS A MEMBER OF THE OAK PARK AREA ARTS COUNCIL, THE NINETEENTH CENTURY CHARITABLE ASSOCIATION, AND THE OAK PARK CIVIC SYMPHONY CHORUS, AND AS A PHILANTHROPIC CONTRIBUTOR AND VOLUNTEER WITH THESE AND MANY OTHER ARTS ORGANIZATIONS; AND

WHEREAS, BOB TREZEVANT, AS BOTH A VOLUNTEER AND A PHILANTHROPIST, HAS ALSO SIGNIFICANTLY CONTRIBUTED TO HISTORIC PRESERVATION EFFORTS IN OAK PARK, INCLUDING SERVING AS A VOLUNTEER FOR THE UNITY TEMPLE RESTORATION FOUNDATION, THE FRANK LLOYD WRIGHT HOME AND STUDIO, AND THE HISTORICAL SOCIETY OF OAK PARK AND RIVER FOREST; THROUGH WEBSITES FOCUSED ON HISTORY AND GENEALOGY, AND THROUGH THE MANY ARTICLES AND PRESENTATIONS HE HAS WRITTEN AND GIVEN ON VARIOUS ASPECTS OF OAK PARK HISTORY.

NOW THEREFORE, ON BEHALF OF THE VILLAGE OF OAK PARK, WE EXPRESS OUR SINCERE APPRECIATION TO BOB TREZEVANT FOR HIS MANY YEARS OF SERVICE TO OUR COMMUNITY, THE EXAMPLE HE HAS SET FOR ACTIVISM, VOLUNTEERISM, AND PHILANTHROPY, AND CONGRATULATE HIM ON HIS SELECTION BY THE HISTORICAL SOCIETY OF OAK PARK AND RIVER FOREST AS ONE OF THE 2025 RECIPIENTS OF THE "HEART OF OUR VILLAGES" AWARD.

AND FURTHER, I, VICKI SCAMAN, PRESIDENT OF THE VILLAGE OF OAK PARK AND THE BOARD OF TRUSTEES, DO HEREBY PROCLAIM THURSDAY, MARCH 13, 2025, AS HEART OF OUR VILLAGES DAY IN THE VILLAGE OF OAK PARK IN HONOR OF BOB TREZEVANT, AND URGE ALL CITIZENS TO JOIN ME IN SUPPORTING THE EFFORTS OF THE HISTORICAL SOCIETY OF OAK PARK AND RIVER FOREST IN RECOGNIZING THE INDIVIDUALS WHOSE VERY LIVES EXEMPLIFY THE UNIQUE CHARACTERISTICS AND SPIRIT OF OUR COMMUNITY.

>>PRESIDENT SCAMAN: THANK YOU, SIR.

WOULD YOU PLEASE JOIN US AT THE PODIUM AND WE HAVE THE PROCLAMATION FOR YOU?

>>PRESIDENT SCAMAN: MY GRATITUDE TO THE HISTORICAL SOCIETY FOR INCLUDING US IN THIS WONDERFUL ANNUAL EXERCISE. OF HONORING THOSE VERY IMPORTANT PEOPLE IN OUR COMMUNITY. ALL IN FAVOR?

>> AYE.

>>PRESIDENT SCAMAN: A CONGRATULATIONS. NEXT, WE DO HAVE A MOTION TO APPROVE A PROCLAMATION CELEBRATE WOMEN'S HISTORY MONTH OF MARCH 2025.

>> SO MOVED.

>> SECOND.

>>PRESIDENT SCAMAN: THANK YOU.

SO I WILL PUT MY FEMALE COLLEAGUES ON THE SPOT AND I WILL ASK EACH OF US TO TAKE TWO WHEREAS' FROM THE BEGINNING AND I WILL FINISH US OFF. SO I WILL START WITH THE FIRST TWO AND CHRISTINA GETS THE SECOND TWO. SUSAN GETS TWO AFTER THAT AND YOU GET TWO AFTER THAT AND I WILL CLOSE US OUT.

OKAY?

WOMEN'S HISTORY MONTH OF MARCH 2025.

WHEREAS, THE NATIONAL WOMEN'S HISTORY MONTH FOR 2025 CELEBRATES "MOVING FORWARD TOGETHER!

WOMEN EDUCATING & INSPIRING GENERATIONS;" AND

WHEREAS, INTERNATIONAL WOMEN'S DAY ON MARCH 8TH IS A GLOBAL DAY CELEBRATING THE SOCIAL, ECONOMIC, CULTURAL, AND POLITICAL ACHIEVEMENTS OF WOMEN AND MARKS A CALL TO ACTION FOR ACCELERATING WOMEN'S EQUALITY; AND

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WHEREAS, WOMEN OF EVERY RACE, CLASS, AND ETHNICITY HAVE MADE HISTORIC CONTRIBUTIONS TO THE GROWTH AND STRENGTH OF OUR COUNTRY IN COUNTLESS RECORDED AND UNRECORDED WAYS; AND

WHEREAS, WOMEN CONTRIBUTE TO CRITICAL ECONOMIC, CULTURAL, AND SOCIAL ASPECTS WITHIN EVERY SPHERE OF LIFE BY CONSTITUTING A SIGNIFICANT PORTION OF THE LABOR FORCE; AND

>>

WHEREAS, WOMEN ARE PARTICULARLY IMPORTANT IN THE SUCCESS OF EARLY CHARITABLE, PHILANTHROPIC, AND CULTURAL INSTITUTIONS IN OUR COUNTRY WHICH STILL THRIVE TODAY; AND

WHEREAS, WOMEN, GLOBALLY, HAVE SERVED AS LEADERS OF EVERY MAJOR PROGRESSIVE SOCIAL CHANGE MOVEMENT; AND

>> WHEREAS, WOMEN HAVE ALWAYS BEEN AT THE FOREFRONT OF POLITICAL MOVEMENTS, SECURING THEIR OWN RIGHTS OF SUFFRAGE AND EQUAL

OPPORTUNITY, AS WELL AS CREATING A MORE FAIR AND JUST SOCIETY FOR ALL;
AND

WHEREAS, DESPITE THESE CONTRIBUTIONS, WOMEN ARE CONSISTENTLY
OVERLOOKED AND UNDERVALUED POLITICALLY, SOCIALLY, CULTURALLY,
ACADEMICALLY, AND ECONOMICALLY; AND

>> WHEREAS, THE VILLAGE OF OAK PARK IS PROUD OF THE COUNTLESS
WOMEN IN OUR COMMUNITY WHO CONTINUE TO BREAK GLASS CEILINGS, SET
ABLAZE NEW PATHS, AND INSPIRE THE NEXT GENERATION OF WOMEN LEADERS;
AND

WHEREAS, THE VILLAGE OF OAK PARK WILL CELEBRATE WOMEN'S HISTORY MONTH
WITH THE THEME "MOVING FORWARD TOGETHER!
WOMEN EDUCATING & INSPIRING GENERATIONS," HIGHLIGHTING THE
TRANSFORMATIVE POWER OF EDUCATION AND MENTORSHIP ACROSS GENERATIONS,
AND WILL HOST A KEYNOTE SPEAKER EVENT AT THE OAK PARK PUBLIC LIBRARY
ON MARCH 22ND IN THE VETERANS ROOM TO EXPLORE THE WAYS WOMEN HAVE
SHAPED AND CONTINUE TO SHAPE PROGRESS THROUGH EDUCATION, LEADERSHIP,
AND INSPIRATION.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND THE BOARD OF
TRUSTEES OF THE VILLAGE OF OAK PARK, WE PROCLAIM MARCH 2025 AS
"WOMEN'S HISTORY MONTH" IN OAK PARK AND URGE ALL COMMUNITY MEMBERS TO
REFLECT ON THE ACHIEVEMENTS AND CONTRIBUTIONS OF WOMEN IN OUR
COMMUNITY AND OUR COUNTRY; PARTICIPATE IN LOCAL EVENTS THROUGHOUT THIS
MONTH; AND CELEBRATE THE VITAL ROLE OF WOMEN THROUGHOUT OUR HISTORY.

>>PRESIDENT SCAMAN: THANK YOU.

ALL IN FAVOR?

>> AYE.

>>PRESIDENT SCAMAN: EXCELLENT.

VILLAGE MANAGERS REPORT?

VILLAGE MANAGER JACKSON?

>>VILLAGE MANAGER: PRESIDENT SCAMAN MEMBERS, NO REPORT TONIGHT.

>>PRESIDENT SCAMAN: - - LIAISON TO ANY BOARD OR COMMISSION TO
SHARE AN UPDATE.

ANY UPDATES?

NO?

OKAY, THANK YOU.

I HAVE CITIZEN COMMISSION VACANCIES.

ANYBODY INTERESTED IN SERVING ON ONE OF OUR BOARDS OR COMMISSIONS,
PLEASE REACH OUT TO THE CLERK AT CLERK@OAK-PARK.US.

NEXT I WOULD ASK FOR A MOTION TO APPROVE THE CONSENT AGENDA AS IT IS
PRESENTED, REMOVING ITEM M FROM THE CONSENT AGENDA.

>>PRESIDENT SCAMAN:

>> SO MOVED.

>> SECOND.

>> MOTION BY TRACY ROBINSON AND SECONDED BY TRUSTEE WESLEY.
HER QUARTERS, PLEASE TAKE THE ROLL.

>> TRUSTEE ROBINSON.

>> YES.

>> TRUSTEE WESLEY.

>> YES.

>> TRUSTEE BUCHANAN.

>> YES.

>> TRUSTEE STRAW.

>> YES.

>> PRESIDENT SCAMAN.

>>PRESIDENT SCAMAN: YES.

I DO HAVE A BRIEF STATEMENT, WISH I COULD BE HAPPIER TO DELIVER.
ON THE CONSENT AGENDA TONIGHT WE HAD AN UPDATE TO THE VILLAGE MANAGERS
CONTRACT.

OUT OF RESPECT FOR MY COLLEAGUES WHOSE ONLY DESIRE IS TO BE
TRANSPARENT AND RESPOND TO CONSTITUENT QUESTIONS.

I WILL SHARE SOME INFORMATION ON PROCESS.

I WISH I COULD EMBRACE THAT ALL RESIDENTS ARE LOOKING TO LEARN AND
ENGAGE GOVERNMENT IN GOOD FAITH.

UNFORTUNATELY THAT IS NOT HOW I FEEL AS I SHARE SOME OF THIS
INFORMATION.

THE VILLAGE MANAGER IS OUR SOLE EMPLOYEE AS A BOARD.

UPDATES TO THE VILLAGE MANAGERS CONTRACTS ARE MADE AFTER CAREFUL
ANALYSIS OF MARKET SALARY CHANGES AND COMPARABLE COMPENSATION PACKAGES
TO SIMILAR COMMUNITIES IN SIZE AND WORKLOAD.

THE VILLAGE MANAGERS CONTRACT FALLS WITHIN THE MEDIAN RANGE AND IT
DEMONSTRATES CONFIDENCE IN HIS PERFORMANCE.

IT IS PERSONALLY MY HONOR TO SERVE ALONGSIDE VILLAGE MANAGER KEVIN
JACKSON.

IT HAS NEVER BEEN ASKED OF THE VILLAGE BOARD TO EXPLAIN HOW WE
REVIEWED THIS CONTRACT BEFORE.

THANK YOU.

MOVING TO THE REGULAR AGENDA.

WE HAVE A STUDY SESSION ON HOMEOWNERSHIP PROGRAMS.

OH YEAH.

SORRY.

ITEM M. YEAH.

THAT WOULD BE THE BETTER IDEA.

I THINK WE CAN MOVE QUICKLY ON THE PRE-RESOLUTION TO APPROVE CITIZEN
COMMISSION WORK PLANS FOR 2025.

MOTION, PLEASE.

>> SO MOVED.

>> SECOND.

>>PRESIDENT SCAMAN: SO VILLAGE MANAGER JACKSON.

>>VILLAGE MANAGER: THANK YOU PRESIDENT SCAMAN AND TRUSTEE MEMBERS, I WANT TO INTRODUCE ASSISTANT VILLAGE MANAGER, AND RESOURCES DIRECTOR KEIRA TCHANG.

SHE WILL TAKE THE LEAD ON THIS ITEM, BUT WE ALSO HAVE THE CHAIR OF THE COMMITTEE AVAILABLE TO SPEAK TO THIS ITEM AS WELL.

IS THAT CORRECT, KIRA?

>> I DO NOT SEE CHAIR BARNHART IN THE AUDIENCE.

I DON'T KNOW IF HE WAS ONLINE.

IT DOES NOT APPEAR HE IS HERE TONIGHT, BUT HAPPY TO ANSWER ANY QUESTIONS ABOUT THE WORK PLAN.

KIRA TCHANG, ASSISTANT VILLAGE MANAGER AND HR DIRECTOR.

I KNOW THERE WERE SOME QUESTIONS ABOUT THE CITIZEN COMMISSION 2025 WORK PLAN.

>>TRUSTEE ROBINSON: I ONLY HAD A QUESTION ABOUT THE CPOC WORK PLAN, THE REST I REVIEWED AND THEY LOOKED FINE. THE ONLY THING WITH CPOC AS I KNOW WE CURRENTLY HAVE THE CONSULTANT DOING A COMPREHENSIVE VIEW OF THE COMMISSION - REVIEW OF THE COMMISSION.

I SAW THE CHANGES IN THE COMMISSION'S WORK PLAN.

IT SEEMS TO ME THAT IT WOULD BE FROM A PROCESS PERSPECTIVE MUCH MORE EFFICIENT TO WAIT FOR THE CONSULTANT TO FINISH THEIR REVIEW AND THEN WE CAN MAKE ONE CHANGE - I KNOW THEY ARE REVIEWING THE WORK PLAN, TOO. WE CAN MAKE ONE SET OF CHANGES TO THE WORK PLAN.

ONE SET OF CHANGES TO THE ORDINANCE INSTEAD OF DOING IT PIECEMEAL. THAT WAS MY ONLY THOUGHT WAS TO TABLE CPOC'S WORK PLAN PENDING THE OUTCOME AND GIVEN THE RESULTS OF THE CONSULTANTS REVIEWED TO MAKE A STREAMLINED PROCESS OF CHANGES.

>> OF COURSE THE BOARD CAN MAKE THE DECISION TO TABLE, SHOULD THEY HAVE THAT DESIRE.

I WILL SAY THAT WITH CPOC'S EMERGENCY WORK PLAN, THE ITEMS THAT ARE NEWLY LISTED THIS YEAR ARE REALLY ITEMS THAT ARE EITHER A CONTINUATION OR MORE DETAILED LEVEL OF INFORMATION OF ITEMS THAT HAVE LONG BEEN ON THE WORK PLAN.

BILLY REVIEWING AND MAINTAINING COMMUNICATION WITH THE OAK PARK POLICE DEPARTMENT GIVEN THE PROCESS OF COMPLAINTS AND THE WAY THE POLICE DEPARTMENT IS RESPONDING TO COMPLAINANTS.

THEY ADDED TO DETAILS ABOUT SPECIFIC IMPROVEMENTS THAT THEY WOULD LIKE TO SEE IN 2025 AND I BELIEVE THAT NOTWITHSTANDING THE OUTCOME OF THE POLICE OVERSIGHT, THEY WOULD HOPE TO CONTINUE WITH WORK UNLESS THE ORDINANCE CHANGED OTHERWISE.

I THINK THE OTHER ONE, WITH REGARD TO THE FLOCK ALP ARE REPORTED, THAT IS WORK THEY'VE BEEN DOING SINCE THEY WERE ASSIGNED THE WORK WITH THE BOARD WITH THE CONNECTION TO THE FLOCK VLPR CAMERAS.

I CANNOT REMEMBER OFF THE TOP OF MY HEAD.

2022, THE BOARD ASSIGNED THEM THAT WORK AND THEY HAVE CONTINUED TO DO THAT WORK, DESPITE THE FACT THAT IT HAS NOT BEEN REFLECTED ON THE WORK PLAN PREVIOUSLY.

>>TRUSTEE ROBINSON: OR THE ORDINANCE.

>> OR THE ORDINANCE, BUT THIS WAS WORK ASSIGNED TO THEM DIRECTLY BY THE BOARD SO THEY WANTED TO REFLECT THAT THE WORK WAS PART OF THE WORK THAT THEY ARE DOING BECAUSE THEY DO IT AT EVERY SINGLE MEETING THAT THEY HAVE.

HAPPY TO ANSWER ANY OTHER QUESTIONS THAT YOU MIGHT HAVE, BUT FROM CPOC'S PERSPECTIVE, I THINK THEY ARE SIMPLY DEMONSTRATING THE WORK THAT THEY HAVE BEEN DOING AND WILL CONTINUE TO DO IN AT 2025.

SHOULD THERE BE SIGNIFICANT UPDATES THAT COME AS A RESULT OF THE REVIEW.

OF COURSE IT COULD BE REVISITED AS WELL.

>>TRUSTEE ROBINSON: YEAH, NO.

I APPRECIATE THAT.

MY THOUGHT IS, IF IT IS SOMETHING THAT THEY HAD BEEN DOING SINCE 2022, ANOTHER FEW MONTHS, WAITING ANOTHER FEW MONTHS TO MAKE THE UPDATE IS NOT GOING TO MAKE THAT MUCH OF A DIFFERENCE AND WE ARE NOT THEN SORT OF UPDATING THE WORK PLAN TWICE.

UPDATING THE ORDINANCE TWICE AND CREATING DUPLICATE OF WORK.

I APPRECIATE THAT.

IN TERMS OF QUESTIONS, I'M ASSUMING THE SEMIANNUAL REPORT IS FORTHCOMING?

>> CPOC IS A REGULAR MEETING SCHEDULED FOR THURSDAY.

THEY WILL REVIEW THE ACTIVITY FROM JULY 24 THROUGH DECEMBER 24 AND UPON APPROVAL OF THAT, THEY WILL SUBMIT IT TO THE BOARD FOR REVIEW.

>> THE ONLY THING I WOULD ADD IS THE LAST SEMIANNUAL REPORT HAD A SECONDARY REPORT ATTACHED TO IT AND IT WAS NOT REALLY LABELED AND IT WAS NOT QUITE CLEAR WHAT IT WAS.

SOMETHING SIMILAR IS GOING TO BE ATTACHED AT A SEMIANNUAL REPORT, OUT IS THAT WE GET A CLEAR UNDERSTANDING OF WHAT IT IS, WHAT THE DATA REFERS TO.

THIS SEEMED TO REFER TO FLOCK INFORMATION, BUT WE DID NOT REALLY GET A CLEAR ANSWER WHEN I ASKED THAT AT THE LAST SEMIANNUAL REPORT.

I WOULD JUST WANT TO FIND THAT AGAIN.

IF THAT WILL BE ADDED AGAIN, IF WE COULD HAVE IT CLEARLY MARKED, TITLED, NUMBERED.

ALL OF THAT.

SO I DON'T KNOW IF ANYBODY ELSE HAS ANYTHING TO ADD, BUT I WOULD REALLY LIKE TO TABLE IT.

IF WE COULD MAYBE PULL IT OUT IF THERE IS CONSENSUS TO TABLE.

>>PRESIDENT SCAMAN: I WILL SHARE A FEW THOUGHTS.

FOR ME, THERE IS NOTHING IN THE WORK PLAN - APPROVING OR NOT APPROVING THE WORK PLAN TONIGHT DOES NOT ACTUALLY CHANGE THE WORK OF CPOC, SO

I'M COMFORTABLE APPROVING THE WORK PLAN AS IT IS, BUT I DO SUPPORT JUST THE COMMUNICATION BECAUSE WE ARE WORKING WITH A VERY TALENTED CONSULTANT RIGHT NOW IN PIT.

THE EXPECTATION OF WHAT WE REALLY WANT WITH THE FLOCK CAMERA SYSTEM IS A DATA DRIVEN PROCESS FOR EVALUATING ITS USE.

SO HOPING THAT THE WORK WITH THE CONSULTANT BRINGS US A - THE BEST MECHANISM, THE BEST STRATEGY FOR DOING THAT.

RIGHT NOW IT IS IN CPOC BECAUSE THAT IS THE BOARD DIRECTION IN THE ABSENCE OF WHAT I HAD STATED THAT I WAS POTENTIALLY CONSIDERING BRINGING SOME TALENTED FOLKS FROM THE CITIZEN INVOLVEMENT - CIVIC INFORMATION SYSTEMS, BUT I TRUST THE WORK OF THE PIVOT AND THEIR ABILITY TO ENGAGE ALL OF US AS ELECTED OFFICIALS AND MEMBERS OF THE COMMISSION AND OTHER STAKEHOLDERS INCLUDING OUR CHIEF TO IDENTIFY THAT MECHANISM, WHICH HELPS ME BE COMFORTABLE APPROVING THE WORK PLAN AS IS.

>>TRUSTEE ROBINSON: CAN WE PULL THAT OUT?

I WOULD STILL PREFER TO WAIT.

IF WE COULD PULL IT OUT, MY COMFORT LEVEL IS TO WAIT, BUT I REALLY WOULD PREFER NOT TO APPROVE THIS AS IS.

I THINK WE ARE IN PROCESS FOR MORE WORK TO BE DONE TO IT.

>>PRESIDENT SCAMAN:

>>TRUSTEE ROBINSON: IS THAT POSSIBLE?

>>PRESIDENT SCAMAN: IT IS POSSIBLE TO REMOVE THE CITIZEN COMMISSION.

>> DOES NOT REQUIRE A SEPARATE MOTION?

>>VILLAGE ATTORNEY: IF YOU WISH TO APPROVE THE WORK PLAN, EXCEPT FOR THE CPOC WORK PLAN, THAT MOTION CAN BE MOTION AND SECONDED. OTHERWISE YOU WOULD MAKE A MOTION TO APPROVE AS IS.

>>TRUSTEE ROBINSON: OH MY.

I DON'T THINK I WAS THE FIRST OR THE SECOND ON THAT.

WHO WAS THE FIRST AND SECOND ON THAT MOTION, CHRISTINA?

ARE YOU WILLING TO AMEND?

>>TRUSTEE STRAW: I WOULD RATHER APPROVE THEM ALL AS IS.

>>TRUSTEE ROBINSON: WHAT IS THE BEST WAY TO DO THIS?

I'M NOT WILLING TO APPROVE THE CPOC AS IS, IF THE FIRST AND SECOND DON'T WANT TO MAKE IT A CLEAN PROCESS, WHAT IS THE OTHER PROCESS?

>>VILLAGE ATTORNEY: YOU CAN MAKE A MOTION TO AMEND THE MOTION ON THE FLOOR TO REMOVE THE CPOC WORK PLAN AND THAT WOULD REQUIRE A SECOND AS WELL.

IF THAT IS APPROVED, THEN YOU WOULD VOTE ON THE UNDERLYING MOTION TO APPROVE ALL EXCEPT THE CPOC WORK PLANS.

>>TRUSTEE ROBINSON: OKAY.

I MOVED TO AMEND THE AGENDA ITEM TO REMOVE THE CPOC WORK PLAN.

DOES THAT DO IT?

>>VILLAGE ATTORNEY: WE WOULD NEED A SECOND.

>>TRUSTEE ROBINSON: SOMEBODY WILLING?

>>PRESIDENT SCAMAN: MOTION ON THE FLOOR TO APPROVE WITH REMOVING CPOC.

MOTION BY TRACY ROBINSON AND SECONDED BY TRUSTEE PARAKKAT.

CLERK WATERS, PLEASE TAKE THE ROLL.

WOULD YOU LIKE TO DISCUSS?

>>TRUSTEE PARAKKAT: THE CRC PLAN IS NOT INCLUDED, RIGHT?

DO WE HAVE AN UNDERSTANDING OF WHEN THAT IS FORTHCOMING?

>> THE CRC HAS A NUMBER OF VACANCIES THAT HAS LED TO A NUMBER OF CANCELLATIONS OF CRC MEETINGS AND AS SOON AS THEY ARE ABLE TO INCREASE THE MEMBERSHIP AND RESUME THOSE MEETINGS THAT THE CRC WOULD SUBMIT A WORK PLAN FOR 2025.

>>PRESIDENT SCAMAN: I HAVE BEEN IN DISCUSSION WITH THE CHAIR AND LIAISON, TRUSTEE ENYIA AND VILLAGE STAFF TO REVIEW THE PURVIEW SO BEFORE WE MAKE APPOINTMENTS, WE HAVE AGREEMENT WITH THE VILLAGE BOARD ON WHAT THE ROLE OF THE COMMISSION IS, ALTHOUGH WE MIGHT BE LOOKING TO MAKE SOME APPOINTMENTS THAT ARE MORE SUPPORTIVE OF HOW THE ORDINANCE CURRENTLY STANDS, BUT THAT IS SOME OF THE REASON FOR THE DELAY.

>>TRUSTEE PARAKKAT: THANK YOU.

>>PRESIDENT SCAMAN: ANY OTHER DISCUSSION ON THE SUB MOTION ON THE FLOOR?

>>PRESIDENT SCAMAN: CLERK WATERS, GO AHEAD.

>> TRUSTEE ROBINSON.

>> YES.

>> TRUSTEE PARAKKAT.

>> YES.

>> TRUSTEE BUCHANAN.

>> NO.

>> TRUSTEE STRAW.

>> NO.

>> TRUSTEE WESLEY.

>> MOTION TO SEVER?

YES.

>> PRESIDENT SCAMAN.

>>PRESIDENT SCAMAN: NO.

WE ARE MISSING ONE SO IT IS 3:3 AND THE MOTION DIES.

CORRECT.

>>TRUSTEE ROBINSON: JUST SO I AM CLEAR, THEN THE MOTION THAT IS IN THE AGENDA TO HAVE THE WORK PLANS APPROVED AND IN MASS IS WHAT STANDS, RIGHT?

>>VILLAGE ATTORNEY: THAT IS THE UNDERLYING MOTION.

THAT IS ON THE FLOOR RIGHT NOW SO THE NEXT VOTE YOU WOULD TAKE WOULD BE TO APPROVE THE WORK PLANS INCLUDED - AS INCLUDED IN THE AGENDA.

>>TRUSTEE ROBINSON: THAT IS UNFORTUNATE.

I'M SERIOUS ABOUT CREATING AN EFFICIENT PROCESS.

I WILL VOTE NO FOR ALL OF THE WORK PLANS THEN.
I AM READY TO VOTE.

>>PRESIDENT SCAMAN: CLERK WATERS, PLEASE TAKE THE ROLL.
>> TRUSTEE STRAW.
>> YES.
>> TRUSTEE WESLEY.
>> YES.
>> TRUSTEE BUCHANAN.
>> YES.
>> TRUSTEE PARAKKAT.
>> YES.
>> TRUSTEE ROBINSON.
>> NO.
>> PRESIDENT SCAMAN.
>>PRESIDENT SCAMAN: YES.

MOTION PASSES.

THANK YOU.

STUDY SESSION ON HOMEOWNERSHIP PROGRAMS.

VILLAGE MANAGER JACKSON?

>>VILLAGE MANAGER: I WOULD LIKE TO INTRODUCE JONATHAN BURGE,
ASSISTANT VILLAGE MANAGER, NEIGHBORHOOD SERVICES DIRECTOR.
I THINK WE ARE SEEKING FEEDBACK ON THE CONCEPT AROUND ADVANCING
HOMEOWNERSHIP OPPORTUNITIES HERE IN THE VILLAGE AND AT THE SAME TIME
ADVANCING RACIAL EQUITY.
THESE AIMS ARE CONSISTENT WITH THE DECLARED BOARD GOALS AND WE WOULD
LOOK TO THE FEEDBACK TONIGHT TO HELP INFORM FURTHER POLICY DEVOTED TO
COME BACK AT A LATER TIME TO MAKE A DECISION ON HOW YOU WANT TO
PROCEED.

JONATHAN BURCH,

>> THANK YOU MANAGER JACKSON.
JONATHAN BURCH, ASSISTANT NEIGHBORHOOD SERVICES DIRECTOR.
AS MANAGER JACKSON COVERED, TONIGHT WE WILL TALK A LITTLE BIT ABOUT
HOMEOWNERSHIP, BUT IT WILL NOT JUST BE ME TALKING.
HOPEFULLY WE WILL GET HELP FROM OTHER FOLKS IN THE AUDIENCE WHO WILL
LEND THEIR EXPERTISE AND PEOPLE WHO HAVE BEEN PRACTICING IN MANY OF
THE SPACES WE ARE GOING TO TALK ABOUT.
AS A TOOL TO INFORM YOUR CONVERSATION THAT SUBSEQUENTLY OPEN FROM THE
POLICY DEVELOPMENT THAT STAFF WILL BE DOING FROM HERE ON OUT.
SO I WILL START WITH A LITTLE BIT OF OPENING INFORMATION ABOUT SORT
OF, AGAIN, POLICY AND BACKGROUND, AND SOME GROUNDING RELATED TO THAT,
BUT ALSO WE WILL HAVE MICHAEL BAILEY AND LISA PALERMO FROM THE
ASSOCIATION REALTORS TO TALK ABOUT THE HOUSING MARKET HERE LOCALLY.
BUT THEY ARE SITTING ON THE GROUND ON A DAY-TO-DAY BASIS TO INFORM ON
THE CONVERSATIONS.

I KNOW IN SOME OF THE PREVIOUS BOARD GOALS WILL TALK SPECIFICALLY ABOUT DOWN PAYMENT ASSISTANCE AND SUPPORTS.

WE HAVE FABIOLA (NAME?) FROM THE ILLINOIS HOUSING DEVELOPMENT AUTHORITY WHO WILL ALSO BE SPEAKING TO THEIR ARRAY OF PRODUCTS AND PROGRAMS THAT THEY OFFER IN THE DOWN PAYMENT SPACE AND FINALLY WE HAVE AMY KAUFMAN FROM COMMUNITY PARTNERS FOR AFFORDABLE HOUSING, A NONPROFIT THAT DOES HOUSING WORK IN NORTHERN COOK COUNTY SPACE TO TALK ABOUT THE SHARED EQUITY PROGRAM MODELS.

THEY'VE LONG OPERATED A COMMUNITY LAND TRUST IN THE COMMUNITY AND TALK ABOUT THE EXPERIENCES THEY HAVE DONE, AS WELL AS THE WORK THEY'VE DONE IN THE HOMEOWNERSHIP EDUCATION AND COUNSELING SPACE AS WELL.

I THINK FOLKS WILL BE READY TO BUY A HOME.

JUST TO GIVE, AGAIN, A LITTLE GROUNDING BEFORE WE START OFF DOWN THAT ROAD.

AGAIN, AS MANAGER JACKSON COVERED IN THE 24-25 BOARD GOALS THERE WERE THINGS SPECIFICALLY RELATED TO HOMEOWNERSHIP AND THOSE WERE SUBSEQUENTLY PICKED UP IN THE STRATEGIC VISION FOR HOUSING AND TWO GOALS THAT WERE SPECIFICALLY INCLUDED IN THAT DOCUMENT.

ONE RELATED TO EXPANDING THE RIGHT OF HOMEOWNERSHIP OPPORTUNITIES IN THE OTHER ONE MAKING SURE THAT ANY PROGRAM THE VILLAGE GETS - - ACCESS TO HOMEOWNERSHIP AND RELATED TO THAT, TALKING MORE SPECIFICALLY ON STRATEGIES.

LIKE IF HOMEOWNERSHIP ASSISTANCE IS PURSUED, SPECIFIC THINGS THAT STAFF NEED TO BE LOOKING AT AS PART OF THAT POLICY TO BOWMAN PROCESS. ONE, AROUND WHETHER THERE ARE CHANGES NECESSARY FOR THE HOUSING TRUST FUND AND BEING ABLE TO SUPPORT THAT.

I HAVE BEEN ABLE TO TALK ABOUT THAT A LITTLE BIT TONIGHT AND MAKING SURE ANY PROGRAM THAT IS DEVELOPED ADDRESSES THE HISTORIC BARRIERS TO HOMEOWNERSHIP THAT EXIST AND CONTINUE TO IMPACT BLACK HOUSEHOLDS. THIS IS A CHART, JUST AS A REFRESHER, AGAIN, FROM THE STRATEGIC VISION FOR HOUSING TALKS ABOUT THE HOMEOWNERSHIP RATES ARE IN OAK PARK WITHIN THE WIDER SOUTHERN COUNTY REGION HERE IN NORTHEASTERN ILLINOIS AND A PART OF THE UNITED STATES AS A WHOLE, AS A REMINDER, THE GAP IN HOMEOWNERSHIP THAT EXISTS ACROSS RACIAL AND ETHNIC BACKGROUNDS HERE IN OAK PARK AND ACROSS THE NATION AS A WHOLE.

THERE IS OBVIOUSLY BEEN A SIGNIFICANT AMOUNT OF RESEARCH THAT HAS BEEN DONE IN THE PAST TO TALK FROM A NATIONWIDE STANDPOINT ABOUT THE SYSTEMATIC BARRIERS THAT EXIST IN THE HOMEOWNERSHIP SPACE, INCLUDING SPECIFICALLY BLACK AND HISPANIC HOUSEHOLDS.

SOME OF THOSE INCLUDE THINGS LIKE CREDIT, INCOMES, WEALTH, BUT ALSO A BROADER BASIS.

THINKING ABOUT THE KNOWLEDGE OF THE HOME BUYING PROCESS OVERALL, AS WELL AS THE SUPPLY AND AFFORDABILITY OF THE HOUSING STOCK THAT WE ARE SPECIFICALLY TALKING ABOUT, WHICH IS OAK PARK TONIGHT.

THESE ARE OBVIOUSLY THINGS THAT RELATE TO THE HERE AND NOW, BUT THEY ARE A LARGER SYSTEMATIC BARRIER THAT EXISTS AS WELL.

HOMEOWNERSHIP IS A DRIVER OF HOUSEHOLD WEALTH.

I THINK WE UNDERSTAND THAT THIS CHART IS FROM WORK THAT IS FROM A BROOKINGS AND THEY ARE SPECIFICALLY LOOKING AT THE SHARE OF DIFFERENT TYPES OF WEALTH STUFF OF RACIAL AND ETHNIC BACKGROUNDS.

AGAIN, YOU CAN SEE HERE, THE SIZABLE AND IMPORTANT ROLE THAT NET HOUSING WEALTH PLAYS IN MANY DIFFERENT BECKONS, PARTICULARLY FOR BLACK AND HISPANIC HOUSEHOLDS THAT ARE SHOWN ON THE CHART.

JUST THE OVERALL VALUE OF HOMEOWNERSHIP IN TERMS OF WEALTH BUILDING, WHICH WE TALKED ABOUT BEFORE FOR BLACK HOUSEHOLDS, HOMEOWNERSHIP MAKES UP ABOUT 60% OF THE TOTAL HEALTH FOR A TYPICAL BLACK HOUSEHOLD.

RELATED TO THAT AS WELL, MULTIGENERATIONAL WEALTH.

THE BENEFITS THAT HAPPEN WHEN A GENERATION IS ABLE TO PURCHASE A HOUSE AND TRANSFER THAT WEALTH DOWN THE LINE.

FINALLY, HOUSING STABILITY.

WAYS THAT HOUSING STABILITY AND HOMEOWNERSHIP OVERALL CAN BE BENEFICIAL TO MANY HOUSEHOLDS, INCLUDING BLACK HOUSEHOLDS.

ALL OF OUR SPEAKERS TONIGHT WILL BE SPENDING TIME TALKING ABOUT INCOMES.

I THOUGHT IT WOULD BE HELPFUL BECAUSE NOT EVERYBODY REMEMBERS WHAT AMI CORRESPONDS TO WHAT HOUSEHOLD SIZES OF WHAT INCOME LEVELS.

JUST AS A GROUNDING TO KEEP THIS IN MIND BEFORE WE MOVE FORWARD.

I ESPECIALLY WANT YOU TO LOOK AT THE 80% AND 100% AMI COLUMNS ON THE SCREEN RIGHT THERE.

THOSE ARE HELPFUL BECAUSE AS YOU MAY RECALL, THE EXISTING HOUSING TRUST FUND, IN THE ORDINANCE, THE REQUIREMENT IS THAT ANY MONEY THAT IS SPENT SUPPORTING HOMEOWNERSHIP PROGRAMS SUPPORTS HOUSEHOLDS MAKING LESS THAN 80% OF THE AREA MEDIAN INCOME.

CORRESPONDINGLY ON THE RENTERS SIDE IS LESS THAN 60%.

SOME OF WHAT WE WILL SPEND SOME TIME TALKING ABOUT TODAY IS THE WAYS AND MARKETS WE SEE OTHER PROVIDERS, ESPECIALLY IN AFFLUENT MARKETS SIMILAR TO OAK PARK SUPPORTING HOUSEHOLDS AT DIFFERENT INCOME LEVELS AND INCLUDING WHETHER OR NOT THEY DO SUPPORT INCOME LEVELS ABOVE 80% OF THE AREA MEDIAN INCOME, WHY THEY CHOOSE TO DO SO AND HOW THAT ALIGNS WITH THE VILLAGES HOUSING MARKET.

SO WHAT NOT HEARING ME TALK.

THESE ARE ITEMS TO CONSIDER SOME FRAMING QUESTIONS THAT I WOULD ENCOURAGE YOU TO KEEP IN MIND AS WE HAVE OUR SUBSEQUENT SPEAKERS COME FORWARD.

IT JUST TO GIVE ADDITIONAL CONTEXT.

SPECIFICALLY THINKING ABOUT, WORK IN OUR INVOLVEMENT IN THE HOME BUYING PROCESS BE MORE SUCCESSFUL IN REMOVING BARRIERS?

WHAT PARTS OF OUR OWNERSHIP MARKET OVERALL CAN WE BE MOST SUCCESSFUL IN ADDRESSING AND FURTHERING HOMEOWNERSHIP?

SPECIFICALLY ADDRESSING RACIAL AND ETHNIC BARRIERS AND GAPS THAT EXIST IN HOMEOWNERSHIP.

AND FINALLY, HOW DO THE DIFFERENT INTERVENTIONS THAT WE TALK ABOUT TONIGHT ALIGNED WITH EITHER THOSE DIFFERENT MARKET SEGMENTS OR THOSE DIFFERENT BARRIERS THAT WE WILL BE TALKING ABOUT?

WITH THAT I WILL INVITE UP THE OAK PARK AREA REALTORS TO KICK US UP TO TALK ABOUT SOME DATA.

MAKE THAT BIGGER.

>>SPEAKER: CLICK THE BUTTON, RIGHT?

GOOD EVENING PRESIDENT SCAMAN AND MEMBERS OF THE BOARD.

MY NAME IS MICHAEL BAILEY, LOCAL GOVERNMENT AFFAIRS DIRECTOR AT ILLINOIS REALTORS.

HERE TONIGHT REPRESENTING THE OAK PARK AREA ASSOCIATION OF REALTORS.

I WOULD LIKE TO THINK THE VILLAGE FOR BRINGING SO MANY OF US TOGETHER TONIGHT TO TALK ABOUT THE BARRIERS TO HOMEOWNERSHIP.

TONIGHT I AM JOINED BY OAK PARK RESIDENT AND REALTOR MEMBER, LISA PALERMO AND MANY OTHER REALTORS, MANY THAT ARE ON THE EXECUTIVE BOARD LIVE AND WORK IN OAK PARK.

OUR MEMBERS HAVE MANY IDEAS ON WHAT SOME OF THE BARRIERS TO HOUSING ARE.

TONIGHT, WE ARE GOING TO TALK ABOUT WHAT WE VIEW AS THE BIGGEST BARRIER TO HOMEOWNERSHIP.

WHICH IS THE LACK OF INVENTORY AND THE INFLATIONARY EFFECT ON HOUSING PRICES IN OAK PARK.

I WOULD LOVE TO HAND OVER TO LISA TO COME UP AND SPEAK A LITTLE BIT MORE ABOUT THIS STATISTIC.

>>SPEAKER: GOOD EVENING.

OKAY, REALTORS WORK HARD EVERY DAY TO HELP FAMILIES ACHIEVE THE AMERICAN DREAM OF HOMEOWNERSHIP.

THE PROCESS OF ASSESSING HOUSING IS COMPLEX, BUT WITH A MEANINGFUL REFORM AND HONEST CONVERSATIONS ABOUT THE CHALLENGES AHEAD.

REALTORS BELIEVE THAT WE CAN MAKE OAK PARK A MORE AFFORDABLE PLACE TO LIVE.

IT IS NO SECRET THAT THE PRIZING OF HOUSING IN OAK PARK HAS DRAMATICALLY INCREASED.

THE MEDIAN SALE PRICE AMONGST ALL HOUSING TYPES IN OAK PARK IS 423.

THAT IS A 33% INCREASE FROM 2015.

SO WHAT IS CAUSING THIS INCREASE?

INVENTORY.

SHALL I SAY, LACK OF INVENTORY.

LACK OF INVENTORY IN AND OF ITSELF IS ONE OF THE BIGGEST BARRIERS TO ASSESSING HOUSING IN OAK PARK.

IT IS WHAT IS CAUSING THESE DRASTIC PRICE INCREASES.

SIMPLY PUT, MANY FAMILIES AND FIRST-TIME HOMEBUYERS HAVE BEEN PRICED OUT OF THE MARKET.

HISTORICALLY, SIX MONTHS OF (WORD?) IS ASSOCIATED WITH MODERATE PRICE APPRECIATION AND A LOWER LEVEL OF (WORD?) SUPPLY PUSHES PRICES UP RAPIDLY.

IN JANUARY 2025, THE WOOD SUPPLY WAS A RECORD LOW OF 1.4 MONTHS SUPPLY, WHICH MEANS AT THE CURRENT SALES PACE IT WOULD TAKE 1.4 MONTHS FOR THE HOUSING INVENTORY TO BE DEPLETED.

LACK OF SUPPLY.

>> THANK YOU SO MUCH, LISA.

THE ISSUE OF SUPPLY IS AN ISSUE NATIONWIDE, BUT ONE THAT LEADERS IN OAK PARK MUST MEET AT A LOCAL LEVEL.

IT ORDINANCES ON THE BOOKS THAT COULD INCREASE THE TIME IT COSTS OF DEVELOPMENT AND REDEVELOPMENT, OAK PARK MUST CONSIDER MEANINGFUL REFORM.

WHETHER THAT BE COMPREHENSIVE ZONING REFORM TO INCREASE DENSITY. STREAMLINING THE PERMITTING PROCESS OR ELIMINATING POLICIES THAT INCREASE THE COST AND TIME OF DEVELOPMENT.

EARLIER TONIGHT, DURING THE RECESS I HAD HANDED OUT A LITTLE BIT OF A HANDOUT FOR YOU GUYS, WHICH BREAKS DOWN HOUSING BASED ON THE TYPES. IF YOU REFERENCED YOUR HANDOUT YOU WILL SEE STEEP PRICE INCREASE AMONGST DETACHED AND ATTACHED HOUSING TYPES.

FOR REFERENCE, THE MEDIAN SALE PRICE OF AN ATTACHED HOME IN JANUARY 2025 IS \$218,000.

WHICH IS A 64% INCREASE FROM 2015.

IF ANYBODY'S DOING THE QUICK MATH I LAID IT OUT FOR YOU GUYS.

IF YOU WANT TO PUT A DOWN PAYMENT ON A CONDO OR A TOWNHOUSE, THAT IS WHAT WE MEAN BY ATTACHED IS THEY SHARE WALLS, THEY SHARE A CEILING. THAT WOULD BE ABOUT \$43,000.

SO YOU KNOW, NOT NECESSARILY THE MOST ACHIEVABLE, BUT NOT NECESSARILY OUT THERE.

THAT IS COMPLETELY DIFFERENT, I WOULD SAY, FOR THE DETACHED SINGLE-FAMILY HOMES.

THE MEDIAN SALE PRICE FOR A SINGLE-FAMILY HOME, ALSO HITS AN ALL-TIME HIGH OF \$629,000.

WHICH IS A 49% INCREASE FROM 2015.

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I HAVE INCLUDED INFORMATION ABOUT THE SUPPLY, AND AGAIN, IT IS SILO BY HOUSING TYPES.

WE HAVE ATTACHED ON ONE SIDE AND DETACHED ON ANOTHER.

THIS IS A REALLY COMPLEX ISSUE, AS LISA SAID, WILL TAKE A LOT OF MEANINGFUL CONVERSATION AND THAT IS SOMETHING THE OAK PARK AREA ASSOCIATION OF REALTORS IS LOOKING FORWARD TO CONTINUING TO ENGAGE WITH YOU ON THIS PROCESS AS WE WORK TOGETHER TO IDENTIFY THE BARRIERS TO HOMEOWNERSHIP.

THE CURRENT HOMES FOR SALE OR ABOUT - THERE IS ABOUT 78 AND THAT IS COMBINED WITH BOTH DETACHED AND ATTACHED SING OF FAMILY HOUSING.

AS I MENTIONED, A LOT OF TOXINS WE ARE LOOKING FORWARD TO COLLABORATING WITH YOU GUYS THIS COMPLEX ISSUE.

THANK YOU.

>> WERE A VARIETY OF SPEAKERS.

THE FIRST ONE REALTORS TO TALK ABOUT THAT.

FABIOLA IS GOING TO TALK ABOUT DOWN PAYMENT ASSISTANCE.

WE HAVE SOME FLYERS UP HERE FOR THE VARIOUS ITEMS AND PROGRAMS THAT WILL INFORM THE CONVERSATION.

>>SPEAKER: THANK YOU SO MUCH.

IT IS COLD OUT THERE, GUYS.

IT IS COLD OUT THERE.

THANK YOU SO MUCH FOR HAVING ME COME OUT AND SPEAK TO YOU.

I KNOW A FEW OF YOU FROM PREVIOUS ENGAGEMENTS.

AGAIN, THANK YOU FOR HAVING US COME OUT.

A LITTLE BIT ABOUT IDA, WE WERE GREETED BY STATE LEGISLATION IN 1967.

I ALSO MENTIONED THE TAXPAYER DOLLARS IN THE STATE OF ILLINOIS DO NOT SUSTAIN OUR OPERATION.

ALTHOUGH, WE DO ADMINISTER PUBLICLY FUNDED PROGRAMS ON BEHALF OF THE STATE.

WHAT IS IDA'S MISSION?

IDA STANDS FOR THE ILLINOIS HOUSING AUTHORITY AND OUR MISSION TO FINANCE THE CREATION AND PRESERVATION OF AFFORDABLE HOUSING IN ILLINOIS.

WHEN I AM UP HERE, I'M TALKING ABOUT THE ENTIRE STATE.

TOP TO DOWN TO ST. LOUIS.

YES.

WE HAVE BEEN HELPING HOMEOWNERS SINCE ABOUT 1982 WE HAVE DONE OVER \$20 BILLION WITH OVER 70,000 ILLINOIS FAMILIES AND THE WORK WE DO CANNOT BE DONE WITHOUT OUR PARTNER REALTORS, WITHOUT OUR HOMEOWNERSHIP ORGANIZATIONS MAKE OAK PARK REGIONAL HOUSING CENTER, AND AGAIN, LIKE OUR LEADERS OF OUR COMMUNITIES AS YOURSELVES.

I WOULD LIKE TO THANK AND APPLAUD EVERY SINGLE ONE OF YOU GUYS FOR HELPING FAMILIES BECAUSE THAT IS WHAT WE DO HERE.

OUR PROGRAMS FOR HOMEOWNERSHIP, WE OFFER A SET AMOUNT OF ASSISTANCE. MOSTLY DOWN PAYMENT ASSISTANCE, BUT IN OUR HISTORY, WE HAVE FINANCED APARTMENT COMPLEXES.

A SENIOR LIVING CENTERS, DISASTER RELIEF PROGRAMS, HOME ACCESSIBILITY PROGRAMS FOR ELDERLY AND FAMILIES WITH DISABILITIES.

OF COURSE, A LOT OF YOU MAY KNOW OF OUR EMERGENCY RENTAL AND MORTGAGE PROGRAMS, AND OF COURSE OUR DOWN PAYMENT ASSISTANCE PROGRAMS.

THIS IS OUR ACCESS PROGRAM WE HAVE RIGHT NOW.

EVERY TIME I TALK IN FRONT OF THE PUBLIC THEY ALWAYS ASK ME, MY GOODNESS, IS IDA GOING TO RUN OUT OF MONEY?

WE HAVE NOT RUN OUT OF MONEY SINCE 1967.

THE ANSWER IS NO.

WE HAVE SOME QUALIFICATIONS FOR OUR PROGRAMS.
ONE OF THEM IS YOU HAVE TO BE A PRIMARY RESIDENTIAL HOLDER IN THE
STATE OF ILLINOIS.
OUR SECOND ONE IS WE HAVE OUR INCOME LIMITS.
WE TALKED ABOUT INCOME LIMITS A LITTLE WHILE AGO.
HOURS VARY BETWEEN THE 100%-120% AMI.
BECAUSE WE ARE IN COOK COUNTY, IT IS ABOUT \$134,520.
OUR PURCHASE PRICING LIMITS.
I KNOW THAT WE JUST TALKED ABOUT PURCHASE PRICING LIMITS.
WE HAVE INCREASED HOURS AND FOR OUR ONE UNIT CONDO TOWNHOME SINGLE-
FAMILY, IS ABOUT \$610,000 AND ANYTHING ABOVE THAT.
IT IS ABOUT \$700,000.
WE HAVE EXCEEDED INCOME LIMITS AND PURCHASE PRICING LIMITS AND OF
COURSE WE GIVE ASSISTANCE TO OFFSET THAT 20% BECAUSE A LOT OF FAMILIES
DO NOT KNOW THAT YOU DO NOT NEED 20%.
WITH AS LITTLE AS 3% DOWN AND USING IDA PROGRAMS TO OFFSET THE
AMOUNTS.
THIS IS A SECONDARY LOAN.
SO THE LENDER WILL HOLD THAT FIRST LIEN.
IDA WILL HOLD THE SECOND LIEN AND IT IS 4% UP TO \$6000 AND IF YOU LIVE
IN THE HOME FOR 10 YEARS YOU DO NOT HAVE TO PAY ANY OF THE MONEY BACK.
OUR SECOND PROGRAM, ACCESS TO FOOD.
IT IS UP TO \$7500.
THAT ONE IS DEFERRED FOR 30 YEARS OR IF YOU SELL YOUR PROPERTY OR
REFINANCE, THOSE FUNDS ARE DUE BACK, BUT AGAIN, WE PUT THE FUNDS BACK
INTO THE POT TO HELP THE NEXT FAMILY KEEP GOING.
AND OUR THIRD PROGRAM, ACCESS REPAYABLE, THAT IS THE 10%, UP TO
\$10,000 PROGRAM, THAT IS REPAYABLE AND YOUR MONTHLY BILL ENDS UP BEING
\$83.33, AND AGAIN, THAT AMOUNT GOES BACK IN THE POT FOR THE NEXT
FAMILY TO COME THROUGH.
I WANT TO TALK ABOUT QUALIFICATIONS.
WE TALKED ABOUT MINIMUM CREDIT SCORES.
I KNOW SOME OF US MENTIONED MINIMUM CREDIT SCORES.
YOU NEED A MINIMUM CREDIT SCORE OF 640.
INCOME LIMITS, WE TALKED ABOUT INCOME LIMITS.
OF COURSE WE MADE SURE THAT OUR DEBT TO INCOME RATIO WAS INCREASED TO
50% BECAUSE WE KNOW THERE IS A LOT OF FAMILIES THAT ARE HOLDING ONTO
JUST A LITTLE MORE DEBT THESE DAYS.
I AM ALSO HERE TO ANSWER ANY QUESTIONS YOU MIGHT HAVE.
 >> WE WILL WAIT TO DO ANY QUESTIONS AT THE END.
 >> OKAY.
I WAS COMING IN HOT AND HEAVY, GUYS.
I WAS COMING IN HOT AND HEAVY AND I WANT TO TALK ABOUT ONE PROGRAM
ENDED IS THE HOTTEST PROGRAM IN THE STATE OF ILLINOIS RIGHT NOW.
IT IS OUR SMART BY PROGRAM.

I DON'T KNOW IF IT MADE IT TO THE SLIDESHOW, BUT WE ARE GIVING \$40,000
- DID IT MAKE IT?

NO.

40,000 - THERE WE GO.

SMART BY PROGRAM.

\$40,000 TO HELP SOMEBODY WITH STUDENT LOAN DEBT TO OFFSET THAT DEBT TO
INCOME RATIO.

GUESS WHAT, AS LONG AS YOU ARE A RESIDENTIAL HOLDER FOR 36 MONTHS,
WHICH IS EQUIVALENT TO ABOUT THREE YEARS, YOU DO NOT HAVE TO PAY THE
MONEY BACK.

IT IS THE FASTEST WAY TO PAY OFF STUDENT LOAN DEBT RIGHT NOW.

THAT IS JUST FOR STUDENT LOANS.

WHAT IF SOMEBODY STILL NEEDS DOWN PAYMENT ASSISTANCE OR SOME HELP WITH
THE CLOSING COST, RIGHT?

WE HAVE A FLAT \$5000 TO GIVE TO THAT FAMILY IF THEY NEED IT AND THAT
\$5000 WOULD BE UNDER OUR DEFERRED PROGRAM.

THE 30 YEAR RULE WOULD APPLY FOR IT.

THIS SMART BY PROGRAM WAS RELEASED DECEMBER 2 AND I AM EXCITED TO SAY
THAT WE ONLY HAVE ABOUT 10 DAYS LEFT OF FUNDS FOR FAMILIES.

BY THE END OF THE MONTH THAT THIS PROGRAM WILL BE GONE.

BUT WITH IT, I THINK WE DID \$27.1 MILLION TO FAMILIES THAT NEEDED IT
AND THE AVERAGE LOAN AMOUNT THAT WE WERE PAYING OFF WHEN WE WERE DOING
THESE LOANS WAS ABOUT \$30,000.

EVEN THOUGH WE WENT UP TO 40, WE WERE PAYING OFF SOME BIG CHUNKS.

THAT IS A HUGE SUCCESS TO THE STATE AND AGAIN, A HUGE SUCCESS FOR
EVERYBODY HERE.

ANYBODY THAT USED IT OR IS IN THE PROCESS OF USING IT OR EVEN SHARED
THE INFORMATION.

AGAIN, NONE OF THE WORK WE DO CAN BE DONE WITHOUT YOU GUYS.

THANK YOU.

>> THE FINAL GROUP WE HAVE TO TALK TONIGHT IS COMMUNITY PARTNERS
FOR AFFORDABLE HOUSING.

>> I AM AMY KAUFMAN, VICE PRESIDENT OF COMMUNITY PARTNERS FOR
AFFORDABLE HOUSING.

THERE WE GO.

WE ARE A 501(C)(3) NONPROFIT ORGANIZATION THAT IS A FULL-SERVICE
AFFORDABLE NONPROFIT.

OUR GEOGRAPHIC FOOTPRINT AS JONATHAN MENTIONED IS LAKE COUNTY AND
NORTHERN COOK COUNTY GENERALLY.

YOU CAN SEE OUR MISSION ON THE SCREEN AND YOU CAN SEE THE PROGRAMS
RANGE FROM AFFORDABLE HOMEOWNERSHIP, AFFORDABLE RENTAL, FORECLOSURE
PREVENTION, DOWN PAYMENT ASSISTANCE, THE WHOLE MENU OF OPTIONS THAT
ARE AVAILABLE FOR AFFORDABLE HOUSING PROGRAMS.

TONIGHT, I'M HERE TO TALK ABOUT THE COMMUNITY LAND TRUST PROGRAM AND
AS THE REALTORS MENTIONED, THE COST OF HOUSING HAS NOT KEPT UP - THE

COST OF HOUSING HAS OUTPACED THE INCREASE IN WAGES SO THE GAP BETWEEN WHAT PEOPLE CAN AFFORD AND THE COST OF HOUSING HAS GOTTEN BIGGER AND BIGGER AND YOU CAN SEE GENERALLY FROM THE SLIDE, THIS IS PRETTY MUCH NATIONALLY, BUT YOU CAN SEE THE GAP HAS GOTTEN WIDER AND WIDER, WHICH HAS MADE HOMEOWNERSHIP PROGRAMS EVEN MORE CRITICAL FOR COMMUNITIES LIKE OAK PARK.

GENERALLY, FOR THOSE OF YOU WHO DO NOT LIVE AND BREATHE AFFORDABLE HOUSING, IF YOU ARE ABLE TO HOUSE PEOPLE IN AN AFFORDABLE LONG-TERM, SAFE PERMANENT SITUATION, THINGS GET BETTER.

THE HEALTH OUTCOMES IMPROVE, SCHOOL OUTCOMES IMPROVE, PEOPLE MAKE MORE MONEY.

THEY GET A LOT OF BENEFITS FROM THE STABILITY THAT GOES ALONG WITH THE HOUSING AND SO THIS IS SOMETHING WE HAVE EXPERIENCED FIRSTHAND IN OUR COMMUNITY LAND TRUST PROGRAM.

OKAY.

WHAT IS A COMMUNITY LAND TRUST.

IF YOU STICK WITH ME FOR THESE NEXT COUPLE SLIDES I WILL GIVE YOU THE BASICS.

IN 2003 THE CITY OF HIGHLAND PARK ALONG WITH MANY OTHER COMMUNITIES AROUND THE COUNTRY WERE DISCUSSING, HOW ARE WE GOING TO KEEP OUR COMMUNITIES FOR WHAT?

THEY WERE GETTING LESS AND LESS AFFORDABLE AND THERE WAS A MODEL OUT THERE THAT HAD STARTED OUT EAST FOR COMMUNITY LAND TRUST AND IT WAS TO BRIDGE THE GAP BETWEEN WHAT SOMEBODY EARNS AND WHAT THE HOUSING COSTS. AND THE IDEA IN HIGHLAND PARK GOT OUT IN FRONT OF THIS AND DEVELOPED AN AFFORDABLE HOUSING PLAN ONE PIECE OF THE PLAN WAS TO CREATE AN INDEPENDENT 501(C)(3).

THAT WAS US.

WE WERE CALLED THE HIGHLAND PARK ILLINOIS COMMUNITY LAND TRUST AT THE TIME AND THE IDEA WAS IF WE HAD SUCCESS, WE WOULD REGIONALIZED BECAUSE THAT WOULD BE THE BEST WAY TO SUSTAIN THE MODEL.

THAT IS EXACTLY WHAT HAPPENED.

WE STARTED IN HIGHLAND PARK AND WE WERE IN LAKE FOREST AND THEN WE WERE IN EVANSTON AND NOWHERE IN WILMETTE WHERE WORKING IN DEERFIELD AND NORTHBROOK.

IT HAS SPREAD OVER THE YEARS AND IT IS IN FACT THE WAY TO SUSTAIN YOURSELF AS A SUCCESSFUL COMMUNITY LAND TRUST.

OKAY.

WHAT IS A LAND TRUST?

THE WHOLE IDEA OF A LAND TRUST IS A PERMANENT AFFORDABILITY.

WHEN YOU DEVELOP A HOME UNDER THE LAND TRUST MODEL, THAT HOMESTAYS AFFORDABLE FOR THE FIRST BUYER AND THE NEXT BUYER, AND THE NEXT BUYER IN THE WAY YOU DO THAT IS WHEN SOMEBODY BUYS A LAND TRUST HOME FROM US, WE ARE THE DEVELOPER.

THEY BUY THE HOME AND WE RETAIN OWNERSHIP OF THE LAND UNDERNEATH.

THAT IS WHY IT IS CALLED A LAND TRUST BECAUSE THE LAND IS KEPT IN THE LAND TRUST AND WHAT THAT DOES, DOES NOT CHANGE THE EXPERIENCE OF HOMEOWNERSHIP.

WHAT THAT DOES IS IT RESTRICTS THE RESALE ON THE OTHER END SO THAT WHEN THE HOMEOWNER GOES TO SELL THAT HOME, THEY BOUGHT IT AT AN AFFORDABLE PRICE AND THEY'RE GOING TO SELL IT AT AN AFFORDABLE PRICE. THEY WILL BUILD WEALTH BY PAYING DOWN THE MORTGAGE AND CAPTURING A SHARE OF THE APPRECIATION THAT IS THE MODEL.

THEY TURN AROUND AND SELL TO THE NEXT PERSON SO THE SUBSIDY THAT WAS USED TO DEVELOP THIS HOUSE STAYS WITH THE HOUSE.

IT DOES NOT GO WITH THE PERSON.

THAT IS WHY THE FUNDERS LIKE US.

THAT IS WHY HUD, AT LEAST UP UNTIL NOW, THAT IS WHY WE HAVE A LOT OF HOME FUNDS AND WHY COMMUNITIES INVEST IN US BECAUSE IT IS A PERMANENT INVESTMENT.

IT DOES NOT WALK AWAY EVERY TIME A HOUSE TURNS OVER.

SO THE HOMEOWNER LEASES THE LAND FROM US FOR \$25 A MONTH FOR AS LONG AS THEY LIVE IN THE HOUSE.

WHEN IT COMES TIME TO SELL THE HOUSE, THEY SELL IT AT A PRICE THAT IS DETERMINED BY A RESALE FORMULA THAT IS INCORPORATED INTO THE CONTRACT THAT EXISTS.

WE CALL IT A GROUND LEASE BETWEEN THE HOMEOWNER AND THE LAND TRUST.

SO WE ARE ABLE TO FIGURE OUT EXACTLY WHAT THE MAXIMUM RESALE PRICE IS AND THAT IS THE MOST THEY CAN SELL THEIR HOME FOR.

THEY COULD ALWAYS SELL IT FOR LESS, BUT THEY CANNOT SELL IT FOR MORE.

I HAVE BEEN DOING THIS A LONG TIME.

ABOUT 14 YEARS.

I HAVE SEEN A LOT OF REALES AND EVERYBODY WALKS AWAY WITH MONEY.

THE HOST IS AFFORDABLE AND THE PERSON WHO IS RESELLING MAKES A LOT OF MONEY, TURNS AROUND AND BUYS THEIR NEXT HOME AND IT IS VERY SUCCESSFUL.

IT IS A VERY SUCCESSFUL MODEL.

LIKE I SAID BEFORE, SAME EXPERIENCE.

WHETHER YOU ARE BUYING AN AFFORDABLE HOME OR NOT, THE ACTUAL HOMEOWNERSHIP PART OF IT IS THE SAME.

THE HOMEOWNERS ARE RESPONSIBLE FOR THEIR OWN MAINTENANCE AND WE DO HAVE PROGRAMS THAT SUPPORT OUR HOMEOWNERS, BUT BASICALLY IT IS THE SAME EXPERIENCE AS IT WOULD BE IF THEY BOUGHT A HOUSE ON THE OPEN MARKET.

THEY GET A TAX DEDUCTION.

PROPERTY TAXES ARE ADJUSTED TO REFLECT THAT THE RESALE PRICES ARE RESTRICTED.

YOU CANNOT HAVE SOMEBODY PAYING TAXES ON \$400,000 WHEN THEY CAN ONLY SELL THEIR HOUSE FOR \$200,000 IN THE STATE IS WITH US ON THAT.

THAT IS SOMETHING WE HAVE WORKED DIRECTLY WITH THE ASSESSOR'S AND IT HAS WORKED OUT JUST FINE.

OKAY, HOW DO WE FUND THE COMMUNITY LAND TRUST HOUSE?

OUR COSTS ARE THE ACQUISITION, THE REHAB AND THE SOFT COSTS INVOLVED WITH DEVELOPING - LET'S TAKE A SINGLE-FAMILY HOME.

OUR REVENUE IS WHAT WE GET FROM THE SALES PROCEEDS.

IF IT COSTS US \$450,000 TO DEVELOP A HOUSE, WHICH IS PROBABLY CLOSE TO WHAT WE WERE TALKING ABOUT TONIGHT, AND WE SELL IT FOR 220 COMMUNITY SUBSIDY OF \$230,000 FOR THE HOUSE.

WHERE DOES THAT MONEY COME FROM?

MOST COMMUNITIES IT COMES FROM SOME COMBINATION.

NOT ANYONE DIRECT SOURCE.

IN LAKE COUNTY IT TENDS TO BE A CHUNK OF HOUSE OR CDBG FUNDS THAT WE GET FROM THE COUNTY THAT ORIGINATES WITH HUD AND IT IS LEVERAGED WITH LOCAL DOLLARS FROM AN AFFORDABLE HOUSING TRUST FUND OF WHATEVER MUNICIPALITY WE ARE WORKING WITH.

AND WE CAN SOMETIMES LEVERAGE ILLINOIS AFFORDABLE HOUSING TAX CREDITS FOR THE PEACE THAT COMES FROM THE MUNICIPALITIES.

AND SOMETIMES THERE IS PRIVATE DONATIONS OR FOUNDATIONS INVOLVED, BUT THAT IS USUALLY A VERY SMALL PART.

THINGS THAT CAN AFFECT THOSE NUMBERS ARE THINGS LIKE WHICH AMI YOU ARE TARGETING, WHICH WE TALKED ABOUT A LITTLE BIT.

MOST OF OUR HOMES ARE FOR THOSE AT 80% OR LESS OF AREA MEDIAN INCOME BECAUSE IF YOU HAVE ANY FEDERAL FUNDS IN THE HOMES, IT HAS TO BE.

THAT IS A FUNDING REQUIREMENT.

MOST OF OUR HOMES ARE 80%.

OCCASIONALLY WE CAN DO A DEVELOPMENT WITHOUT FEDERAL FUNDS AND WE GO HIGHER AND WE GO TO 100 OR 120.

OKAY?

SO THESE ARE HAPPY FACES OF SOME PROPERTIES WE HAVE DEVELOPED.

THE ONE IN THE CORNER, UP ON THE RIGHT IS IN EVANSTON TOWNSHIP HOUSE AND I DON'T KNOW IF ANY OF YOU KNOW ABOUT THE GEOMETRY AND CONSTRUCTION PROGRAM, BUT THE KIDS BUILD THE HOUSE IN NINTH GRADE AND EVENTUALLY IT IS MOVED TO A LOT, GETS FINISHED UP AND IT BECOMES AFFORDABLE HOUSING AND IS A GREAT PROGRAM AND THE OTHER HOUSES ARE ACQUISITIONS AND REHABS THAT WE DID.

SAME KIND OF QUALIFICATION.

THINGS SPEAKERS HAVE TALKED ABOUT TONIGHT.

WE HAVE TO VET OUR BUYERS VERY CAREFULLY.

OUR FUNDING COMES WITH RESTRICTIONS.

YOU HAVE TO HAVE ENOUGH MONEY, BUT NOT TOO MUCH MONEY AND WE DO NOT DO CREDIT CHECKS, BUT THE BANK IS GOING TO DO A CREDIT CHECK.

IT DOES TAKE SOME CASH, DOWN PAYMENT ASSISTANCE CAN BE VERY IMPORTANT, BUT OUR HOMEOWNERS, I WILL TELL YOU ARE EVERYTHING FROM TRUCK DRIVERS TO SERVICE WORKERS, TO TEACHERS, TO SINGLE PARENTS.

LITERALLY ALL OVER THE SPECTRUM.

WHEN THIS PROGRAM WAS FIRST PUT TOGETHER, THE IDEA WAS, CITY STAFF, FIREMEN, POLICEMEN, TEACHERS.

ALWAYS HEARD THAT AS THE RATIONALE FOR AFFORDABLE HOUSING.

THE TRUTH IS THAT OF THE 200 HOUSEHOLDS WE HAVE WORKED WITH THROUGH THE PROGRAM OVER THE YEARS, EVERYBODY COMES TO AFFORDABLE HOUSING FOR A DIFFERENT REASON.

SOMETIMES IT IS LOW WAGES.

SOMETIMES IT IS A DIVORCE AND SOMETIMES THERE HAS BEEN A DEATH IN THE FAMILY.

SOMETIMES THERE IS A SICK CHILD AND A PARENT NEEDS TO STAY HOME AND CANNOT STAY HOME ANYMORE, BUT THE REASONS ARE VAST.

IT IS NOT JUST THAT NOT EVERYBODY CAN AFFORD IT.

IT IS THAT PEOPLE HAVE THINGS HAPPEN IN THEIR LIVES AND FOR THOSE PEOPLE THEY LIVED IN WHATEVER COMMUNITY THEY ARE IN FOR A LONG TIME AND THEY WANT TO STAY.

THAT IS ANOTHER BENEFIT OF THE PROGRAM.

OKAY, SAME INCOME LIMITS THAT JONATHAN PUT UP.

YOU CAN SEE FOR A FAMILY OF FOUR, IT IS ABOUT \$90,000 FOR MOST OF OUR HOMES THEY WOULD HAVE TO BE - THAT IS GROSS HOUSEHOLD INCOME.

THAT IS THE MAXIMUM THEY CAN MAKE AND OF COURSE THE MINIMUM WILL DEPEND ON HOW MUCH MONEY THEY PUT DOWN IN THE INTEREST RATE AND THOSE KINDS OF THINGS.

I ALREADY TALKED ABOUT THIS.

THESE ARE WHO OUR RESIDENTS ARE.

ALL OVER THE MAP.

WE ARE VERY PROUD OF OUR DIVERSITY IN EVERY WAY.

IT IS REALLY A GOOD THING.

HERE ARE MORE PICTURES OF SOME HAPPY HOUSEHOLDS.

AND HERE IS THE RESALE FORMULA.

LET ME WALK YOU THROUGH THIS REALLY QUICKLY.

THE THING TO NOTE IS WHAT IS DIFFERENT FROM THE OPEN MARKET ARE THOSE MULTIPLIERS.

ON THE OPEN MARKET, IF YOU LOOK AT THIS EXAMPLE, A PERSON WOULD HAVE BOUGHT A HOUSE FOR \$180,000.

THAT WAS ORIGINALLY APPRAISED FOR \$300,000.

SO THEY GOT \$120,000 SUBSIDY SO THEY ONLY HAD A 60% INVESTMENT IN THE HOUSE THAT IS WHAT THE 60% NUMBER IS.

10 YEARS LATER, IF THERE WAS \$50,000 OF MARKET APPRECIATION, WHICH THERE IS IN THIS EXAMPLE, YOU WOULD MULTIPLY THAT TIMES 60% AND GET 30,000.

AND THEN THAT NUMBER, THE SHARED APPRECIATION FACTOR, THAT IS THE PERCENTAGE THAT OUR ORGANIZATION DECIDED ON MANY YEARS AGO AS THE SHARED APPRECIATION FACTOR.

IT IS A PRETTY STANDARD NUMBER.

IN THIS EXAMPLE, THIS HOMEOWNER WOULD GET WHAT THEY PAID FOR THE HOUSE, PLUS \$4500.

AND THAT WOULD BE THE MAXIMUM RESALE PRICE THAT THEY COULD OBTAIN IN THIS PARTICULAR EXAMPLE.

THERE WAS A TIME WHERE WE THOUGHT MAYBE 15% WAS TOO LOW, BUT THEN THE MARKET WENT DOWN AND THE 15% PROTECTED OUR RESIDENTS FROM THE DOWNSIDE WHO NEEDED TO SELL SO WE HAVE COME TO REALIZE THAT 15% IS JUST THE RIGHT SPOT BECAUSE IT IS ALLOWING PEOPLE TO BUILD WEALTH AND PROTECTING PEOPLE ON A DOWN MARKET BECAUSE OF SOMEBODY LOST VALUE, MARKET VALUE, THE PRICE WOULD GO DOWN.

IF YOU LOOK AT THIS FORMULA.

OKAY, JONATHAN ASKED ME TO SAY COUPLE WORDS ABOUT HOMEBUYER EDUCATION, WHICH IS ANOTHER SECRET PROGRAM.

I'M NOT A HOUSING COUNSELOR, BUT I WILL GIVE YOU MY BEST UNDERSTANDING OF IT.

IT IS A CERTIFIED HOUSING COUNSELING AGENCY.

IT WORKS VERY WELL WITH CLT, BUT IT PARES VERY WELL FOR EVERY HOMEBUYER.

IN FACT, PEOPLE WHO TAKE - NOT HOMEBUYER EDUCATION, BUT WHO ENGAGE IN PREPURCHASE COUNSELING, WHICH IS ANOTHER PROGRAM I WILL MENTION IN A MINUTE OR 30% LESS LIKELY TO EXPERIENCE FORECLOSURE.

SO IT IS VERY EFFECTIVE AND I HAVE BEEN - MY HUSBAND AND I BOUGHT OUR HOUSE 35 YEARS AGO AND I WISH WE WOULD HAVE TAKEN HOMEBUYER EDUCATION. WE WERE FRESH OUT OF LAW SCHOOL AND COMPLETELY STUPID.

THIS WOULD HAVE BEEN VERY HELPFUL FOR US.

SO WE HAVE A ROBUST COUNSELING DEPARTMENT NEVER HOMEBUYER'S WHO BUY FROM CLT HAVE TO TAKE CERTIFIED HUD EDUCATION.

THEY DO NOT HAVE TO TAKE IT FROM US.

MOST OF THEM DO.

THE CLASSES ARE FOUR HOURS.

THEY ARE OFFERED IN ENGLISH AND SPANISH AND WE HAVE AN INCREDIBLE TEAM OF HOUSING COUNSELORS AND IT IS EFFECTIVE FOR BUILDING SUCCESSFUL HOMEOWNERSHIP.

PREPURCHASE COUNSELING, THAT PAIRS WITH HOMEBUYER EDUCATION AND THOSE ARE ONE-ON-ONE APPOINTMENTS.

THE HOMEBUYER EDUCATION CLASS IS FOUR HOURS.

PREPURCHASE COUNSELING IS AN HOUR AND IT IS BASED ON YOUR PARTICULAR FINANCES.

YOU FILL OUT A BUDGET SHEET NEW MEET ONE-ON-ONE WITH A COUNSELOR AND THEY WILL GO THROUGH AND MAKE SURE THAT YOU UNDERSTAND WHAT YOUR OBLIGATIONS ARE GOING TO BE WHEN YOU BUY THE HOUSE AND TO MAKE ANY ADJUSTMENTS IN THE WAY YOU SPEND TO HOPEFULLY SET SOMEBODY UP FOR SUCCESS.

YEAH.

THAT IS IT.

>>SPEAKER: OKAY.

WE HAD PRESENTATIONS FOR EACH OF THE DIFFERENT GROUPS. AGAIN, THE INTENTION NOW IS FOR YOU TO ASK QUESTIONS ABOUT THE STUFF THEY TALKED ABOUT AND I KNOW YOU'RE TALKING A BUNCH. A COUPLE THINGS I MIGHT SAY IS CONTEXT. THERE ARE RECOMMENDATIONS THAT STAFF MADE AFTER THIS THAT WE CAN ALSO TALK ABOUT AND I THINK SOME OF THE BIGGER OVERARCHING THINGS THAT STAFF TOOK AWAY AS WE WENT THROUGH PROCESS OF DEVELOPING THIS AND BRING THIS TO A POINT AND WE'VE BEEN THINKING ABOUT THE BACKGROUND. SOME OF THESE RELATE TO HOMEOWNERSHIP COUNSELING. AMY TALKED A LITTLE BIT ABOUT THAT. WE TALKED ABOUT SOME OF THE BARRIERS THAT EXIST AT THE TOP. SOME OF THE CONVERSATIONS WE HAD WITH THE GREAT CONVERSATIONS WITH THE REALTORS BACK IN NOVEMBER ABOUT THIS AS WELL. THERE ARE SO MANY BARRIERS THAT EXIST OUT THERE IN TERMS OF THE HOME BUYING PROCESS. HAVING SOMEONE TO HELP WALK YOU THROUGH THAT AND BE ABLE TO DEMYSTIFY THAT AND SET YOU UP TO BE SUCCESSFUL, EVEN IF YOU ARE SEVERAL YEARS OUT FROM BUYING, RIGHT? PEOPLE CREATE THE PIPELINE OF FOLKS THAT ARE INTERESTED IN BUYING AND READY TO DO SO IS A PART AND PART OF THE PROCESS. STAFF HAD A CONVERSATION AND DID MORE RESEARCH ON HOMEOWNERSHIP COUNSELING AND WE THINK THAT REALLY IS A KEY CENTRAL PART OF ANY PROGRAM THAT THE VILLAGE WOULD BE DEVELOPING ORDER TO BE ABLE TO CREATE THE PIPELINE AND SPECIFICALLY ADDRESS THE BARRIERS THAT EXIST BETWEEN RACE AND ETHNICITY BECAUSE OF THE FAMILIARITY AND THE COMPLEXITY OF THE HOME BUYING PROCESS. THE SECOND TALKS A LITTLE BIT ABOUT FIRST GENERATION OF THE FIRST-TIME HOMEBUYER. MIGHT HAVE HEARD SOME OF THOSE TERMS BEFORE, ESPECIALLY THE FIRST TIME HOMEBUYER. NOT ALWAYS FIRST GENERATION, BUT THAT IS SAYING, THIS IS THE FIRST TIME SOMEONE IN YOUR FAMILY IS BUYING A HOUSE SO IT IS ANOTHER WAY - SOME OF THE MORE RECENT RESEARCH SPECIFICALLY FOCUSES ON THAT. YOU OFTEN HEAR THAT ASSOCIATED WITH DOWN PAYMENT ASSISTANCE PROGRAMS. IDA IN THE PAST HAS OFFERED A DOWN PAYMENT ASSISTANCE PROGRAMS THAT FOCUSED ON THE BENEFITS OF AND TRYING TO ASSIST FIRST-TIME HOMEBUYERS AND FIRST-GENERATION HOMEBUYERS THAT IS DESIGNED TO ADDRESS SPECIFIC QUESTIONS AROUND DISPARITIES THAT EXIST BETWEEN RACE AND ETHNICITY AND ACCESS TO HOMEOWNERSHIP. THE OTHER THING I WANTED TO EMPHASIZE IS WE HEARD THE REALTORS MENTIONED BEFORE, EVEN FOR OUR ATTACHED UNITS ARE \$218,000 SALES PRICE, ABOUT A \$43,000 DOWN PAYMENT.

YOU HEARD IDA TALK ABOUT THE SIZE AND SCOPE OF THE ASSISTANCE THAT THE STATE WILL PROVIDE AND THE CONVERSATIONS WE HEARD LEADING UP TO THIS IS THE TYPICAL HOUSEHOLD IS GETTING 20-\$25,000.

THAT IS NOT 43 AND THAT CREATES A BARRIER.

IF YOU ARE EXTENDING THE INCOME LIMIT UP AND YOU'RE GOING UP TO 100% OF AMI, MAYBE YOU WILL GET KICKED INTO THAT, BUT THERE'S STILL A GAP BETWEEN WHAT MAYBE IS AVAILABLE TO SOME OF THE EXISTING PROGRAMS OTHER OTHER ON THE IDA SIDE AND COOK COUNTY RECENTLY THIS YEAR IN 23 FOUR STARTED THE DOWN PAYMENT ASSISTANCE PROGRAM.

THE KEY ELEMENT IS TO LAYER ALL OF THESE PROGRAMS TOGETHER.

WHETHER THERE ARE BANKS OFFERING THEIR OWN PROGRAMS, IDA OFFERING THEIR PROGRAMS AND THE VILLAGE OFFERING ITS PROGRAM, DOES IT PLAY NICELY WITH THE OTHER PROGRAMS SUCH THAT THEY CAN PROPERLY STACK TOGETHER?

THE OTHER ONE IS SPECIFICALLY LOOKING AT DOWN PAYMENT ASSISTANCE AND THINKING ABOUT THE INCOME LEVELS.

LOOKING FOR SPECIFIC FEEDBACK ON YOU FOR THE RAPID INCREASE THAT WE HAVE HAD IN TERMS OF HOUSING PRICES HERE AND I'M SURE YOU HAVE MORE TO SHARE AS YOU ASK QUESTIONS AND TALK ABOUT SOME OF THE DIFFERENT - HOW THEY SEE DIFFERENT INCOME LEVELS IN DIFFERENT HOUSEHOLDS WITH DIFFERENT MEANS BEING ABLE TO ACCESS HOUSING HERE IN OAK PARK, BUT SPECIFICALLY TALKING ABOUT DOWN PAYMENT ASSISTANCE BEING A VALUABLE RESOURCE, ESPECIALLY FOR HOUSEHOLDS LOOKING FOR THE ATTACHED HOUSING TYPES AS WE TALKED ABOUT BEFORE, BUT WHEN WE ARE TALKING ABOUT HOUSING PRICES THEY ARE MUCH LARGER, ESPECIALLY IF YOU'RE TALKING ABOUT SINGLE-FAMILY HOMES.

OR EVEN SOME OF THE LARGER CONDOMINIUMS WERE LARGER TOWNHOMES THAT EXIST IN TOWN.

THOSE WILL BE BIGGER AMOUNTS AND IS IT REASONABLE FOR DOWN PAYMENT ASSISTANCE AT THE VILLAGE - MANY OTHER FOLKS WOULD BE PROVIDING TO MAKE HOMEOWNERSHIP IN THAT SPACE SUCCESSFUL AND ULTIMATELY IS THAT OUR GOAL AS A VILLAGE?

IN THAT CASE YOU HAVE PROGRAMS LIKE WHAT HAS BEEN DONE IN HIGHLAND PARK, WHICH CREATED A PERMANENT AFFORDABILITY OPTION AND HOW DOES THAT LIVE WITH THE UNIT?

- - IT IS PERMANENT AND THERE ARE TRADE-OFFS ASSOCIATED WITH BOTH. WITH THAT, QUESTIONS FOR THE BOARD?

>>PRESIDENT SCAMAN: I AM IMPRESSED.

I WOULD NOT KNOW WHERE TO START.

>>TRUSTEE STRAW: AM AFRAID THAT IT WILL BE A LITTLE BIT OF POPCORN BECAUSE WE HAVE A NUMBER OF PEOPLE WITH IMPRESSIVE CREDENTIALS AND A LOT OF GREAT IDEAS PRESENTING TO US TONIGHT.

I GUESS I WOULD LIKE TO START AT THE END WITH THE COMMUNITY LAND TRUST IDEA.

COULD YOU TALK A LITTLE BIT ABOUT WHAT THE IMPACT OF THIS MODEL IS ON THE ABILITY TO DEVELOP DENSITY ON A MOVING FORWARD BASIS?

>> GREAT QUESTION.

MOST OF THE DEVELOPMENT THAT WE HAVE DONE HAS BEEN SINGLE-FAMILY. WE HAVE DONE IT TWO GROUND UP DEVELOPMENTS WITH 14 UNITS. ONE WITH 14 UNITS AND ONE WITH SIX UNITS AND WHERE DOING ANOTHER ONE IN HIGHLAND PARK THAT IS 10 TOWNHOUSES. WE HAVE NEVER DONE A LARGE CONDO BUILDING OR ANYTHING OVER 14 UNITS FOR THE LAND TRUST MODEL.

COULD YOU?

IF YOU PUT A FUNDING PACKAGE TOGETHER, I SUPPOSE YOU COULD GET LARGER. ONE OF THE THINGS THAT JONATHAN AND I TALKED ABOUT, THERE'S A LOT OF CONDOS IN OAK PARK.

CONDOS ARE GREAT FOR THE LAND TRUST, BUT WHEN - IF YOU ARE DEVELOPING THE WHOLE BUILDING YOURSELF BECAUSE YOU CAN CONTROL THE HOA'S AND THE SPECIAL ASSESSMENTS, BUT IF YOU ARE A ONE OFF IN A CONDO BUILDING AND YOU ARE FOLLOWING THE ACQUISITION AND REHAB MODEL, THAT IS A CHALLENGE, LAND TRUST AS YOU GO.

WE DO IT, BUT IT DOES CREATE - IT IS BETTER TARGETED FOR THE HIGHER INCOME LEVELS BECAUSE CHANCES ARE THOSE IT ALWAYS WILL BE A LOT FOR SOMEBODY BELOW 80% OF AREA MEDIAN INCOME.

>>TRUSTEE STRAW: ON THE PROPERTY TAX IMPACT, I KNOW YOU TALKED BRIEFLY ABOUT A REDUCED PROPERTY TAX ASSESSMENT, RECOGNIZING THAT THE OWNER ONLY OWNS THE IMPROVEMENTS.

I ASSUME THE LAND TRUST AS A NONPROFIT IS PAYING PROPERTY TAXES.

>> AS YOU KNOW, WHEN WE CLOSE THE DEALS, THE CLOSING STATEMENTS ARE STRUCTURED TO THE APPRAISED VALUE GOES ON AS THE PURCHASE PRICE AND THE SUBSIDY IS APPLIED SO IT DOES NOT AFFECT ANYBODY ELSE'S PROPERTY VALUES.

IT ACTUALLY WORKS OUT VERY WELL IN THE ASSESSORS OR - THE STATE STATUTE TALKS ABOUT FAIR CASH VALUE.

FAIR CASH VALUE FOR SOMEBODY WHO CANNOT SELL THEIR HOUSE FOR MORE THAN \$220,000 IS \$220,000.

IT IS NOT \$420,000.

THEY HAVE BEEN COOPERATIVE IN ASSESSING THE PROPERTIES APPROPRIATELY.

>>TRUSTEE STRAW: I KNOW THESE QUESTIONS SOUND - I'M INTRIGUED BY THE MODEL, BUT I'M TRYING TO UNDERSTAND, HAVE YOU FOUND THAT THERE IS ANY SORT OF DISINCENTIVE TO IMPROVEMENTS TO PROPERTIES BY HOMEOWNERS BECAUSE THEY ARE NOT GOING TO RECOUP AS MUCH?

>> IF YOU GO BACK TO THAT - CAN I GO BACK TO MY SLIDES?

IS IT?

CAN YOU GET IT?

TO THE RESALE FORMULA, I SKIPPED OVER IT BECAUSE I DID NOT THINK ANYBODY WOULD NOTICE, BUT CAN I SCROLL UP?

AT THE VERY BOTTOM YOU SEE THE IMPROVEMENT CREDIT?

THERE IS A CERTAIN NUMBER OF LIMITED IMPROVEMENTS THAT ARE STRUCTURAL, NOT COSMETIC THAT IF YOU DO THEM AND YOU DO THE PAPERWORK WITH US, WE WILL GIVE YOU A DEPRECIATED CREDIT FOR IF YOU HAVE TO MOVE.

IF YOU REPLACED YOUR WHOLE ROOF AND IT COST YOU \$15,000, WE WILL HAVE A 15 YEAR DEPRECIATION SCHEDULE AND IF YOU SELL YOUR HOUSE IN YEAR EIGHT, WE WILL ADD THE REMAINING CREDIT TO YOUR PURCHASE PRICE.

THERE IS THE OPPORTUNITY FOR HOMEBUYERS TO BE ABLE TO GET THEIR PURCHASE PRICE UP A LITTLE BIT WITH THOSE KINDS OF IMPROVEMENTS.

THE TRUTH IS ABOUT THE AFFORDABLE MARKET, IT IS JUST LIKE THE OTHER DAY, THE AFFORDABLE MARKET.

IF OUR RESIDENTS DO NOT MAINTAIN THEIR HOUSES, THEY ARE NOT GETTING THE TOP AFFORDABLE DOLLAR FOR THEIR HOUSE.

IT WILL COME OUT IN THE INSPECTION AND THEY WILL WIND UP GIVING THE NEW BUYER A CREDIT AND SO WE WORK CLOSELY WITH OUR RESIDENTS TO REALLY HELP THEM UNDERSTAND HOW MAINTENANCE IS IMPORTANT AND TWICE A YEAR WE HAVE HOME MAINTENANCE - WE HAVE A IN-HOUSE MASTER INSPECTOR AND TWICE A YEAR HE DOES HOME MAINTENANCE SEMINARS SO WE TEACH HOW TO STAKE YOU DRAIN INTO BASIC ELECTRIC AND OTHER THINGS THAT HELP THEM TO MANAGE THEIR COSTS, BUT ALSO IT IS AN INVESTMENT FOR US TO MAKE SURE THE PROPERTIES ARE BEING PROPERLY MAINTAINED AND THE OTHER THING IS THE \$25 GROUND LEASE FEE, IT SOUNDS RIDICULOUS, BUT IT KEEPS US CONNECTED TO PEOPLE ALL THE TIME AND SO WE ALWAYS TELL PEOPLE, IF YOU ARE HAVING A PROBLEM, WE WILL HELP YOU, BUT YOU NEED TO TELL US IN THAT \$25 HELPS THE COMMUNICATION BETWEEN US BECAUSE IT IS A CONSTANT THING.

THAT WAS ACTUALLY PART OF THE MODEL IN THE LAND TRUST WAS ORIGINALLY A SHAME PLAN AND TRUST.

THEY THOUGHT THAT THROUGH, THAT IT WAS A WAY TO KEEP PEOPLE CONNECTED TO THE LAND TRUST.

STEWARDSHIP IS AN IMPORTANT PART.

IN ADDITION TO THOSE TWO HOME MAINTENANCE SEMINARS, WE HAVE A COUPLE OF PROGRAMS WITH A LOCAL BANK.

ONE IS A MATCHING PROGRAM WHERE OUR RESIDENTS CAN SAVE \$1500 OVER THREE YEARS OF THEIR OWN MONEY IN THE BANK MATCHES IT AND AT THE END OF THE THREE YEARS THEY HAVE \$1500 OF THEIR OWN AND 1500 OF THE BANKS. (WORD?) HOLDS \$1500 OF THE BANK'S MONEY BY THE ADDRESS AND WHEN THEY HAVE A CRITICAL HOME REPAIR THAT THEY NEED HELP WITH, THEY ARE ABLE TO DRAW ON THAT MONEY.

WE DO THINGS LIKE THAT TO HELP PEOPLE MAINTAIN THEIR HOMES AND IT GIVES THEM THE MESSAGE THAT IT IS IMPORTANT.

>> IF A MUNICIPALITY SETS UP A PROGRAM LIKE THIS, OBVIOUSLY THERE IS THE UPFRONT INVESTMENT IN INDIVIDUAL PROPERTIES.

WHAT ARE THE ONGOING COSTS FOR MUNICIPALITIES?

>> I MEAN, THE MUNICIPALITY - BECAUSE WE ARE INDEPENDENT, WE HANDLE OUR OWN OPERATING COSTS.

WHEN WE PARTNER WITH A MUNICIPALITY, WHATEVER GRANT FUNDS COME OUR WAY, THEY INCLUDE WHAT WE NEED TO SUPPORT EFFORTS. BEYOND THAT, THE MUNICIPALITY IS NOT INVOLVED WITH - THE ONES WE WORK WITH, THEY ARE NOT INVOLVED WITH PICKING THE PROPERTIES. THEY PROVIDE MONEY FOR THE PROJECT AND SOME OPERATING SUPPORT. AS A NONPROFIT WE FUND RAISE, WE HAVE OTHER GRANTS AND WE TRY TO THINK OF IT AS THE WHOLE PACKAGE, BUT THAT IS BASICALLY HOW IT WORKS. ESTABLISHING A LAND TRUST IS A BIG DEAL. IT HAS A GOVERNING STRUCTURE AND TIME AND MONEY, AND STAFF. I THINK A LOT OF COMMUNITIES FOUND AS THEY STARTED TO THINK ABOUT IT, THAT IT MADE SENSE TO WORK WITH AN ESTABLISHED LAND TRUST THEN TO SET UP THEIR OWN LAND TRUST, BUT I THOUGHT ABOUT IT FIRST AND THOUGHT IT THROUGH AND SORT OF - - DOES THAT RING A BELL? THE REPORT, IT WAS RUN BY IHDA. WE WERE ON IT, I WAS ON IT. SO WERE SOME OF THE LAND TRUST IN THE CITY AND AROUND THE STATE. WE ARE THE OLDEST AND HAVE THE MOST PROPERTIES EXCEPT FOR THE CITY OF CHICAGO, WHICH IS RELATED TO THE INCLUSIONARY HOUSING ORDINANCE. IT IS A LITTLE BIT OF A DIFFERENT MODEL, BUT THEY ARE REALLY THINKING ABOUT HOW TO HELP COMMUNITIES. THE WHOLE IDEA IS HOW TO HELP COMMUNITIES INVEST IN THE MODEL. WHAT RESOURCES ARE NEEDED TO GET UP AND GOING. THAT REPORT SHOULD COME OUT SOON. I DON'T KNOW IF WE WERE INVOLVED WITH IT TO A POINT. I DON'T KNOW IF WE WILL HAVE PRACTICAL TIPS FOR COMMUNITIES TO SORT OF INVEST IN THE COMMUNITY LAND TRUST, BUT THAT WAS THE IDEA BECAUSE THERE IS A LOT OF COMMUNITY STRUGGLING WITH HOW TO BRING AFFORDABLE HOMEOWNERSHIP TO THE COMMUNITY IN SOME COMMUNITIES IT IS ABOUT NEIGHBORHOOD STABILIZATION AND OTHER COMMUNITIES I PERK IT IS LIKE HIGHLAND PARK AND DEERFIELD. YOURS IS ABOUT GIVING PEOPLE ACCESS TO THOSE WHO ARE BEING CLOSED OUT.

>>TRUSTEE STRAW: THANK YOU.

I HAVE A COUPLE OF QUESTIONS FOR THE REALTORS AS WELL. YOU PROVIDED A NUMBER OF STATISTICS AND INTERESTING CHARTS AND THE BOTTOM LINE WAS SORT OF THE GREATEST CHALLENGE FACING OAK PARK AND AFFORDABLE HOUSING IS INVENTORY. THAT GOES TO ONE TOPIC YOU MENTIONED, WHICH IS DENSITY. THE OTHER THING I WAS WONDERING ABOUT IS WE HAD AN EXTRAORDINARY PERIOD OF REMARKABLY LOW INTEREST RATE. WE HAVE A LOT OF PEOPLE WHO HAVE FINANCED WITH REMARKABLY LOW INTEREST RATES AND WE ARE IN A HIGHER INTEREST RATE PERIOD. WHAT IS THE IMPACT OF THAT ON INVENTORY AND ARE THERE ANY POLICY PRESCRIPTIONS THAT ADDRESS THAT ISSUE?

>> IT CERTAINLY DOES IMPACT OUR INVENTORY.

PEOPLE DO NOT WANT TO SELL THEIR HOMES BECAUSE FIRST OF ALL, THERE IS NOWHERE FOR THEM TO GO TO DOWNSIZE, EXCUSE ME. AND IF THEY DO SELL THEIR HOME, THEY WILL PROBABLY GO OUT OF THE AREA BECAUSE THE HOUSING INVENTORY IS NOT GOOD FOR DOWNSIZING. WE DON'T HAVE THAT INVENTORY.

>>TRUSTEE STRAW: ARE THERE ANY POLICY PRESCRIPTIONS YOU HAVE SEEN THAT JUST THE INTEREST RATE CONUNDRUM WE SIT IN?

>> (SPEAKER AWAY FROM MIC).

>>TRUSTEE STRAW: ARE THERE ANY POLICY PRESCRIPTIONS WHERE WE ARE HEARING FROM THE REALTOR COMMUNITY, ASIDE FROM DEVELOPING MORE DENSITY TO PROVIDE MORE INVENTORY?

>> I THINK ONE THING THAT WE HAVE NOT TALKED ABOUT THAT IS AN ISSUE, THAT IS ADDRESSABLE, IT IS ADDRESSING MIDDLE INVENTORY. WE HAVE PEOPLE THAT WOULD LIKE TO DOWNSIZE AND SELL THEIR HOME TO ONE OF A GAZILLION BUYERS THAT WANT TO BUY IT. THEY ARE COMPETING AGAINST THE SAME - SOME OF THE FIRST TIME HOME BUYERS TO BUY SOMETHING AND THERE IS SUCH A LACK OF THAT AND WE'RE TALKING ABOUT MAYBE A LARGER CONDO TO DOWNSIZE INTO. SAME COMPETITION BECAUSE WE HAVE FAMILIES WANTING TO START WITH THAT. THE FIRST-TIME BUYER AND THE DOWNSIZE ARE OFTEN GOING FOR THE SAME PROPERTY.

HAVE A LOT OF PEOPLE IN A HOLDING PATTERN. AND WE HAVE COMPETITION GOING FOR THE SAME THING. WHAT WE COULD USE IS, WHICH IS FUNNY BECAUSE I FEEL LIKE 15 YEARS AGO, EVERYBODY WAS - NOT EVERYBODY, PEOPLE WERE TAKING THE FIRST TIME - THE SMALLER HOME AND WE HAD ALL OF THIS DEVELOPMENT WHERE IT WAS BUILDING THE SECOND-STORY AND BUILDING THE BIGGER HOUSE OR IT WAS TAKING THE TWO FLAT AND DE-CONVERTING IT TO A SINGLE-FAMILY HOME. WE HAVE A TON OF THAT THAT HAPPENED ANOTHER PROBLEM IS WE NEED THAT.

>> WE COULD USE THE ABILITY TO DEVELOP MORE MULTIFAMILY HOUSING THAT IS NOT ONE BEDROOM CONDOS.

THAT COULD SERVE A VARIETY OF NEEDS.

AS WELL AS - I LIKE THE IDEA OF RENOVATING HOMES, BUT PROMOTING 2-4 UNITS.

THAT IS ALSO SOMETHING MORE AFFORDABLE FOR PEOPLE BECAUSE YOU CAN BUY, IS A FIRST-TIME BUYER YOU CAN BUY A 2-4 UNIT AND THE INCOME FROM THOSE OTHER UNITS HELPS YOU BE ABLE TO AFFORD THE PROPERTY.

OKAY?

SO THAT IS A BIG DEAL.

THE OTHER ISSUE IS TAXES.

OUR TAXES ARE ALSO MAKING IT DIFFICULT.

ONE THING WOULD BE PROMOTING PEOPLE TO SELL THEIR HOMES AND IT WOULD BE HELPFUL IF THEY ARE GOING TO STAY IN THE AREA, NOT TO HAVE THE TRANSFER TAX.

THAT DOES HELP, ESPECIALLY FOR RESIDENTS THAT HAVE BEEN HERE QUITE A WHILE AND ARE TRYING TO STAY IN THE AREA.

>> IN REGARDS TO THE TRANSFER TAX, I BELIEVE IT IS EIGHT DOLLARS PER THOUSAND.

ABOUT 950, WHICH IS ON THE HIGHER END IN REGARDS TO TRANSFER TAX. SO I WANTED TO LET YOU GUYS BE AWARE OF THAT, THAT - THAT IS A POTENTIAL BARRIER IN TERMS OF SELLING.

>>TRUSTEE STRAW: I THINK YOU HAVE ANSWERED MY QUESTIONS AND I REALLY APPRECIATE IT.

I KNOW WE ARE ALSO SUPPOSED TO PROVIDE FEEDBACK.

OF COURSE THIS IS WE TALK ABOUT EVERY TIME, HOUSING ISSUES COME BEFORE US, ALL OF THESE CONVERSATIONS ARE INTERWOVEN.

WE HAVE BEEN TALKING ABOUT THE MISSING MIDDLE.

WE HAVE TALKED ABOUT REMOVING EXCLUSIONARY ZONING AND IT APPEARS THAT AS WE HAVE SAID, FOR SOME TIME NOW, THE ISSUES ARE TIED.

I WOULD ABSOLUTELY SUPPORT MOVING QUICKLY ON REMOVING EXCLUSIONARY ZONING ORDINANCES TO ALLOW FOR THE CONSTRUCTION OF THE MISSING MIDDLE, TWO FLAT, THREE FLAT, FOUR FLAT TYPES OF DEVELOPMENT BY THE RIGHT.

I THINK THE IDEA OF A COMMUNITY LAND TRUST IS INTERESTING.

I WOULD BE OPEN TO EXPLORING THAT MORE.

I THINK THAT IF WE WERE TO EXPLORE THAT MODEL, I WOULD LIKE TO SEE IT FOCUSED ON THE DEVELOPMENT OF MISSING MIDDLE TYPES OF HOUSING INSTEAD OF THE DEVELOPMENT OR REDEVELOPMENT OF SINGLE-FAMILY HOMES BECAUSE I THINK THAT WITH A COMMUNITY LAND TRUST MODEL, IT LOCKS IN WHATEVER THE EXISTING DENSITY OF THAT HOME IS TO SOME EXTENT AND SO IF WE ARE TO BE INVESTING IN AFFORDABILITY I WOULD LIKE TO BE INVESTING IN THE MISSING MIDDLE HOUSING, WHICH WE HAVE IDENTIFIED AS A REAL MISSING COMPONENT OF THE OAK PARK HOUSING MARKET.

I THINK GIVEN WHERE PURCHASE PRICES SIT TODAY, DEVELOPING SOME KIND OF FIRST-TIME HOMEBUYER ASSISTANCE THAT LAYERS ON TOP OF THE IHDA PROGRAMS AND WITH REQUIRED HOMEBUYER EDUCATION WOULD MAKE A GREAT DEAL OF SENSE.

AND I THINK WE CAN SORT OF INTERWEAVE THOSE PROGRAMMATIC IDEAS, SOMETHING THAT HELPS BRING PEOPLE INTO THE DOOR WITH WITH THE DOWN PAYMENT ASSISTANCE AND ALLOWS US TO GIVE THEM THE RESOURCES THEY NEED TO MAKE SUCCESSFUL HOME BUYING DECISIONS WHILE FOCUSING ON DEVELOPING THE DENSITY THAT WE NEED TO WORK ONE OF OUR PUBLIC COMMENTERS POKER EARLIER, TO CONTINUE TO AFFIRMATIVELY DRIVE TOWARD INTEGRATION ACROSS OUR VILLAGE AND NOT JUST INTEGRATION IN POCKETS OF THE VILLAGE.

>>PRESIDENT SCAMAN: FABIOLA, DO YOU WANT TO COME TO THE MICROPHONE?

>> I HAVE BEEN DOING THIS JUST FOR SO LONG. AT TWO POINTS GOING THROUGH MY HEAD RIGHT NOW.

ANY IHDA PROGRAM THAT A FAMILY WANTS TO TAKE ADVANTAGE OF HAS TO GO THROUGH THE EIGHT HOUR HOMEBUYER EDUCATION CLASS, WHICH RIGHT NOW OAK PARK REGIONAL HOUSING CENTER OFFERS THAT FOR OAK PARK.

THAT IS ONE THING.

THE CITY OF CHICAGO AND COOK COUNTY AS A WHOLE HAS THESE EMPTY LOT PROGRAMS WHERE THEY PARTNER WITH MANUFACTURING COMPANIES LIKE INHERIT HOMES AND BUILD THESE REALLY COOL, INDOORS - LIKE IN A WAREHOUSE IN CICERO, WHERE THEY ARE BUILDING HOUSES - I CALL THEM THEY GO HOUSES BECAUSE THEY BUILD THEM IN SECTIONS AND THEY TAKE LIKE 12 WEEKS TO POP UP.

THEY COST ABOUT 370-\$400,000, BUT THEY ALSO HAVE AN AFFORDABLE HOUSING ASPECT TO IT.

IF THEY HAVE A FAMILY THAT QUALIFIES FOR THE INCOME BRACKET, THE RIGHT AWAY GIVE THEM LIKE \$100,000 IN DOWN PAYMENT ASSISTANCE TO OFFSET THAT SALES PRICE.

IT WORKS BOTH WAYS.

I KNOW SOME OF THEM ARE USING COMMUNITY LAND TRUST CONTRACTS AND I KNOW THERE IS K'NEX IN THE CITY OF CHICAGO AND INHERIT HOMES.

IT DEFINITELY WROTE THOSE TWO DOWN.

THEY HAVE VIDEOS ON HOW THESE THINGS ARE REALLY COOL BILL.

I SAID, WAREHOUSE IN CICERO.

THEY'RE DOING TOURS ON WHERE YOU CAN SEE IT ALL IN ACTION AND BECAUSE THEY ARE BEING BUILT INDOORS, THEY ARE BUILDING THEM FAST AND THEY DO NOT HAVE THE WEATHERIZATION COMPONENT WHEN IT COMES TO BUILDING OUTSIDE OF THE HOME.

THOSE WERE MY TWO NUGGETS THAT I WANTED TO LEAVE YOU WITH.

THAT IS IT.

>>PRESIDENT SCAMAN: APPRECIATE IT.

THANK YOU.

IF I COULD INTERJECT A LITTLE BIT OF THE INFORMATION TO REALTORS SHARING ABOUT THE TRANSFER TAX BECAUSE I HAD AN OPPORTUNITY TO LEARN ABOUT THIS FROM ELMWOOD PARK WITH A VENT THAT THE REALTORS HOSTED.

I WOULD ACTUALLY LIKE - THE IDEA IS THAT IF YOU'RE GOING TO DOWNSIZE IN THE COMMUNITY OR BY ANOTHER PROPERTY IN THE COMMUNITY AND THE STATE, THEN YOUR TRANSFER TAX CREDITS TO YOUR NEW PROPERTY.

YES, YOUR NEW LOCATION.

WE DO RECEIVE A SIGNIFICANT AMOUNT OF MONEY FROM OUR TRANSFER TAX, BUT IF WE ARE ALSO INTERESTED IN PROGRAMS TO HELP PEOPLE DOWNSIZE AND A MISSING MIDDLE AND THIS IS STILL OVERLAPPING AS A POTENTIAL.

WE MIGHT NEED TO DO SOME ANALYSIS OF WHAT THE IMPACT WOULD BE IF WE WERE TO HAVE A PROGRAM THAT INCLUDED SOMETHING LIKE THAT, BUT I WOULD BE INTERESTED IN UNDERSTANDING THAT FOR THE NEXT TIME THAT WE TALK.

OKAY.

I DON'T KNOW WHO WAS FIRST.

>>TRUSTEE WESLEY: ,I MENTIONED IT TO PAUL BACK WHEN HE WAS HERE ABOUT THE TRANSFER TAX AND HE WAS CHECKING ON THE LEGALITY OF IT. I DON'T KNOW IF HE EVER GOT THROUGH THAT WERE NOT, BUT I THINK HE HAD SOME QUESTIONS ABOUT WHETHER OR NOT IT WAS LEGAL FOR US TO TAKE TRANSFER TAX AND CREDIT IT BACK OR SOMETHING FOR FOLKS WHO ARE STAYING IN THE VILLAGE.

>> ELMWOOD PARK IS THE MODEL.
LUCIA, TO YOU.

>>TRUSTEE ROBINSON: I HAVE SOME CLARIFYING QUESTIONS FOR IHDA IN THE COMMUNITY PARTNERS PROGRAM.

JONATHAN, I DON'T KNOW IF YOU CAN ANSWER THEM.

I WILL GO THROUGH THEM.

YOU BOTH HAVE AMI REQUIREMENTS.

DO THE HOMEOWNERS NEED TO STAY WITHIN THAT AMI THRESHOLD - ONE SAYING YES AND ONE SAYING NO.

FOR IHDA THE ANSWER IS NO?

FOR IHDA THE ANSWER IS YES, THEY HAVE TO STAY WITHIN THE AMI CASH UNDER THE AMI THRESHOLD AND THEN.

>> YOU HAVE TO TALK INTO THE MICROPHONE IN ORDER FOR IT TO BE RECORDED.

>> (SPEAKER AWAY FROM MIC) - THEY HAVE TO QUALIFY ON THE AMI, BUT NOBODY CHECKS THEIR INCOME AFTER THEY PURCHASED THE HOUSE.

>> THAT IS NOT TRUE FOR IHDA?

YOU HAVE TO QUALIFY WITHIN THE COUNTY LIMIT AMI, BUT WE ONLY WANT TO KNOW THE INCOME OF THE INDIVIDUALS THAT ARE GOING TO BE ON THE ACTUAL APPLICATION.

FOR EXAMPLE, IF YOU HAVE A HUSBAND AND WIFE THAT WILL BE ON THE APPLICATION, THAT IS ALL WE WANT TO KNOW.

>> HERE'S MY QUESTION, DO THEY HAVE TO STAY FOR THE DURATION OF THE TIME THEY ARE HOMEOWNERS, DO THEY HAVE TO STAY WITHIN OAK PARK? IT IS NO FOR BOTH.

>> IN FACT, TO MY ORIGINAL POINT, THE ORIGINAL SLIDE I SHOULD COME IN, GO UP AND PEOPLE HAVE STABLE HOUSING AND WE CONSIDER THAT A GOOD THING

[CROSSTALK]

>> THE HOUSES WE ARE BUYING, THEY ARE THE MISSING MIDDLE HOUSES. THE MODEL IS WE HAVE TO BE ABLE TO BUY IT AND RE-HAVE IT FOR A CERTAIN AMOUNT OF MONEY OR DOES NOT WORK.

THOSE ARE THE HOUSES WE ARE BUYING.

HIS INCOME GOES UP, THEY DO NOT WANT TO STAY IN THE AFFORDABLE HOME ANYMORE AND IT TAKES CARE OF ITSELF AND WE RESELL IT AS THEY SHOULD AND WE SELL IT TO THE NEXT PERSON, BUT THEIR INCOME HAS PROBABLY INCREASED OVER THAT TIME BEFORE THAT IS ANOTHER QUESTION I HAD.

YOU MENTIONED THAT THEY - THERE IS A FORMULA YOU HAD ON ONE OF YOUR SLIDES FOR THE EQUITY THAT THEY BUILT IN THE HOUSE.

I'M JUST CURIOUS, HOW IS IT THAT THEY THEN CAN PURCHASE OUTSIDE OF THAT AFFORDABLE HOUSING LIMIT?

ARE YOU FINDING THAT THERE IS ENOUGH, THEY ARE BUILDING ENOUGH EQUITY TO PURCHASE IN THE OPEN MARKET?

>> SOMEBODY HAD A \$200,000 MORTGAGE THEY WERE IN THEIR HOUSE FOR 10 YEARS AND NOW THEY HAVE \$140,000 LEFT ON THEIR MORTGAGE OR 150, THEY WILL WALK AWAY WITH \$50,000 OF EQUITY FROM THE HOUSE AND THAT IS ENOUGH.

IF THEY DON'T, THEY DO NOT SELL AND TO WHOEVER ASKED THE QUESTION ABOUT INTEREST RATES, WE'RE HAVING THAT WITH OUR HOME BUYERS WHO ARE NOT SELLING BECAUSE THEY BOUGHT THEIR HOUSE IS AT 3% AND EVEN THOUGH THEY MAY FEEL THEY ARE IN A POSITION TO TRADE TO A MARKET RATE HOUSE, THEY CANNOT AFFORD A 7% MORTGAGE.

>>TRUSTEE ROBINSON: DOES EITHER PROGRAM HAVE ANY PROHIBITION AGAINST HOMEOWNERS TAKING ADVANTAGE OF OTHER MUNICIPAL TYPE PROGRAMS FOR HOME IMPROVEMENTS OR ANYTHING LIKE THAT?

>> AT THE TIME OF THE PURCHASE?

>>TRUSTEE ROBINSON: EITHER AT THE TIME OF THE PURCHASE ORDER DURING THE TENURE AS HOMEOWNERS IN THE HOME.

>> AS LONG AS IHDA HOLDS THE POSITION IN THE STATE OF ILLINOIS THEY CAN LAYER AS MANY TIMES AS THE ORGANIZATION DEEMS NECESSARY AS FAR AS WHAT LIEN POSITION THEY WILL BE HOLDING, AS LONG AS WE ARE SECOND.

>> WHAT ABOUT FOR OTHERS?

WE HAVE A SMALL HOME REHAB PROGRAM.

A SEWER GRANT PROGRAM.

WHAT ABOUT FOR OTHER MUNICIPAL PROGRAMS?

>> WE DO NOT PARTICIPATE WITH ANY TWO OR 3K PROGRAMS.

>>TRUSTEE ROBINSON: MAY BE MY QUESTION IS NOT CLEAR.

THE QUESTION IS WHETHER OR NOT IHDA PART STATES, BUT CAN THE HOMEOWNER PARTICIPATE AND BE A GRANT RECIPIENT FOR ANOTHER MUNICIPAL TYPE PROGRAM?

>> ABSOLUTELY, YES.

>> (SPEAKER AWAY FROM MIC).

>>TRUSTEE ROBINSON: WE DID JUST ALSO PASS THE FORGIVENESS, RIGHT. I WOULD IMAGINE THERE IS ENOUGH OF A COMFORT LEVEL GIVEN THAT WE JUST PASSED THAT.

WOULD YOU AGREE THAT THAT IS TRUE?

>> I THINK SO.

STAFF HAS A MEETING NEXT WEEK AND WE ARE WORKING ALREADY ON WHAT IS NEXT FOR THE HOUSING PROGRAM.

THERE WILL LIKELY BE CHANGES IN THE PROGRAM - (SPEAKER AWAY FROM MIC).

>>TRUSTEE ROBINSON: FOR THE EXISTING PROGRAMS, THANK YOU, I THINK MIKE QUESTIONS JONATHAN YOU MIGHT BE ABLE TO ANSWER. WITH THESE TWO PROGRAMS, ARE WE LOOKING AT PROVIDING SOME EDUCATION AND MAKING THESE PROGRAMS KNOWN TO PROSPECTIVE HOMEBUYERS? WHAT WOULD BE THE VILLAGE'S ROLE?

>> DIFFERENT THINGS.
DEPENDS ON THE PROGRAM.
FOR HOMEBUYERS SYSTEMS, HE IS.
OTHER EXISTING ORGANIZATIONS INCLUDING THE WEST COOK THAT PROVIDE HOMEOWNERSHIP, HE IS.
ALWAYS - (SPEAKING TOO FAST).

>> HOMEOWNERS THAT ARE GETTING READY TO PURCHASE.
ON THE DOWN PAYMENT SO, YES, WE WANT TO - - COME UP AND TALK ABOUT AND THEY HAVE SHARED SOME STATISTICS WITH US ABOUT THE HOMEOWNERS ALREADY WHO ARE TAKING ADVANTAGE OF THE PROGRAMS, EVEN THOUGH THE VILLAGE DOES ESSENTIALLY NO MARKETING FOR THEM RIGHT NOW, BUT REALTORS KNOW ABOUT THEM, LENDERS KNOW ABOUT THEM AND OTHERS ARE MAKING THAT CONNECTION RIGHT NOW.

THAT THE VILLAGE COULD ALSO CHOOSE TO PUT AN ADDITIONAL AMOUNT ON TOP OF THAT AND SAY, WE DO NOT THINK THAT IS QUITE ENOUGH TO ACHIEVE THE GOALS THAT WE HAVE RELATED TO A HOMEOWNERSHIP PROGRAM AND WE THINK AN ADDITIONAL AMOUNT COMING FROM - IF WE OF CDBG MONEY WE COULD USE IT FOR SOMETHING LIKE THAT.

IF YOU HAVE HOUSING TRUST FUND MONEY, YOU COULD USE HOUSING TRUST FUND MONEY FOR SOMETHING LIKE THAT.

IN ORDER TO PROVIDE MORE THAN JUST WHAT COMES TO IHDA RIGHT NOW IN ORDER TO ACHIEVE THE GOALS WE ARE TALKING ABOUT.

FOR THE COMMUNITY PARTNERS FOR AFFORDABLE HOUSING, THEY HAVE RESOURCES TO BE ABLE TO DO SO AND AS YOU KNOW THEY ARE PRIMARILY LOCATED IN LAKE AND NORTHERN COOK COUNTY SO THAT IS A CONVERSATION ABOUT WHETHER OR NOT - THERE IS NOT OTHERWISE A COMMUNITY LAND TRUST THAT SERVES THIS PORTION OF COOK COUNTY.

THE REGION AS A WHOLE IS FAIRLY FRAGMENTED.

THERE ARE SOME OPTIONS IN THE CITY.

THERE ARE COMMUNITY PARTNERS THAT DO GREAT WORK IN THE NORTHERN SUBURBS AND THE REST OF THE REGION THOSE WITHOUT.

THERE IS NONE IN DUPAGE, NOT IN WELL, NOT IN SOUTHERN COOK, KATE OR KENDALL.

SO IN THAT, IT IS AN ONGOING QUESTION IN ONE OF THE THINGS WE WOULD LIKE TO STAND UP A SHARED EQUITY MODEL, A LAND TRUST MODEL.

DO WE HAVE TO STAND IT UP OURSELVES?

CAN WE PARTNER WITH AN EXISTING ORGANIZATION?

THOSE ARE THE EXISTING QUESTIONS THAT ARE OUT THERE THAT WE HAVE TO WORK THROUGH.

>>TRUSTEE ROBINSON: TO THE INVENTORY POINT, WE SOMETIMES HEAR AND I KNOW I HAVE HEARD OF PROPERTIES THAT SEEM TO BE VACANT, SEEM TO BE IN A STATE OF DETERIORATION.

I AM INTERESTED IN LEARNING MORE ABOUT WHETHER OR NOT STAFF THINKS THAT IS AN OPPORTUNITY TO KIND OF CAPTURE EXISTING INVENTORY THAT IS AVAILABLE TO SOME EXTENT.

OBVIOUSLY IT HAS A HOMEOWNER, BUT IF IT IS VACANT OR A BUILDING OR A HOME THAT IS SLOWLY DETERIORATING BECAUSE NOBODY IS LIVING THERE, I WONDER IF YOU THINK THAT THERE IS ROOM TO DEVELOP A PROGRAM, EVEN IF IT IS NOT A LARGE VOLUME OF HOMES, BUT STILL, TO FIGURE OUT HOW WE CAN IDENTIFY THOSE HOMES AND EITHER STRUCTURES SOME SORT OF OUTREACH FOR SOME TYPE OF OPPORTUNITY FOR THOSE HOMEOWNERS TO THEN TAKE ADVANTAGE, HAVE THE VILLAGE EITHER DIRECTLY OR WORK WITH AN ORGANIZATION TO PURCHASE THOSE HOMES, FIX THEM UP, EVEN TO MAINTAIN - IF IT IS SINGLE-FAMILY, MAINTAIN IT AS AN AFFORDABLE SINGLE-FAMILY STARTER HOME FOR EXAMPLE.

IS THERE ROOM FOR A PROGRAM LIKE THAT?

>> WE HAVE BEEN THINKING ABOUT THAT AND SOME OF THEM ARE DESIGNED TO FIT INTO THAT.

WE COULD DO A PROGRAM LIKE THAT AND PROVIDE DOWN PAYMENT ASSISTANCE AS PART OF THE SUBSIDY PACKAGE THERE OR YOU COULD DO THAT AS PART OF THE WORK LIKE THE COMMUNITY PARTNERS FOR AFFORDABLE HOUSING DOES.

ONE OF THE THINGS WE TALKED ABOUT, WERE NOTIFIED BY PROPERTIES THAT BECOME AVAILABLE TO THE COOK COUNTY LAND BANK.

IS THAT AN EXAMPLE WHERE THE VILLAGE COULD BE OPPORTUNISTIC ON THE RESIDENTIAL SIDE IN ORDER TO OPERATE A PROGRAM LIKE THIS?

IN ORDER TO INCREASE THE SUPPLY OF HOMES THAT WOULD BE AFFORDABLE IN PERPETUITY?

>> AM INTERESTED IN HAVING STAFF PURSUE THAT.

DO YOU SEE A ROLE FOR THE HOUSING TRUST FUND IN ALL OF THESE IDEAS THAT WE HAVE PERCOLATING?

YOU DO NOT HAVE TO IDENTIFY SPECIFICALLY WHAT THAT IS BECAUSE WE ARE TALKING THROUGH IT, BUT I REALLY WANTED TO EARMARKED FUNDS FROM THE HOUSING TRUST FUND FOR US TO DEDICATE TO SOME SORT OF HOMEOWNER EFFORT.

HOMEOWNERSHIP EFFORT.

IT IS NOT A TON OF MONEY, RIGHT?

WE HAD TWO BIG DISBURSEMENTS FROM THAT FUND, BUT DO YOU SEE A ROLE FOR THE TRUST FUND HERE?

>> YES.

ONE OF THE THINGS IF YOU TALK WITH FUNDING PARTNERS IS ONE OF THE BENEFITS OF HAVING CORPORATE MONEY AND LOCAL MONEY AS OPPOSED TO CDBG IS THE ADDITIONAL FLEXIBILITY THAT GIVES US HOW WE ARE STRUCTURING THE DEAL, HOW WE ARE PUTTING MONEY INTO IT, THE HOUSEHOLDS THAT ARE BEING ASSISTED, WHAT TERM AND REQUIREMENTS WE PUT ON IT.

IT ALLOWS US DIFFERENT LIKABILITY IN TERMS OF WHAT WE ARE ABLE TO DO. WHETHER WE'RE USING THAT AS PART OF A DOWN PAYMENT ASSISTANCE PROGRAM - WHERE DOING THAT PART OF CPAH SHARED EQUITY MODEL. FOR EXAMPLE, OUR WORK THAT WE DO RIGHT NOW ON THE HOUSING REHAB SIDE IS LIMITED ON WHAT WE CAN DO. WE ONLY GO UP TO 25 BECAUSE OF FEDERAL LEAD LIMITS BECAUSE OF THE ADDITIONAL WORK WE HAVE TO DO IN THE HOUSE. NOT TO SAY THAT WE WOULD NOT DO EVERYTHING TO MAKE SURE IT IS A GOOD LEAD SAFE HOUSE, BUT THAT GIVES US MORE FLEXIBLY AND HOW WE SOLVE THE PROBLEM RATHER THAN CERTAIN PRESCRIPTIVE WAS THAT THE EPA WOULD REQUIRE US TO DO IT IN OTHER FASHIONS. IT GIVES US BALANCE AND OPTIONS TO BE ABLE TO EXPLORE THAT MAYBE EVEN USING THEM IN CONCERT. NOT THAT WE WOULD ONLY FUND IT OUT OF THE HOUSING TRUST FUND. WE MIGHT USE CDBG FOR SOME THINGS. WE CAN USE THE HOUSING TRUST FUND FOR OTHER THINGS AND HOW THEY FIT TOGETHER.

>>TRUSTEE ROBINSON: THAT IS GREAT. THAT IS WHY I WANTED TO EARMARKED SOME OF THE MONIES IN THE FUND FOR HOMEOWNERSHIP SPECIFICALLY BECAUSE MY HOPE WAS THAT THERE WOULD BE AN OPPORTUNITY TO UTILIZE THOSE FUNDS SPECIFICALLY FOR A HOMEOWNERSHIP FOCUSED PROGRAM. MOVING FORWARD, I THINK MY DIRECTION IS I WOULD LIKE STAFF TO SORT OF HELP US SET OUT SOME GOALS. I THINK THAT IS WHERE WE HAVE TO START IS FIGURING OUT, WHAT IS IT THAT WE ARE TRYING TO ACHIEVE HERE? THIS WAY, WE CAN THEN HAVE SOME STANDARD AND SOME MEASURE BY WHICH TO DETERMINE THE SUCCESS OF OUR EFFORTS. I DON'T THINK WE SHOULD JUST MOVE INTO ONE PROGRAM OR ANOTHER OR ONE ARRANGEMENT OR ANOTHER. I WOULD REALLY LIKE STAFF TO COME BACK WITH A SUITE OF OPTIONS THAT ARE CENTERED AROUND SOME AFFORDABLE HOUSING GOALS AND SPECIFICALLY WITH RESPECT TO HOMEOWNERSHIP OBVIOUSLY. I'M NOT QUITE SURE - WE HAVE NOT TALKED ABOUT THIS, FROM MICHAEL'S PERSPECTIVE AND SO I AM PRETTY OPEN TO HOW THOSE GOALS WOULD BE FORMULATED. I DO THINK WE HAVE TO START WITH UNDERSTANDING WHAT WE ARE TRYING TO ACHIEVE BEFORE WE CAN START TO PUT MONEY TOWARDS ANY PROGRAM OR PARTNERSHIP. THAT WOULD BE MY DIRECTION WITH RESPECT TO WHERE TO GO NEXT WITH THESE PROGRAMS. I THINK IN TERMS OF ZONING WE HAVE THIS HALLMARK OF CREATING ADVISORY COMMITTEES FOR BESPOKE TYPE ISSUES. I WOULD LOVE AN ADVISORY COMMITTEE TO COME TOGETHER AND HELP US FIGURE OUT WHAT TO DO ZONING WISE BECAUSE I DO NOT THINK WE REALLY GET THIS

PROBLEM IS EFFECTIVELY IF WE ARE ONLY TALKING ABOUT THE RESIDENTIAL DISTRICTS.

I THINK THERE IS ROOM TO CONSIDER WHAT PARTICULARLY FOR THE MISSING MIDDLE HOUSING, WHAT THAT LOOKS LIKE ACROSS OAK PARK.

EVEN IN SOME OF OUR COMMERCIAL DISTRICTS.

I DO NOT WANT TO JUST LOOK AT THIS FROM ONE LENS IN TERMS OF THE RESIDENTIAL DISTRICTS.

I WOULD LIKE FOR THERE TO BE A MORE COMPREHENSIVE REVIEW OF THE DIFFERENT TYPES OF ZONING DISTRICTS WE HAVE IN OAK PARK ACROSS THE COMMUNITY OVERALL AND I THINK SOMETHING THAT PRESIDENT SCAMAN HAS PUT TOGETHER A COUPLE OF TIMES IS THIS ADVISORY COMMITTEE.

THAT IS REALLY WHAT I WOULD LIKE TO SEE, UNLESS YOU FEEL LIKE OR MANAGER JACKSON, YOU FEEL LIKE THAT IS SOMETHING THAT STAFF CAN BRING BACK SORT OF ON YOUR OWN?

I DO NOT WANT TO PREEMPT THAT POSSIBILITY.

>> WE CAN BRING THAT BACK ON OUR OWN AND THAT IS SOMETHING WE HAVE BEEN CONTEMPLATING.

YES.

>> MORE OF A COMPREHENSIVE PERSPECTIVE OF ZONING THROUGH THE HOUSING LENS.

IT NOT JUST RELATED TO THE RESIDENTIAL DISTRICTS.

>> ABSOLUTELY.

I THINK THAT IS CONSISTENT WITH WHAT WE HEARD IN A PREVIOUS DISCUSSION WE HAD ON THE PREVIOUS MISSING MIDDLE ITEM.

STAFF HAS BEEN DOING A LITTLE PROJECT PLANNING ON THIS THAT CONTEMPLATES THE IDEA OF AN ADVISORY COMMITTEE TO MAKE SURE WE HAVE BROAD PUBLIC PARTICIPATION THROUGH THAT PROCESS.

SO YES.

>> JUST TO NOTE, THE STRATEGIC HOUSING STUDY ALSO HIGHLIGHTED THE IDEA OF A ZONING TASK FORCE AND I THINK CONTINUING TO GO BACK TO THAT DOCUMENT FOR OUR GOALS WHERE IT IS IDENTIFIED WHERE THE GAPS ARE, WHICH WE HAVE HEARD TONIGHT, THE MISSING MIDDLE OR THE ABILITY TO DOWNSIZE OR SOMETHING AFFORDABLE FOR A FAMILY THAT NEEDS AT LEAST THREE BEDROOMS.

THOSE ARE GAPS.

THOSE ARE ALL IN THAT STUDY.

APPRECIATE THAT.

NEXT?

TRUSTEE PARAKKAT.

>>TRUSTEE PARAKKAT: THANK YOU FOR THE PRESENTATIONS AND INFORMATION.

I WILL START WHERE CHRIS ROBINSON LEFT OFF AROUND THE GOALS.

I THINK UNDERSTANDING WHAT IS THE INTENT OF ALL OF THIS.

IT IS A LOT OF EFFORT AND A LOT OF STRUCTURING AND DIFFERENT ENTITIES AND PARTNERSHIPS.

WHAT DOES IT ACCOMPLISH FOR US AS A COMMUNITY?
A CLARIFYING THAT WOULD BE A GREAT STARTING POINT.
IT IS NOT CLEAR.

IT IS HINTED IN THAT CERTAIN ASPECTS IN A GENERAL TERMS AS TO WHAT IT
COULD PROVIDE, BUT BEING VERY SPECIFIC ABOUT THAT WOULD BE GREAT.
THAT IS ONE.

THE SECOND THING IS I BELIEVE AS I UNDERSTAND IT, IHDA - ANY PROGRAMS
THEREOF DO NOT HAVE ANY IMPLICATION ON THE TAX BURDEN FOR THE
HOMEOWNER, RIGHT?

SO THERE IS NO CHANGE, BUT WHAT I HEARD FROM THE COMMUNITY LAND TRUST
IS THAT MODEL DEFINITELY HAS TAX IMPLICATIONS, RIGHT?

BECAUSE IT IS SHARED OWNERSHIP BETWEEN THE TRUST FUND OR THE LAND
TRUST AND THE HOMEOWNER, PLEASE CORRECT ME IF I AM MISTAKEN.

THE 5013C OWNERSHIP MEANS THAT NO TAXES, BUT THE EQUITY PORTION FOR
THE HOMEOWNER IS TAXABLE.

IS THAT A FAIR CHARACTERIZATION?

>> YES IT IS AND THE ACADEMIC REASON IS THE SPLIT BETWEEN THE
LAND AND THE HOUSE, BUT THE REAL VALUATION IS COMING FROM WHAT THEY
PAID FOR IT, RATHER THAN - WE ARE NOT SPLITTING OF THE VALUE IN THE
APPRAISAL OR ANYTHING ELSE THAT SHOWS THIS IS WHAT THE LAND IS WORTH.
IT IS A LEGAL MECHANISM TO RESTRICT RESALE ON THE OPEN MARKET
BASICALLY TO RESTRICT FOR THE LAND TRUST TO KEEP THE LAND AND THE
THEORY IS THAT THE HOMEOWNERS ONLY BUYING THE HOME SO THEY SHOULD ONLY
PAY TAXES ON THE HOME ITSELF, BUT THAT IS ASSESSED BY WHAT THE
PURCHASE PRICES VERSUS SOMEONE MAKING AN ASSESSMENT BASED ON THE VALUE
OF THE IMPROVEMENTS.

>>TRUSTEE PARAKKAT: AND COMING AT IT MORE FROM THE COMMUNITY'S
PERSPECTIVE.

>> THE LAND TRUST DOES NOT PAY TAXES ON THE LAND IF THAT IS WHAT
YOU ARE ASKING.

>> ULTIMATELY YOU DO NOT CONTRIBUTE TO THE TAX BASE OF THE
COMMUNITY.

THAT IS A COST TO THE COMMUNITY.

IN THE LONG RUN.

>> IT IS A CERTAIN PERCENTAGE, LARGE PERCENTAGE OF OUR HOMES, WE
ARE WASTING ASSETS WHEN WE BOUGHT THEM.

THEY WERE NOT PRODUCING ANYTHING ON THE TAX ROLLS, ALTHOUGH WE ARE
OFTEN BUYING BLIGHTED PROPERTIES.

IT IS HARD TO CLEAR TITLE.

THAT IS SOMETHING I WOULD TALK TO MARCUS ABOUT.

IT CAN BE REALLY EXPENSIVE TO CLEAR TITLE ON THE VACANT PROPERTIES.

WE HAVE BEEN DOWN THAT ROAD BEFORE AND SO SOMETIMES WE SPEND A YEAR
DOING IT AND IT DOES NOT WORK OUT.

BUT YES, MANY TIMES WHAT IS BEING CONTRIBUTED TO THE TAX BASE IS MORE THAN IT WAS BEFORE IT BECAME A LAND TRUST HOUSE, BUT NOT IN 100% OF THE HOUSES.

IF A FOR-PROFIT DEVELOPER CAME ALONG AND TOOK THE HOUSE AND MADE IT INTO A \$600,000 HOUSE, YOU WOULD HAVE A LARGER CONTRIBUTION TO YOUR TAX BASE AND THAT IS IN FACT TRUE.

>> JUST TRYING TO UNDERSTAND THAT.
IN THE INITIAL INVESTMENT.

IN TERMS OF SETTING UP - YOU SAID, SETTING UP A LAND TRUST IS AN EXPENSIVE PROPOSITION FOR A COMMUNITY.

SO JUST CURIOUS, WHAT THE BARRIERS ARE AND HOW MUCH IS THE COST?

>> I DON'T KNOW EXACTLY WHAT THE COST IS, BUT YOU NEED STAFF, YOU NEED LEGAL HELP TO SET UP ALL THE LEGAL MECHANISMS, THE GROUND LEASE, THE SUBORDINATE MORTGAGES AND ALL THE THINGS THAT GO ALONG WITH ESTABLISHING AN EFFECTIVE LAND TRUST.

YOU HAVE TO HAVE SOMEBODY THAT IS GOING TO GO OUT AND PURCHASE THE HOMES BE TO SOMEBODY WHO CAN WE HAVE THE HOMES.

SOMEBODY WHO IS GOING TO WORK WITH RESIDENTS TO GET THEM QUALIFIED.

SO THERE ARE A LOT OF RESTRICTIONS THAT GO WITH THE FUNDING.

IF YOU'RE GOING THE FEDERAL GRANT ROUTE, THERE'S A LOT OF RESTRICTIONS.

THAT TAKES A LOT OF PIECES AND THERE IS A LOT OF US WHO TOUCH EVERY PROPERTY DEVELOPING, BUT WE STARTED WITH ONE PERSON AND I WAS THE SECOND PERSON.

YOU CAN START SMALL, BUT IT IS A PROCESS AND A PROJECT AND YOU NEED TO HAVE THE POLITICAL WILL TO DO IT AND YOU NEED TO HAVE SOME STARTUP MONEY, WHICH IS PART OF THE REASON FOR THE STATE TASK FORCE.

IT IS POSSIBLE THAT THERE WILL BE SOME FUNDS THAT COME OUT OF THE STATE TASK FORCE I DON'T KNOW WHAT THE RECOMMENDATION IS GOING TO BE, BUT IT IS GOING TO BE POSSIBLE THERE WILL BE HELP FROM THE STATE AND THERE WERE TALKS ABOUT DOING A CENTRALIZED COMMUNITY LAND TRUST BACK OFFICE TO HELP COMMUNITIES GET GOING WITH A COMMUNITY LAND TRUST.

I DON'T KNOW IF THAT HAS ANY LEGS OR NOT, BUT IT WAS ONE IDEA THAT WAS THROWN OUT.

>> THE REASON I'M ASKING THE QUESTION IS ALSO I'M TRYING TO WORK BACKWARDS TO SEE, HOW MANY OF THESE UNITS - GOING BACK TO THE GOAL THING.

HOW MANY UNITS CAN WE REALISTICALLY AIM FOR IN A SCENARIO LIKE THIS?
HOW MANY AFFORDABLE UNITS?

>> REALLY GOOD QUESTION.
IT IS REALLY ALL OVER THE MAP.

WHEN WE FIRST STARTED IT WAS TWO, THREE, FOUR HOMES A YEAR AND AS YOU HAVE SUCCESS IN YOUR FUNDING STARTS TO FALL INTO PLACE, IT STARTS TO ACCELERATE AND THEN, YOU KNOW, YOU FIND OTHER WAYS OF LEVERAGING YOUR

FUNDS THAT IS WHEN WE DID THE TWO FROM THE GROUND UP DEVELOPMENTS SO WE DID SIX UNITS AT ONE TIME AND 14 UNITS AT ONE TIME. AND WELL, I'M NOT SURE IF YOU ARE FAMILIAR, THEY HAD A LARGE DEVELOPMENT TO COME IN AND THE VILLAGE WANTED THE DEVELOPER WHO NEEDED A LOT OF VARIANCES TO DO SOMETHING MEANINGFUL ABOUT AFFORDABLE HOUSING.

THE DEVELOPER CAME TO US AND SAID, IF WE GIVE YOU \$1.6 MILLION COULD YOU PUT TOGETHER A FUNDING PACKAGE FOR AFFORDABLE HOUSING?

WE WERE ABLE TO LEVERAGE THE FUNDS WITH ILLINOIS OF FEDERAL HOUSING TAX CREDITS AND SOME OTHER SOURCES AND WE DID 15 UNITS VERY QUICKLY. THERE ARE SOMETIMES IT CAN BE VERY VAST AND OTHER TIMES IT CAN BE A LITTLE BIT TO THE POINT OF DENSITY AND SCALING.

IT CAN FEEL THAT WAY SOMETIMES, BUT MY EXPERIENCE WITH THE LAND TRUST IS IT IS SLOW AND STEADY AND YOU WAKE UP ONE DAY AND YOU HAVE 30, 40, 50, 60 UNITS THAT TWO OR THREE FAMILIES HAVE OWNED OVER THE COURSE OF 10 YEARS AND YOU HAVE TOUCHED PEOPLE WITH THOSE FUNDS.

SO THE BEAUTY OF THE LAND TRUST IS IT PASSES FROM ONE HOUSEHOLD TO ANOTHER HOUSEHOLD SO YOU ARE GETTING GENERATIONAL IMPACT FROM YOUR DOLLARS AND FOR THOSE OF YOU THAT ARE FAMILIAR WITH AFFORDABLE HOUSING, IT IS ONE OF THE CHEAPER AFFORDABLE HOUSING MODELS PER UNIT. YOU TALK ABOUT DEVELOPMENTS AND THINGS LIKE THAT, THE COST PER UNIT ARE ACTUALLY MUCH HIGHER, BUT IF YOU ARE SITTING IN YOUR POSITION AND TALKING ABOUT DOWN PAYMENT ASSISTANCE, OBVIOUSLY A SUBSIDY FOR ONE HOUSE IS A LOT MORE THAN DOWN PAYMENT ASSISTANCE FOR A COUPLE OF PEOPLE.

>> AGAIN, IN THE NAME, IT IS LAND TRUST AND WE DON'T HAVE A LOT OF LAND HERE, RIGHT?

SO TRYING TO THINK ABOUT CREATION OF A MODEL VERSUS PIGGYBACKING. WHAT IS THE RIGHTSIZING FOR OUR SITUATION IS WHERE MY HEAD IS GOING. THAT IS ONE.

THIS IS FOR STAFF.

OBVIOUSLY EVEN COMING BACK FOR A DISCUSSION AROUND THIS.

RENTAL AFFORDABILITY VERSUS HOMEOWNERSHIP AFFORDABILITY.

FOR THE SAME DOLLAR AMOUNT - IF WE WERE PLANNING TO SPEND AS A COMMUNITY, WHAT IS THE OPPORTUNITY COST AND BENEFIT BETWEEN THOSE TWO? IS IT GOOD TO HAVE THAT INFORMATION FOR COMPARISON PURPOSES?

>> ONE EXAMPLE WHERE WE WERE TALKING ABOUT RENTAL DEVELOPMENTS AND (WORD?) AT THE PREVIOUS MEETING WE TALKED ABOUT TWO DIFFERENT OPPONENTS HERE LOCALLY PROVIDING IN TOTAL, WHAT WAS THAT? \$1.9 MILLION?

1.7 ONCE WE NETTED IT OUT.

THE TOTAL DEVELOPING COST FOR THE UNITS, THE VILLAGES ONLY COVERING A TINY PORTION OF THE COSTS THAT ARE ASSOCIATED OUTSIDE OF THAT.

IF THERE IS COUNTING MONEY IN THE DEAL.

IF THERE IS FEDERAL MONEY IN THE DEALS.

THERE IS LOW INCOME HOUSING TAX CREDITS OR MONEY IN THE PROJECT.
ALL THE SOURCES ADD UP TOGETHER TO A REASONABLY GOOD SIZE.
400,000, 500,000, 600,000 DEPENDING PER UNIT COSTS.
TO CREATE THAT INITIAL UNIT.

HERE WE ARE TALKING ABOUT SOMETHING THAT WOULD BE LESS THAN THAT.
STILL SIZABLE IN ORDER TO DO THAT PER UNIT BASIS.

PER THE VILLAGES INVESTMENT OF \$1.9 MILLION, WE ARE GETTING 60 SOME
ODD AFFORDABLE HOUSING UNITS THAT ARE AVAILABLE OVER A 40 OR 50 UNIT.
TO PLAY DEVILS ADVOCATE, THE VILLAGE HAS MADE SUBSTANTIAL ADVANCEMENTS
IN THE PAST IN THE HOUSING RENTAL STOCK AND IT HAS PROVIDED MONEY TO
THE OAK PARK RESIDENT CORPORATION TO BUY BUILDINGS.

THIS IS SOMETHING DONE THROUGHOUT THE 90s AND EARLY 2000 AND AS A
RESULT THE VILLAGE - IF I RAN THE NUMBERS IT HAS A GOOD PORTION OF ITS
NATURALLY OCCURRING AFFORDABLE RENTAL HOUSING IS HOUSED THOSE
BUILDINGS BECAUSE OF AN INVESTMENT THAT THE COMMUNITY MADE UP FRONT IN
THOSE THINGS.

IT CONTINUES TO BENEFIT HOUSEHOLDS IN THE VILLAGE OVERALL NOW.
SO THAT IS ONE OF THE THINGS THAT I'M HOPING YOU ARE GOING TO WRESTLE
WITH AND ONE OF THE THINGS THAT STAFF IS WRESTLING WITH AND WHEN WE
TAKE THIS TO THAT IS THE - - IN MARCH AND APRIL, AND MAYBE TO ME IS TO
WRESTLE WITH THAT TRADE-OFF IN TERMS OF ULTIMATELY TO WHAT I HAVE
HEARD A FEW FOLKS SAY, ONE OF OUR GOALS AND WHAT DOES THAT INVESTMENT
MEAN IN TERMS OF THE IMPACT THAT WE CAN HAVE OVER A PERIOD OF TIME?
STAFF IS VERY MUCH INTERESTED IN FRAMING IN THOSE CASES WHERE THIS
INVESTMENT OVER THREE, FIVE, SEVEN, 10 YEARS WILL GENERATE THIS IMPACT
FOR THE COMMUNITY AND WE CAN TALK ABOUT THE TRADE-OFFS ASSOCIATED WITH
THE DIFFERENT OPTIONS, BUT FRAME IT IN THAT WAY.

>>TRUSTEE PARAKKAT: THAT IS USEFUL.

ENTERING THE COMMUNITY, THERE IS A PRICE POINT, BUT THEN THERE IS ALSO
STAYING IN THE COMMUNITY.

OUR TAXES, AS MOST PEOPLE HAVE BEEN FAMILIAR WITH IS VERY HIGH.
NONE OF WHAT WE HAVE DISCUSSED IN THIS PERSPECTIVE IS ADDRESSING THAT.
SO HOW DO WE THINK ABOUT THAT IN OUR DECISION-MAKING?

>> WE HAVE PRIORITIZED THAT IN OUR BOARD GOALS.

WE ARE WORKING ON ECONOMIC VITALITY STRATEGIC PLAN AND I THINK THERE
IS SOME CONVERGENCE BETWEEN THIS ITEM, THE STRATEGIC VISION FOR
HOUSING AND OUR ECONOMIC VITALITY STRATEGIC PLAN.

THE TRADE-OFFS JONATHAN IS SPEAKING TO, CERTAINLY WE WANT TO BROADEN
THE TAX BASE AND REDUCE THE TAX BURDEN AND LETTING SOME OF THE
STRATEGIC GAMES THAT WILL COME OUT OF THE ECONOMIC VITALITY STRATEGIC
PLAN AND THE ALIGNMENT WITH OUR OPERATIONS AND GOALS AS WE ARE TALKING
ABOUT HOUSING TONIGHT AND WHEN WE TALK ABOUT ECONOMIC VITALITY IN THE
NEAR FUTURE AND HOW WE ACTUALLY WORK TOWARDS STRATEGICALLY BROADENING
THE TAX BASE TO REDUCE THE TAX BURDEN.

AT THE SAME TIME, HONORING OUR VALUES FOR PROVIDING ADDITIONAL SUPPLY ON A FEDERAL HOUSING, RENTAL AND HOMEOWNERSHIP.

THERE IS TENSION BETWEEN A LOT OF ARTICLES, BUT I THINK THE QUESTIONS BEING ASKED TONIGHT ARE FAIR QUESTIONS.

HOW DO WE MANAGE THE TRADE-OFFS AND I THINK JONATHAN IS SPEAKING TO THAT VERY WELL.

>> I WILL WAIT FOR THAT INFORMATION AS WELL.

LAST QUESTION IS AROUND EARLY SUPPLY VERSUS DEMAND.

WE HAVE OR THERE IS - WHEN WE TALK ABOUT DENSITY BUILDING, THERE IS A THEORETICAL LIMIT TO HOW MUCH SUPPLY CAN BE INTRODUCED INTO A SPACE, BUT THE DEMAND WE ARE SEEING WITH THE COMMUNITIES WE HAVE, THERE IS NO THEORETICAL MAXIMUM.

THE DEMAND CAN AND I BELIEVE WILL OUTPACE SUPPLY AND IN THAT SCENARIO, THERE IS - OUR ABILITY TO MAKE THE COMMUNITY AFFORDABLE BECOMES A SLIGHTLY - LOSING PROPOSITION IS WHAT I WOULD CALL THAT.

TERMS OF HOW MUCH MONEY DO WE PUT TO ATTACK THAT IMBALANCE SO TO SPEAK?

ANY THOUGHTS AROUND THAT?

>> I DON'T KNOW IF I HAVE BIG PICTURE THOUGHTS.

I WILL ECHO WHAT MANAGER JACKSON WAS SAYING TERMS OF THE TENSION THAT EXISTS BETWEEN THE BOARD GOALS AND HOW YOU WRESTLE WITH THOSE THINGS. IF WE'RE GOING TO TALK ABOUT SOME OF THESE ARE VERY MUCH DEMAND SIDE INTERVENTIONS.

PROVIDING PEOPLE WITH MORE MONEY TO ALLOW THEM TO BUY A HOUSE.

SOME OF THESE ARE MORE SUPPLY-SIDE IN TERMS OF LIMITING THE SALES PRICE OF THE HOUSE.

EACH OF THOSE HAVE DIFFERENT BENEFITS AND DRAWBACKS, BUT WE HAVE A COMMUNITY WHERE OUR REALTOR FRIEND WILL TALK ABOUT THIS, THERE'S A LOT OF DEMAND TO LIVE IN OAK PARK AND IT OUTPACES SUPPLY AND EVEN IF WE INCREASE SUPPLY, WE CONTINUE TO SEE DEMAND DRAMATICALLY OUT PACING THAT.

>>TRUSTEE PARAKKAT: THOSE ARE THE QUESTIONS I HAVE AND HOPEFULLY WHAT IS IN IT, SOME OF THOSE ANSWERS, YOU WILL BRING THAT BACK WHEN WE HAVE THIS DISCUSSION NEXT.

>> THANK YOU EVERYBODY FOR THE PRESENTATION.

>> I ALWAYS SAY I'M NOT GOING TO TALK LONG AND THEN I TALK LONG.

I WILL SAY THAT I WILL TRY NOT TO AND I WILL SAY THAT BECAUSE LIKE MOST OF WHAT I HAVE SAID OVER THE LAST TWO YEARS GOT SAID HERE BY A LOT OF FOLKS THAT WE CALL EXPERTS I CAME UP TO THE PODIUM SO I FEEL PRETTY VINDICATED.

THANK YOU.

FEELS GOOD TO HEAR THAT.

YOU KNOW, I THINK ONE OF THE MAIN THINGS THAT CAME AWAY FROM TONIGHT'S DISCUSSION IS THERE IS A COST OF DOING NOTHING AND WE HAVE DONE NOTHING FOR A LONG TIME AND NOW WE ARE PAYING THE COST.

WHEN I LOOK AT THIS, THE HANDOUT WITH THE MEDIAN SALES PRICE.
2015, 420, MEDIAN SALES PRICE FOR A HOUSE HERE, 135 HOMES ON THE
MARKET IN JANUARY 2015.
MEDIAN SALES PRICE, JANUARY 2025 TO 629,000.
36 HOMES ON THE MARKET.
THAT IS THE COST OF DOING NOTHING.
10 YEARS OF DOING NOTHING, HERE WE ARE.
I'M NOT SAYING - WE BUILT A LOT OF APARTMENTS HERE, RIGHT?
WE DID BUILD A LOT OF HOUSING UNITS, BUT WE DID NOT BUILD ANY HOMES
AND WE DID NOT DO ANYTHING - THERE IS A CERTAIN AMOUNT OF LAND-BASED
CONSTRAINTS THAT WE HAVE, 4.7 MI.² BUILT OUT VILLAGE, HARD TO THINK OF
THOSE THINGS, BUT I THINK THERE WAS A LACK OF CREATIVITY THAT WENT
INTO IT.
I THINK INNOVATION AND CREATIVITY, THERE ARE WAYS.
WE HAVE RESTRICTIVE ZONING CODE THAT WE HAVE NOT UPDATED.
WE GOT RID OF SINGLE-FAMILY ZONING AND THE ABILITY TO BUILD LESS
RESTRICTIVE AND WE PROBABLY COULD HAVE BUILT MORE HOMES AND MAYBE THEY
WOULD NOT LOOK LIKE THE HOMES WE HAVE NOW, BUT I CAN GUARANTEE YOU
THEY WOULD HAVE SOLD.
YOU KNOW, MAYBE THE MEDIAN SALES PRICE IS NOT \$629,000.
MAYBE IT IS FIVE SOMETHING AND I THINK THAT WOULD BE A WIN.
STILL, I HAVE A QUESTION FOR THE REALTORS.
COULD YOU TELL ME, WHAT IS THE PROFILE OF YOUR TYPICAL BUYER NOWADAYS?
YEAH, I WILL TAKE ANY AND ALL TOP THREE.
>> IT DOES NOT GET CAUGHT ON THE RECORDING UNLESS YOU ARE AT THE
MICROPHONE.
>> A COUPLE OF THINGS.
TRYING TO CLOSE WITH A YOUNG COUPLE AND THEY ARE NOT YOUNG ANYMORE
BECAUSE THE AVERAGE HOME BUYER, LIKE THE YOUNG SIDE IS LIKE 38.
HE USED TO BE FIRST-TIME HOMEBUYERS - IT IS 38 NOW.
YOUNG COUPLE ABOUT 35 AND WE HAVE BEEN WORKING TOGETHER FOR SEVEN
MONTHS UNDER CONTRACT A FEW TIMES.
FINALLY, THEY ARE UNDER CONTRACT AND CLOSING AND IT JUST WORKED
THROUGH THE WINTER AND GOT WHAT WAS LEFT THERE AND THEY ARE A FIRST-
TIME HOMEBUYER.
HE GREW UP HERE AND WANTS TO MOVE BACK.
WANTS TO LIVE NEAR HIS PARENTS.
HE WANTS TO LIVE IN NORTHEAST OAK PARK.
GOT KIND OF CLOSE.
IT IS EXTREMELY DIFFICULT TO FIND A HOUSE FOR A COUPLE LIKE THAT.
IN THE PURCHASE PRICE WAS AROUND \$440.
OR \$440,000 AND THERE IS A LOT WRONG WITH THE HOUSE.
THERE IS THAT AND THEN IT A LOT OF TIMES I'M WORKING WITH PEOPLE WHO
ARE IN THE SIX AND \$700,000 AREA AND THEY MIGHT BE SECOND TIME
HOMEBUYERS.

THEY MIGHT BE COMING FROM CHICAGO.

THEY ARE PROFESSIONAL PEOPLE.

I MOVED TO OAK PARK 20 YEARS AGO AND I LIVE IN NORTHEAST OAK PARK AND THEY STILL LIVE THERE - I THINK THE PROFILE OF WHO LIVES THERE HAS REALLY CHANGED.

ALWAYS TWO WORKING PEOPLE IN THE HOME, LIKE WHEN I MOVED THERE I WOULD SAY THERE WAS A LOT OF 1 1/2, MAYBE MORE PEOPLE WERE AROUND DURING THE DAY AND STUFF LIKE THAT.

I THINK THERE IS A BIG CHANGE IN THE PROFILE OF PEOPLE WHO ARE MOVING TO OAK PARK FOR SURE AND THERE IS THE MILLION PLUS BUYERS THAT ARE COMING AND THERE ARE PLENTY OF HOUSES FOR THEM, TOO.

>> THANK YOU.

>> I DON'T KNOW IF THAT IS HELPFUL.

>> DEFINITELY HELPFUL.

I LOST MY NOTES WHILE I WAS TALKING.

>> BOBBY, DID YOU WANT TO CONTRIBUTE MORE?

>> I COMPLETELY AGREE WITH LINDA.

IT IS COMPLETELY DIFFERENT FOR EVERYBODY.

I'M FINDING PEOPLE THAT ARE COMING IN AS IT FIRST-TIME HOUSE BUYERS ARE COMING FROM A BRIGHT SHINY NEW, NO YOU WILL AGREE WITH ME.

THE BRIGHT SHINY NEW CONDOS IN THE CITY I WEST LOOP, SOUTH LOOP AND THEIR EXPECTATION OF WHAT THE HOUSING IS GOING TO BE LIKE - THEY SAY THEY WANT TO DO WORK, BUT THEY DON'T.

THEY SAY THEY WANT TO DO WORK, BUT WITH A UNIT IS I WANT TO DO A LITTLE BIT OF PAIN OR CHANGE OUT A SINK.

LITTLE STUFF.

I THINK THAT IS ANOTHER PROFILE THAT IS SIMILAR TO WHAT LINDA WAS SAYING.

THERE PROFESSIONAL PEOPLE COMING IN AND DOING THAT.

I AM BORN AND RAISED IN OAK PARK AND I VERY MUCH AGREE THERE'S A LOT OF US COMING BACK WHO WANTED TO RAISE OUR OWN FAMILIES HERE, THAT IS A HUGE PROFILE OF PEOPLE WHO WANT TO BE CLOSER TO FILMS, ESPECIALLY DURING COVID I HAD A LOT OF CLIENTS BUYING BIGGER OFFICES BECAUSE NOW THEY NEEDED HOME OFFICES.

THE FIVE BEDROOM HOUSES YOU CANNOT SELL IN 2018, NOW YOU CAN SELL THEM IN 2020 BECAUSE PEOPLE NEED TWO HOME OFFICES IN THREE BEDROOMS.

THERE IS A LOT OF THINGS TO OFFER HERE.

I THINK YOU ASK, WHAT IS THE PROFILE, IT IS EVERYBODY.

EVERYBODY.

A LOT OF PEOPLE DO NOT NEED TO COMMUTE ANYMORE.

SO PEOPLE ARE WILLING TO GO OUT LITTLE FURTHER IF THEY ARE NOT WORKING IN THE CITY ANYMORE.

YOU KNOW, WE ARE ALWAYS GOING TO BE DESIRABLE HERE.

IT WILL NEVER BE A PROBLEM WITH PEOPLE WANTING TO LIVE IN OAK PARK.

>> SORRY.

THAT'S OKAY.

YEAH.

I WANT TO DRILL IN ON THAT A LITTLE BIT BECAUSE THE HISTORY OF OAK PARK IS MORE OF A BEDROOM COMMUNITY.

THIS IS A PLACE YOU LIVE IN YOU COMMUTE SOMEWHERE ELSE AND YOU COME BACK HERE AND SLEEP.

I DON'T FEEL LIKE WE ARE NOT THAT ANYMORE.

>> I THINK PEOPLE LIKE THEIR HOUSES AND IF YOU PAY FOR YOUR HOUSE, YOU WANT TO LIVE IN IT AND HAVE FRIENDS OVER AND WHATNOT. AT LEAST WHEN I AM TALKING TO PEOPLE, LIKE, MOST PEOPLE PLAY IN THE FIRE.

EVERYBODY IS IN THE FRONT YARD DOING THAT.

NO, I THINK IT DEPENDS ON WHERE YOU ARE IN YOUR OWN LIFE.

WHEN I WAS YOUNGER LIVING IN OAK PARK, YEAH, I WOULD GO OUT TO EAT AND COME HOME AND USE THAT AS WHERE I WAS MORE BUT NOW I'M A MOM WITH KIDS AND OBVIOUSLY WE LIKE OUR MOVIE NIGHT.

>>TRUSTEE PARAKKAT: THAT IS HELPFUL.

SO THE INTERESTING THING FOR ME HERE IS BECAUSE THERE IS SO LITTLE LIQUIDITY IN THE MARKET, IT IS REALLY HARD FOR ANYBODY TO FIND WHAT THEY ARE LOOKING FOR.

SO YOU HAVE FOLKS THAT HAVE RAISED THEIR FAMILIES AND ARE LOOKING TO STAY IN THE COMMUNITY AND DOWNSIDES, BUT THEY CANNOT FIND ANYTHING THAT FITS.

THEY ARE IN A FIVE BEDROOM, \$800,000 HOUSE WITH \$30,000 PROPERTY TAXES AND THEY DO NOT WANT TO DO THAT ANYMORE, BUT THEY DO NOT WANT TO LEAVE THE PLACE THAT THEY SPENT THE LAST 25 YEARS WITH THEIR COMMUNITY AND ALL OF THEIR FRIENDS AND SO ON AND SO FORTH.

WHEN THEY LOOK AROUND, THE OPTIONS THAT ARE LESS EXPENSIVE THAN THAT ARE SLIM.

>> ABSOLUTELY.

TO THAT POINT AS WELL, WHEN WE ARE TALKING ABOUT THE LIQUIDITY AND THINGS LIKE THAT.

IN REGARDS TO THE VERY SLIM INVENTORY THAT WE HAVE, OUR BUYERS ARE GOING TO HAVE TO SETTLE FOR THINGS THAT - SO SOME OF MY REALTOR MEMBERS HAVE MENTIONED - (SPEAKER AWAY FROM MIC).

>> THE PARAMETERS CHANGE, BUT WHAT THEY ARE ABLE TO LOOK AT CHANGES AS WELL.

WHEN WE ARE LOOKING AT THINGS LIKE POTENTIALLY DOING A RENOVATION. ONE OF THE THINGS THAT I HAVE TO DO MY DUE DILIGENCE IS BRING UP THE PERMITTING PROCESS AND HOW LONG THAT CAN BE.

I WAS TALKING TO A REALTOR MEMBER TODAY WHO WAS DOING WORK IN THE HISTORIC PRESERVATION DISTRICT AND SHE WAS TELLING ME THAT IF SHE HAD MISSED TODAY'S HISTORIC PRESERVATION COMMITTEE MEETING, IT COULD DELAY CONSTRUCTION AND THE RENOVATION OF THE PROPERTY BY UP TO TWO OR THREE MONTHS.

THAT IS A VERY BIG CONCERN IF YOU ARE SOMEONE WHO IS NOT A DEVELOPER. IF YOU ARE A MOM AND POP JUST TRYING TO MAKE THINGS WORK FOR YOUR KIDS.

I KNOW FOR ME, WHEN I WAS GROWING UP, WE WOULD HAVE A KITCHEN FOR THREE MONTHS BECAUSE OF THE PERMITTING PROCESS. LET ME TELL YOU, I.E. A LOT OF MICROWAVED PIZZA AND I NEVER WANT TO DO IT AGAIN, BUT THAT IS A CONSIDERATION THAT PEOPLE HAVE TO CONSIDER THEIR WANTING TO MOVE TO A COMMUNITY LIKE OAK PARK. CAN WE HANDLE THE LENGTH OF THE PERMITTING TIME? CAN I GO TO ANOTHER COMMUNITY WHERE I KNOW I WILL GET A FASTER TURNAROUND?

THAT IS SOMETHING I WANT TO THROW OUT THERE.

>> I APPRECIATE THAT.

I THINK THAT IS SOMETHING THAT WE NEED TO BE AWARE OF. WHEN WE TALK ABOUT FOLKS AND THE HOUSING LIQUIDITY AND SENIORS TRYING TO AID IN THEIR COMMUNITY AND THEY GET TO THE POINT WHERE THEY CANNOT HANDLE THE STAIRS AND THE HOUSE IS TOO BIG TO MAINTAIN, BUT THEY CANNOT FIND ANYWHERE HERE TO STAY IN THE COMMUNITY, WHAT HAPPENS? WHAT HAPPENS TYPICALLY? OKAY, YES.

>> I WILL REPEAT THAT BECAUSE YOU ARE AWAY FROM THE MICROPHONE. SENIORS ARE MOVING INTO THE HIGH-RISES AND THEY GO MAYBE THINKING THEY WILL STAY FOR A YEAR AND THEY LIKE YOU AND STAY IN THE IN THE OCCUPANCY RATE IS LIKE 95%, WHICH IS INTERESTING BECAUSE WHEN WE BUILT THEM, IT DREW A LOT OF THE FOLKS WHO WANTED TO LIVE IN LIKE WICKER PARK, LINCOLN PARK, THAT DEMOGRAPHIC CAME NOW YOU'RE TELLING ME WE ARE BUILDING A SENIOR VILLAGE DOWNTOWN OAK PARK. THAT IS KIND OF COOL. NOT WHAT WE EXPECTED.

>> IT IS THE BENEFITS OF A WALKABLE COMMUNITY.

>> I AGREE THAT THERE IS DEFINITELY PEOPLE WHO ARE DOWNSIZING THAT ARE ENJOYING THE LUXURY RENTAL LIFE, RIGHT? I HAVE A COUPLE - PROBABLY THREE PEOPLE WHO ARE TRYING TO SELL THEIR HOME AND DOWNSIZE AND IT IS A LITTLE BIT DIFFERENT. ONE OF THEM IS LOOKING FOR A THREE BEDROOM TWO BATH CONDO AND THEY WANT TO PURCHASE AND THEY HAVE LOOKED AT THE RENTAL OPTIONS THERE ARE TWO BEDROOM AND TWO BATH AND THEY ARE ALL SMALL, BUT NO DINING ROOM AND THEY STILL HAVE A GRANDKID WHO IS LIVING WITH THEM OR THAT TYPE OF THING, BUT THEY WANT THE ELEVATOR BUILDING BECAUSE THEY DO NOT WANT TO AGE OUT. IF THEY ARE GOING TO MAKE THIS CHANGE. REALLY HARD TO FIND A THREE BEDROOM TWO BATH CONDO IN OAK PARK IN AN ELEVATOR BUILDING. IT IS RARE, AND BY THE WAY, IT WOULD BE A GREAT OPTION FOR A FAMILY - A FAMILY OPTION.

SO THAT IS A MISSING SEGMENT, RIGHT?

ALSO DOWNSIZING THAT MAY BE DO NOT WANT TO QUITE GO ALL THE WAY INTO A CONDO WOULD LIKE A SINGLE LEVEL OR CLOSE TO SINGLE LEVEL HOUSE AND SOME OF THEM ARE WILLING TO PAY FOR THAT, BUT THEY ARE COMPETING AGAINST ALL THE FIRST-TIME HOMEBUYERS MOVING INTO OAK PARK SO THAT BECOMES DIFFICULT AND HONESTLY WE DO NOT HAVE A LOT OF RANCH HOUSES. WE DON'T HAVE A LOT OF LOW STEP HOUSES AND THERE IS NOT A GREAT SOLUTION TO THAT BECAUSE WE DO NOT HAVE LAND. THAT IS NOT THE BEST USE FOR OUR LAND, RIGHT?

AGAIN, THINKING OF THE MULTI FAMILY HOUSING POSSIBILITY THAT COULD SERVE BOTH OF THE NEEDS IS KIND OF A BEAUTIFUL IDEA.

>> YEAH, I DEFINITELY AGREE WITH YOU.

WE DO NOT HAVE ENOUGH UNITS HERE THAT ARE WALK-IN.

I KNOW WHEN MY MOM MOVED WITH ME AND SHE HAD MOBILITY ISSUES, AND MY HOUSE IS A WALK UP, IT WAS A STRUGGLE AND EVENTUALLY GOT TO THE POINT WHERE WE HAD TO FIND SOMEWHERE THAT DID NOT HAVE STAIRS AND IT WAS A STRUGGLE FINDING THAT PLACE AND LUCKILY WE WERE IN THE FINANCIAL POSITION TO PAY THE RENT THAT WAS NECESSARY TO DO THAT, BUT IT WAS HARD.

I COULD ONLY IMAGINE FOR EVERYBODY TRYING TO DO THAT, TOO.

>> ARE THE PEOPLE THAT ARE COMPLETELY SUPPORTIVE OF THE OPTIONS WE HEARD TODAY, COMMUNITY LAND TRUST, ALL OF THE IHDA PROGRAMS. I WOULD LOVE TO SEE WHAT WE COULD DO IN TERMS OF MATCHING THOSE TO MAKE THOSE SCALES FURTHER.

THE COMMUNITY LAND TRUST IS INTERESTING.

I WOULD LIKE TO HEAR MORE ABOUT IT, NOT TONIGHT.

JUST MORE ABOUT THAT IN GENERAL BECAUSE IT SEEMS INTERESTING, BUT I DO NOT FEEL LIKE - I FEEL LIKE I MIGHT HAVE MORE TARGETED QUESTIONS AND I WILL EMAIL YOU THAT KIND OF THING.

IT IS NOT A BIG DEAL RIGHT NOW.

I LIKE WHAT I HEARD AND YOU GIVE ME ENOUGH TO THINK ABOUT.

I WOULD LIKE TO HEAR MORE ABOUT IT AT SOME POINT.

THAT IS REALLY ALL I HAVE.

SOUNDS LIKE TO ME THE BIGGEST THING WE NEED TO DO IS INCREASE SUPPLY AND WE KNOW WHAT WE NEED TO DO FOR THAT, RIGHT?

ULTIMATELY WE NEED TO CHANGE DEVELOPMENT ZONING AND BE LESS RESTRICTIVE OF WHAT WE ALLOWED TO BE BUILT HERE AND IF WE DON'T, IN 10 YEARS THE MEDIAN HOME SALE PRICE MIGHT BE \$1 MILLION AND I DON'T KNOW WHAT WE THINK THE BUYER PROFILE IS GOING TO BE FOR \$1 MILLION HOME, BUT I CAN TELL YOU WHERE THE DIVERSITY WILL NOT BE FOR \$1 MILLION HOMES.

I THINK, AGAIN, THERE IS A COST OF DOING NOTHING AND IT IS OFTEN NOT - THAT PERSPECTIVE IS NOT PUT OUT THERE ENOUGH.

FOLKS THINK, IF WE DO NOT BUILD MORE HOUSES, WE WILL KEEP OAK PARK THE WAY IT IS.

NO YOU WON'T BECAUSE THIS IS A VERY DESIRABLE PLACE.
IF YOU DO NOT DO ANYTHING, WHAT YOU WILL DO IS SEE THE CHANGE HAPPEN
AND YOU WILL WONDER WHY IT HAPPENED.
AND YOU WILL NOT HAVE ANY CONTROL OVER THE CHANGES THAT ARE HAPPENING
AND DOING SOMETHING THAT AT LEAST ALLOWS YOU TO THINK THROUGH THE
OPTIONS AND TRY TO MODEL OUT WHAT THE RESULTS WILL BE, RIGHT?
SO THAT IS WHAT OUR CHOICE IS.
DO NOTHING AND LET THINGS HAPPEN AND SAY, WELL, WE COULD NOT HAVE
PREVENTED IT AND WE CAN OR THINK THROUGH IT AND TRY TO BUILD
SOMETHING, CREATE SOMETHING THAT IS MORE INTENTIONAL THAT ENCOMPASSES
OUR VALUES AND THAT IS HOW WE GOT TO THIS PLACE, IN THIS PLACE AND
THIS IS A VERY INTENTIONALLY CREATED PLACE.
THERE IS A REASON WHY THERE'S ONLY A COUPLE PLACES LIKE OAK PARK IN
THE COUNTRY BECAUSE IT REQUIRES INTENTIONALITY TO CREATE THIS PLACE
AND I THINK WE HAVE FORGOTTEN THAT AND I THINK SOMETIMES WE WANT TO
GIVE THAT AWAY AND SAY, WELL, WE HAVE BUILT IT, WE ARE DONE AND WE CAN
MOVE ON, BUT YOU HAVE TO BE INTENTIONAL ABOUT KEEPING THE THING YOU
BUILT, TOO.
IF YOU DO NOT MAINTAIN IT, IT DOES NOT PERSIST.
ANYWAY, THAT IS ALL I HAVE GOT.
THANK YOU.

>> I WILL TRY TO CLOSE US OUT BECAUSE WE HAVE ANOTHER AGENDA ITEM
THIS EVENING.
A LOT OF GREAT DISCUSSION AND CONVERSATION AMONGST MY COLLEAGUES.
ELEVATE THAT LAST PART ABOUT INTENTIONALITY AND MAINTAINING A DIVERSE
COMMUNITY AND AS YOU WERE MENTIONING EARLIER, THE INTERSECTION OF OUR
BOARD GOALS AND SOME OF THEM ARE IN CONFLICT WITH EACH OTHER, BUT
OVERALL WE ARE AN INTENTIONAL BOARD THAT CALLS THAT OUT.
OUR INTEREST IN ECONOMIC VITALITY PLAN AND HOSTING CULTURAL EVENT IS
TO INCREASE A SENSE OF BELONGING HERE SO WE ARE ATTRACTING THE
DIVERSITY WHERE PEOPLE CAN CALL THEIR COMMUNITY AND EXPANDING THAT.
AND THAT, YES, WE DO NEED TO - WE ARE NOT HERE TONIGHT TO JUST THINK
ABOUT HOW WE CAN USE OUR AFFORDABLE HOUSING FUND.
WE ARE HERE BECAUSE WE HAVE GOALS TO REMAIN ALSO DIVERSE
SOCIOECONOMICALLY.
IN SO KNOWING THAT WE ARE FOLLOWING THE STRATEGIC HOUSING STUDY AND WE
HEAR CONSTANTLY, THREE BEDROOMS, THREE BEDROOMS ARE TOO EXPENSIVE FOR
DEVELOPERS PRICE POINTS FOR THEM TO GET THEIR PROFIT MARGIN.
WE DO NOT SEE THOSE BEING BUILT ENOUGH.
THAT IS PROBABLY AN AREA WHERE WE WILL HAVE TO STEP IN IF WE WANT TO
SEE A WAY TO DOWNSIZE OR FOR FAMILIES TO LIVE HERE IN AFFORDABLE
HOUSING.
THE MISSING MIDDLE THAT WE DO HAVE SPACE TO BUILD A MISSING MIDDLE.

WE KNOW WE NEED TO ADDRESS ZONING TO SEE THAT HAPPEN, BUT WE ALSO KNOW THAT IT IS NATURALLY GOING TO TAKE LIKE 10 YEARS TO HAPPEN IF WE CANNOT FIND SOME WAY TO INCENTIVIZE IT.

I THINK YOU KNOW WHAT WE ARE LOOKING FOR.

>> YOU GAVE US A LOT OF GREAT FEEDBACK.

>>PRESIDENT SCAMAN: GOOD.

THANK YOU.

AND HAVING THE EXPERTS WITH US TONIGHT, IT MAKES US WISH WE HAD A CONFERENCE TABLE HERE TO HAVE EVERYBODY PULL UP A CHAIR AND START TO PROBLEM SOLVE STUFF.

THANK YOU FOR THAT, TOO.

>>TRUSTEE WESLEY: THAT IS A GREAT IDEA.

WE SHOULD BRING THEM BACK FOR A COMMUNITY ROUNDTABLE.

>>PRESIDENT SCAMAN: THAT IS RIGHT.

>>TRUSTEE WESLEY: I THINK THAT WOULD BE GREAT.

>> WE PUT IT IN THE WEBSITE, BUT WE ARE DOING A SEMINAR TOMORROW NIGHT AT THE LIBRARY FROM 6:40 P.M.-8 PM.

IT IS CALLED "EASING INTO HOMEOWNERSHIP".

IT IS BY THE OAK PARK AREA REALTORS, BUT WE WILL HAVE THREE DIFFERENT LENDERS TO DEMYSTIFY THE HOMEOWNERSHIP.

WE WILL TALK ABOUT IHDA PROGRAMS AND OTHER PROGRAMS AND THE LENDERS WILL BE ABLE TO JUST ANSWER QUESTIONS TO HOMEBUYERS.

IT IS ON YOUR WEBSITE AND I TALKED TO YOUR COMMUNICATIONS PERSON.

I KNOW IT IS TOMORROW, BUT HE WE ARE TRYING TO JUST GET MORE PEOPLE THERE.

IT IS OUR THIRD YEAR DOING IT.

IT IS THE DEI COMMUNITY OF OAK PARK THAT IS DOING IT.

>>PRESIDENT SCAMAN: I APPRECIATE THAT.

OKAY.

VILLAGE MANAGER JACKSON?

I'M SORRY, DID YOU WANT TO ADD SOMETHING TO MAX BEFORE NO.

>>VILLAGE MANAGER: NEXT ITEM?

YES.

EMILY EGAN, DEVELOPING SERVICES DIRECTOR.

>> GOOD EVENING, EMILY EGAN, DEVELOPING SERVICES DIRECTOR THE NEXT ITEM IS A CONTRACT FOR THREE PROPOSALS FROM THE CHAMBER OF COMMERCE.

A THREE PROPOSALS IN ONE CONTRACT.

THE THREE PROPOSALS ARE FOR A YOUTH ENGAGEMENT AND EXPERIENCE NEXT PROGRAM.

FIRST FRIDAY STREET FESTIVALS AND A BLACK AND LATINX BUSINESS SUPPORT PROGRAM FOR A TOTAL OF \$250,250.

THEY MET, EXECUTIVE DIRECTOR OF THE OAK PARK RIVER FOREST CHAMBER OF COMMERCE IS NOBLE AND NO MEDIAS, WHO MANAGES THE PARTNER CONTRACTS FOR ANY QUESTIONS.

>>PRESIDENT SCAMAN: THANK YOU.

WE WILL PUT THE MOTION ON THE TABLE SO WE ARE PROPERLY TALKING ABOUT IT AND OPEN IT UP TO MY COLLEAGUES WOULD ENTERTAIN A MOTION TO APPROVE A RESOLUTION APPROVING A FUNDING GRANT AGREEMENT WITH THE OAK PARK RIVER FOREST CHAMBER OF COMMERCE TO CONDUCT THREE NEW PROGRAMS IN FISCAL YEAR 2025.

>> SOMEWHAT QUICK SECOND.

>> CHIBUIKE JOINED US AT 8:17 PM THIS EVENING.

I THINK THAT WAS CHIBUIKE FOR SECOND.

TRUSTEE ROBINSON AND THEN TRUSTEE ENYIA.

WE HAVE OUR INTRO FROM DEVELOPMENT CUSTOMER SERVICES DIRECTOR, EMILY EGAN.

DO WE HAVE QUESTIONS FOR DARIAN MARION BURTON, WHO HAS BEEN SITTING VERY PATIENTLY FOR THE LAST SEVERAL HOURS.

I HOPE THE CONVERSATION WAS INTERESTING FOR YOU.

DO WE HAVE ANY INTEREST TO GO THROUGH EACH PROGRAM?

CONSIDERING THE HOUR, HAS EVERYBODY DONE THEIR HOMEWORK AND WE'RE GOOD TO GO?

>>TRUSTEE WESLEY: AS LONG AS THE VILLAGE IN THE CHAMBER ARE OKAY WITH THE CONTRACTS, I'M FINE WITH IT.

>>TRUSTEE ROBINSON: I JUST WANT TO ASK, I NOTICED IN THE WRITE UP IT SAID SOMETHING ABOUT PRIVATE SECURITY.

CAN YOU TALK A LITTLE BIT ABOUT THAT?

IT IS NOT CLEAR TO ME AND THAT OBVIOUSLY WOULD BE A SIGNIFICANT COST.

IT IS NOT CLEAR TO ME WHY THESE EVENTS - THAT IS JUST FOR THE FIRST FRIDAYS, RIGHT?

>>VILLAGE MANAGER: YES.

>>TRUSTEE ROBINSON: WHY?

WE HAVE RUN A LOT OF OTHER EVENTS.

NOT SURE WHY THAT IS AN ISSUE FOR THIS - THESE FIRST FRIDAY FESTIVALS.

>> SURE.

ONE OF THE THREE PROPOSALS IS A FIRST FRIDAYS NOTICE FOR FOUR DIFFERENT EVENTS OVER THE SUMMER.

ONE EACH MONTH AND THERE ARE SOME DETAILS THAT NEED TO BE FINALIZED, CERTAINLY.

WE WOULD LIKE TO WORK IN PARTNERSHIP WITH THE CHAMBER ON THOSE SITE PLAN DETAILS.

YOU WILL SEE AS YOU ALREADY POINTED OUT THAT THERE ARE ALTERNATIVES, DEPENDING ON WHERE THE SITE ACTUALLY IS AND IN RELATION TO THE SECURITY, WE HAVE WORKED WITH THE POLICE DEPARTMENT TO IDENTIFY OTHER BIG COMMUNITY EVENTS AROUND THOSE DAYS THAT MAY REQUIRE SOME ADDITIONAL STAFFING.

SOME ADDITIONAL SUPPORT.

I WILL SAY THAT THESE ARE VERY HIGH-END ESTIMATES.

SO THEY DEFINITELY NEED TO BE REFINED, BUT PART OF THE REPORT THAT WE ARE REQUESTING FROM THE CHAMBER WOULD HAVE THAT FINALIZED, SUBMITTED TO THE VILLAGE BY THE END OF MARCH AND FINALIZED BEFORE APRIL 15. SO THOSE FIGURES WOULD BE REFINED. WE WOULD KNOW EXACTLY THE LEVEL OF STAFFING DETAIL THAT IS NECESSARY FOR THESE IF THE BOARD CHOSE TO MOVE FORWARD TONIGHT WITH THE CONTRACT.

>>TRUSTEE ROBINSON: DO YOU WANT US TO PICK ALTERNATIVE A OR B FOR AUGUST AND SEPTEMBER?
WHAT DETERMINES WHICH WILL TAKE PLACE?

>> WE WOULD HOPE THAT THE CHAMBER WOULD WORK WITH VARIOUS STAFF MEMBERS TO REFINE THE EXACT LOCATION FOR THOSE SITES. THAT IS AN EFFORT TO BE TRANSPARENT WITH THE COST ESTIMATES FOR ALLOWING THESE EVENTS.

>>TRUSTEE ROBINSON: OKAY.
OKAY.

SO IT SOUNDS LIKE THERE IS CERTAINLY THE SPIRIT OF CONTINUED COLLABORATION WITH THE CHAMBER AS THESE DETAILS GET WORKED OUT. I WOULD REALLY LIKE FOR THE VILLAGE TO OFFER THE SAME KINDS OF SUPPORTS TO OTHER PROGRAMS THAT WE HAVE HAD OTHER EVENTS WE HAVE HAD. AS A FIRST-TIME OFFENSE, I THINK THAT IS THE RIGHT COMPARISON, RIGHT? NOT EXISTING EVENTS LIKE MICROBREWERY. THAT IS AN EXISTING EVENT THAT HAS HAPPENED A YEAR OVER YEAR AND THIS IS THE FIRST TIME FOR THESE EVENTS AND I NOTICED THERE WAS SORT OF SOME DELIVERABLES THAT THE CHAMBER HAS TO PROVIDE. AS FIRST-TIME OFFENSE, I'M NOT SURE - IT SEEMS LIKE SOME FLEXIBILITY IS APPROPRIATE IN ESTIMATES THAT THE CHAMBER ASSUMES IS BEING ASKED FOR FOR THESE EVENTS. THERE IS AN ATTENDANCE ESTIMATE.

>> YEAH.

I THINK THE MAIN DIFFERENCE FROM MY PERSPECTIVE IS THE VILLAGE IS A FINANCIAL PARTNER ON THESE NEW EVENTS AND THEREFORE WE WANT TO MONITOR THE EVENT SUCCESS AND SEE HOW WE CAN GROW ON THE SUCCESSES AND LEARN FROM THE FIRST-ROUND OF EVENTS.

>> LIKE THE FIRST - THE JULY 1 FRIDAY,

>> THE FIRST YEAR OF THESE.

>> OKAY.

YEAH, OKAY.

THAT SOUNDS GREAT.

>>PRESIDENT SCAMAN: CAN YOU EXPAND IT - I'M TRYING TO FOLLOW TRUSTEE ROBINSON, YOUR POINTS. ARE YOU SAYING THAT WE SHOULDN'T BE CONSIDERING ABSORBING THESE COSTS WITH OTHER TYPES OF EVENTS? WE ARE PULLING THIS AS A SEPARATE INITIATIVE THAT IS A FIRST YEAR PILOT TYPE PROGRAM?

OKAY.

AND ARE YOU WEIGHING IN AT ALL ABOUT - WOULD YOU SEE THE VILLAGE ABSORBING THESE COSTS FOR THE FUTURE?

>>TRUSTEE ROBINSON: I THINK THAT IS TOO HARD TO TELL RIGHT NOW. I THINK PARTICULARLY AFTER THAT LAST FIRST FRIDAY EVENT, IT PROBABLY MAKES SENSE TO DO SOME RECAP AND I KNOW THE CHAMBER HAS DELIVERABLES TO PROVIDE.

TAKING A LOOK AT THOSE DELIVERABLES AS WELL WOULD HELP INFORM MY ANSWER TO THAT.

>>PRESIDENT SCAMAN: I AGREE.

I JUST WANTED TO MAKE SURE THAT I WAS FOLLOWING.

MHM.

TRUSTEE WESLEY?

>>TRUSTEE WESLEY: I WAS GOING TO SAY THAT I LIKE THE EMPHASIS ON PARTNERSHIP, EMILY.

I THINK THAT IS ONE OF THE KEY THINGS HERE AND I'M LOOKING FORWARD TO WATCHING THESE EVENTS GROW IN THE ASPECT OF COMMUNITY THAT WILL COME FORTH FOR THEM.

AGAIN, AND I SAID THIS A FEW TIMES AND I WILL NOT GO ON, BUT COMMUNITY POST PANDEMIC, ONE OF THE BIGGEST THINGS AND I HAVE SEEN THAT WHEN I WORK WITH VERY FAST IN SOUTHWEST OAK PARK.

THE COMMUNITY COMES OUT, THE JOY OF SEEING PEOPLE CONNECT WITH EACH OTHER THAT WERE LOCKED DOWN AND DID NOT SEE EACH OTHER FOR SO LONG AND GETTING BACK TO KNOW EACH OTHER AND THE SPONTANEOUS CONVERSATIONS THAT PART OUT.

WHAT I NOTICED IS I FEEL LIKE IT FOSTERS THIS CLOSENESS IN THE COMMUNITY THAT WE WERE ALL MISSING AND I LOOK AT THESE EVENTS AS CONTINUING THAT, AS GROWING THAT HOPEFULLY WILL BE GOOD FOR THE VILLAGE AS A WHOLE FROM A BUSINESS PERSPECTIVE, TOO.

>>PRESIDENT SCAMAN: DARIAN, DO YOU WANT TO SHARE ANYTHING?

- YOU JUST WANT MAKE SURE THAT WE DIGEST OR TAKE AWAY?

THEY ARE NOT THE MOST COMFORTABLE.

>> DARIAN HARRIET - - JUST WANTED TO REITERATE THAT THERE IS A DIFFERENCE BETWEEN THIS PROGRAM AND THE PROGRAMMING WE DO FOR OUR MEMBERS.

HISTORICALLY WE HAVE BEEN A 50136 ORGANIZATION THAT HAS ONLY LOOKED AT THE INTEREST OF OUR 600 OR SO MEMBERS AND OUR NEW STRATEGIC PLAN, WE WANTED TO OPEN THE VISION UP AND SO I WANTED TO CONFIRM THAT THESE EVENTS WILL BE OPEN TO ALL BUSINESSES IN THE BUSINESS DISTRICT. ANY BLACK OR LATINX BUSINESS THAT IS LICENSED, ANY RESIDENTS OF OAK PARK.

WANTED TO MAKE SURE WE HAD CLARITY ON THAT AND HOW THIS ALIGNS WITH OUR OVERALL STRATEGIC VISION AS AN ORGANIZATION.

>>TRUSTEE PARAKKAT: QUESTION FOR DARIAN.

WE ARE IN FEBRUARY ONCE THIS GETS APPROVED.

I'M SURE THE CHAMBER HAS GOT PROBABLY SOME WRAPPING UP TO GET TO THE RIGHT STAFFING LEVELS.

IS THAT - ARE WE ON A PATH ONCE THIS IS APPROVED THAT WE WILL BE ABLE TO GET TO THE RIGHT LEVEL OF STAFFING?

>> YES.

WE NEED TO MAKE ONE KEY HIGHER AND THAT IS A PARTNER PROGRAM MANAGER TO EXECUTE ALL OF THESE.

YOU HAVE BEEN UPGRADING OUR STAFFING OVER THE LAST MONTH AND PUTTING PEOPLE INTO DIFFERENT POSITIONS WITH DIFFERENT EXPERTISE THAT MATCH OUR DIRECTION.

I WILL SAY WE HAVE ALSO STARTED WORK ON A LOT OF THESE PROJECTS IN THE BACKGROUND SO THERE ARE DOCUMENTS READY TO GO FOR OAK PARK AND THINGS WE CAN START TURNING THE KEY ON AS SOON AS WE GET THE CONTRACT SIGNED AND GET THINGS MOVING.

>> OKAY.

THAT IS GOOD TO HEAR AND THEN, IN TERMS OF - ESPECIALLY THE FIRST FRIDAYS, THE SELECTION OF THE BUSINESS DISTRICTS.

HAS THAT THOUGHT EVOLVED?

I'M STILL A LITTLE ON THE FENCE ABOUT WHICH ONES WOULD WORK AND WHICH ONES WON'T.

THE SUCCESS OF SAY - ARE WE SURE THAT THE METRICS FOR THE FIRST YEAR ARE ISOLATED BY LOCATION?

>> WHAT I WOULD SAY IS REPORTS WE ARE ASKING FOR FROM THE CHAMBER WILL BE STANDARDIZED REGARDLESS OF THE SITE PLANS.

THE SITE PLAN CHANGE MIGHT IMPACT THE FUNDING LEVEL.

IN TERMS OF REPORTING ON CUSTOMER SATISFACTION, THE NUMBER OF BUSINESSES SERVED, GETTING SURVEY AND COMMUNITY FEEDBACK, THAT WOULD BE REQUIRED PER THE CONTRACT REGARDLESS OF THE SITE PLANS.

I HOPE THAT ANSWERS YOUR QUESTION.

>>TRUSTEE PARAKKAT: COOL.

IT IS HELPFUL.

THEN THE LAST QUESTION I HAD WAS THE LINKAGE - BETWEEN THE INITIATIVES AND THE ECONOMIC VITALITY EFFORT.

I WOULD HAVE BEEN A LOT MORE COMFORTABLE IF THE ECONOMIC VITALITY PLAN WAS INFORMING SOME OF THIS, BUT UNFORTUNATELY WE DO NOT HAVE THAT HANDY, BUT WE ARE FURTHER ALONG IN THE PROCESS AND ARE USING THE CORRELATION BETWEEN THE TWO?

>> SOME OF THE BOARD GOALS, SOME OF THE STRATEGIC BOARD GOALS BUILD OUR CAPACITY IN BUSINESS DISTRICTS AND BRIDGING THE CONNECTION BETWEEN BUSINESS DISTRICT AND THE NEIGHBORHOOD, THAT IS IDENTIFIED IN THE BOARD GOALS.

NOW YOU'RE READY TO SPEAK TO THE ECONOMIC VITALITY PLAN, BUT IF YOU HAVE ANYTHING TO ADD?

>> I THINK THAT IS RIGHT.

IT IS IDENTIFIED IN THE BOARD GOALS.

I THINK THERE IS CONSISTENCY WITH WHAT HAS BEEN HAPPENING WITH THE ECONOMIC VITALITY STRATEGIC PLAN.

I THINK WE ARE CONNECTED TO OUR GOALS AND WHERE WE ARE HEADED FOR THE VISION OF ECONOMIC VITALITY IN TERMS OF A THEORY AROUND BUILDING CAPACITY OF OUR BUSINESS DISTRICTS AND FACILITATING GREATER NEIGHBORHOOD CONNECTION TO THE BUSINESS DISTRICTS AS WELL AND BUILDING THE COMMUNITY SPIRIT, TOO.

YEAH.

I THINK WE ARE IN ALIGNMENT AND WE NEED TO - THIS IS NEW, IT IS DIFFERENT IT WILL HAVE AN IMPACT ON AND I WILL TAKE SOME TIME TO SPEAK TO THAT BECAUSE IT IS DIFFERENT, IT WILL HAVE IMPACT AND WE'VE NEVER DONE IT AND IT WILL HAVE IMPACT ON US OPERATIONALLY SO WHAT WE ARE SUGGESTING IN THE RIGHT UP HERE IS THAT WE WILL CONTINUE PLANNING AND WE ARE COMMITTED TO DOING IT.

COMMITTED TO PARTNERING AND MAKING SURE IT IS CONSISTENT WITH OUR GOALS AND WE WILL CONTINUE TO REPORT OUT ON THE METRICS AND SO FORTH AND I THINK WE WILL LEARN AS WE GO IN TERMS OF OUR CAPACITY TO DO THIS.

>> I WAS CURIOUS ABOUT THAT ASPECT.

THERE IS ONE ULTIMATE RECOMMENDED IN THE WRITEUP SAYING IN THE FUND PORTION AND THAT ALLOWS YOU TO READJUST THE PROGRAMMING MADE GOAL. THAT IS NOT THE ONE YOU ARE RECOMMENDING.

YOU ARE SINGLE WITH THE FULL PROGRAM, BUT THAT IS JUST AN OPTION THAT IS AVAILABLE TO US IN CASE?

I'M COMFORTABLE WITH WHERE IT IS AT.

THANKS.

>>PRESIDENT SCAMAN: I THINK SOME OF THOSE QUESTIONS WERE ALONG THE LINES THAT I MIGHT HAVE HAD JUST BECAUSE THERE IS ALTERNATIVE A AND B. WE WILL OBVIOUSLY LEARN SOMETHING FROM EACH EVENT AS IT HAS HAPPENED AND YOU DID SAY YOU THINK THAT LOCATION, YOU ARE HOPING THERE IS STILL THE DIALOGUE TO HAPPEN.

MAYBE A LITTLE BIT OF ADJUSTING HAPPENS BECAUSE WE MIGHT HAVE SOME CONCERNS ON A TRAFFIC OR PEDESTRIAN SAFETY, ETC..

AND SO FROM OUR PERSPECTIVE, THAT IS FOR YOU ALL TO WORK OUT AND THAT IS WHAT YOU'RE SAYING YOU ARE GOING TO DO.

KEEPING THE DIALOGUE OPEN ON CAPACITY AND MAKING SURE THAT WE ARE ALL PREPARED FOR A SUCCESSFUL EVENT.

ACHIEVE, ANYTHING YOU WOULD WANT US TO DIGEST OR ARE YOU GOOD?

>> AT THIS TIME, THE POLICE DEPARTMENT SUPPORTS IT.

OBVIOUSLY STAFFING IS A CONCERN FOR US, ESPECIALLY ON SOME OF THOSE DATES WHERE WE ALREADY HAVE EVENTS SCHEDULED AND WE WOULD HAVE TO STRETCH OUR STAFFING TO SUPPORT BOTH EVENTS.

>>TRUSTEE ROBINSON: LIKE JULY?

>> AS WELL AS OCTOBER, YES.

>>TRUSTEE ROBINSON: OKAY.

>> THAT IS ALL I HAVE.

>>PRESIDENT SCAMAN: OKAY.

OAK PARK AND RIVER FOREST ARE IN CHARGE OF TOWARD A (WORD?).
THE VILLAGE HAS TO HAVE SOME PLANNING ON THAT AND THAT WILL BE
SEPTEMBER AND OCTOBER AND WE WILL BE STRETCHED A LITTLE THINNER ON
DEPENDING ON HOW WE - WHAT THAT WILL LOOK LIKE.
JULY AND AUGUST WILL GIVE US A LOT OF INSIGHT.
OKAY?

NO FURTHER QUESTIONS?

THERE WAS MORE TO THE PROGRAMMING, DARIAN.

I KNOW WE MIGHT HAVE BEEN MORE EXCITED TO HEAR ABOUT, BUT WE'RE COMING
ON 10:00 O'CLOCK.

YOU ARE GOOD?

OKAY.

ALL RIGHT.

CLERK WATERS, PLEASE TAKE THE ROLL.

>> TRUSTEE ROBINSON.

>> YES.

>> TRUSTEE ENYIA.

>> YES.

>> TRUSTEE BUCHANAN IS ABSENT.

A TRUSTED PARAKKAT.

>> YES.

>> TRUSTEE STRAW.

>> YES.

>> TRUSTEE WESLEY.

>> YES.

>> PRESIDENT SCAMAN.

>>PRESIDENT SCAMAN: YES.

CALL TO BOARD CLERK.

CHRISTINA, START US OFF?

>>CLERK: PASS.

>>PRESIDENT SCAMAN: TRUSTEE STRAW?

>>TRUSTEE STRAW: JUST BRIEFLY, I THINK THAT, YOU KNOW, THIS PAST
WEEKEND I WAS AT A DEMONSTRATION OUTSIDE (NAME?).

DEMONSTRATING FOR THE ABILITY OF TRANS 17, 18, 19-YEAR-OLDS TO GET
GENDER AFFIRMING CARE.

I MENTION THIS BECAUSE RIGHT NOW WE HAVE VERY IMPORTANT WORK TO DO
THAT WE ARE DOING, THAT WE WERE DOING TONIGHT AND WE HAVE A NATIONAL
ADMINISTRATION THAT IS PURSUING AN AGENDA OF CHAOS THAT WOULD PREVENT
THIS KIND OF PROGRESSIVE WORK ON A MUNICIPAL LEVEL FROM GOING ON
BECAUSE THEY WANT US TO BE DISTRACTED BY OTHER VERY IMPORTANT WRENCHES
THAT THEY ARE THROWING INTO LOTS OF PEOPLE'S LIVES AND I THINK IT
REALLY HIGHLIGHTS, IN THIS MOMENT, YOU KNOW, THE IMPORTANCE OF THE
LEADERSHIP THAT THE VILLAGE BOARD AND OTHER GOVERNING BODIES IN THE

COMMUNITY LIKE OAK PARK CAN HAVE BY CONTINUING TO BALANCE IMPORTANT PROGRESSIVE POLICIES SUCH AS AFFORDABLE HOUSING. SUCH AS VISION ZERO, ALL THE THINGS WE DO AND MITIGATING HARM TO THE MOST VULNERABLE MEMBERS OF OUR COMMUNITY. WE HAD A PROCLAMATION RECOGNIZING WOMEN'S MONTH. WE HAD A CELEBRATION TWO WEEKS AGO CELEBRATING BLACK HISTORY MONTH THESE ARE THINGS THAT PRESENTLY THE FEDERAL GOVERNMENT WANTS US TO NOT TALK ABOUT. TO PAINT OVER. WE ARE SEEING THE WORD TRANSGENDER ELIMINATED FROM GOVERNMENT WEBSITES AND THE ACRONYM LGBTQIA PLUS SHORTENED BY SEVERAL LETTERS. AND I THINK IT IS IMPORTANT THAT THIS BODY DO AS IT HAS DONE AND DO AS IT IS CONTINUING TO DO TO STAND UP AND MAKE CLEAR THAT IF YOU ARE AGAINST DEI, YOU ARE OPPOSED TO DIVERSITY. YOU ARE OPPOSED TO EQUITY. YOU ARE OPPOSED TO INCLUSION. IT IS NOT JUST AN ACRONYM. THOSE THINGS HAVE MEANING AND THEY ARE VALUES THAT ARE CORE TO OUR COMMUNITY AND THAT THIS BOARD AND THE OTHER GOVERNING BODIES IN THE COMMUNITY WILL STAND AND FIGHT FOR.

>>PRESIDENT SCAMAN: IT THANK YOU.

TRUSTEE ROBINSON?

>>TRUSTEE ROBINSON: NOTHING TONIGHT.

>>TRUSTEE WESLEY: PASS.

>>TRUSTEE PARAKKAT: PASS.

>>PRESIDENT SCAMAN: OKAY.

I APPRECIATE YOUR COMMENTS AND WE WILL CONTINUE TO MAKE SURE THAT THOSE - WE SPEAK OUT LOUD ABOUT THE NEED TO SERVE AND PROTECT, AND CALL OUT - BASICALLY HATE. TO STAND FOR THE VALUES THAT WE ASPIRE TO HERE IN THE VILLAGE OF OAK PARK.

APPRECIATE ALL THOSE THAT WE KNOW THAT YOU AGREE AND OUR PARTNERING GOVERNING BODIES AND STAFF.

OKAY.

TRUSTEE ENYIA?

>>TRUSTEE ENYIA: REALLY QUICK, I KNOW WE TALKED ABOUT THIS LAST TIME, BUT SEEING AS HOW AMAZING OUR FIRE DEPARTMENT WAS IN STEPPING UP BIG DURING THE BLACK HISTORY MONTH EVENT AND VILLAGE MANAGER JACKSON JUMPED INTO GETTING ON THE PHONE AND BRIAN TO KEEP THE DOORS OPEN TO MAKING SURE THAT THEY HAD ACCESS TO HELP AN INDIVIDUAL DEALING WITH A MEDICAL EMERGENCY.

I WANTED TO GIVE A SPECIAL SHOUT OUT TO OUR NEWEST AND THIRD FEMALE FIREFIGHTER.

AARON REINHART, WANTED TO ECHO WHAT TRUSTEE STRAHL WAS SAYING, THAT DIVERSITY, EQUITY AND INCLUSION IN MAKING OPPORTUNITIES AVAILABLE FOR

ALL IN OUR COMMUNITY AND I APPRECIATE THE WORK THEY'VE DONE IN THE POLICE DEPARTMENT DOES THE SAME THING IN MAKING SURE THAT WE ARE INCLUSIVE AND WE ARE CONTINUING TO PUSH THE ENVELOPE WHEN NICK COMES TO DEI IN THE VILLAGE.

THANK YOU ALL AND I SAID, I APPRECIATE THE WORK OF THE MEN AND WOMEN IN OUR FIRE DEPARTMENT FOR KEEPING US SAFE, BUT ALSO ALWAYS BEING THERE AS QUICK AS THEY CAN TO RESPOND TO THE NEEDS OF OUR VILLAGE. THANK YOU ALL.

>> THANK YOU.

ENTERTAIN A MOTION TO ADJOURN.

>> SO MOVED.

>> SECOND.

>> ALL IN FAVOR,

>> AYE.

>> HAVE A GOOD EVENING.