

DRAFT Minutes of Regular Meeting  
**HOUSING PROGRAMS ADVISORY COMMITTEE**  
Village of Oak Park  
April 20, 2022  
7:00 pm – Zoom Platform Remote Meeting

**CALL TO ORDER:** The meeting was officially called to order at 7:10 p.m. by  
Chairperson, Dominic Tocci

**ROLL CALL:**

**PRESENT:** Dominic Tocci (Chair), Jonathan Burch, Keith Spencer, Juanta  
Griffin and Drew Williams-Clark

**ABSENT:** Mary Mauney and one vacancy

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

**PUBLIC PRESENT:** Michael Stewart, OPRHC

**REVIEW AND APPROVAL OF MEETING AGENDA:** Mr. Drew Williams-Clark moved to  
approve the agenda. Mr. Keith Spencer seconded the motion, which passed  
unanimously.

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

**APPROVAL OF MINUTES:** No minutes were presented for approval.

**2022 MULTI-FAMILY HOUSING INCENTIVE PROGRAM (MFHIP):** Mr. Prior began the  
discussion by thanking Michael Stewart of the Oak Park Regional Housing Center for  
his assistance in this year's MFHIP project. Since two HPAC members had never  
participated in the approval of the MFHIP application, Mr. Prior reviewed the entire  
process including the criteria selection and scoring. Mr. Stewart emphasized the  
importance of actually inspecting the buildings rather than just going by the paper  
application. A discussion among HPAC members of how the scoring spreadsheet was  
organized was held. This included the fact that two of the projects this year included  
energy grant requests, which were separate from the MFHIP application, but could be  
used in the scoring criteria, if HPAC decided to do so.

Chair Tocci offered a baseline proposal to start the conversation using the scoring  
presented by staff and the available funding of \$150,000. Mr. Drew Williams-Clark  
spoke of the spirit of the program to all of the members stating that the creation of  
the program was to provide incentives to landlords to affirmatively market their  
buildings. Ms. Griffin expressed a desire to have been included in the on-site visit.  
There was a discussion about the open meetings act related to this suggestion. It  
was put forth that any obstacles to this could possibly be avoided with advanced  
planning and proper notification. Future discussion was deemed warranted for a  
process change.

The Village received a total of 23 applications with grant project requests totaling \$222,352 for the \$150,000 MFHIP funding or an overage of \$72,352, which was pointed out is usually normal. Based upon staff's scoring method, the ordered projects were examined and it was determined that 16+ projects could be fully funded from the \$150,000. Various iterations of a selection process were presented by Chair Tocci and others. Mr. Burch pointed out two applicants who weren't being considered under the current proposal where one was a first time applicant and the other had submitted an energy grant. HPAC members adjusted the selection process to include these two applicants while at the same time increasing the independent applicants and decreasing the OPRC applications.

Mr. Spencer moved to approve the following applications for grants. Ms. Griffin seconded the motion.

MSA 2201-G	\$10,000 Grant	822-832 S Austin Blvd
MSA 2202-G	\$10,000 Grant	834-836 S Austin Blvd/2-8 Harvard St
MSA 2203-G	\$10,000 Grant	423-425 Washington Blvd
MSA 2206-G	\$10,000 Grant	428 Washington Blvd
MSA 2208-G	\$10,000 Grant	315 N Maple Ave
MSA 2209-G	\$6,500 Grant	112-114 Home Ave
MSA 2210-G	\$10,000 Grant	130 Chicago Ave
MSA 2211-G	\$10,000 Grant	163 N Lombard Ave
MSA 2212-G	\$6,852 Grant	306 Home Ave
MSA 2214-G	\$10,000 Grant	206-212 N. Austin Blvd
MSA 2216-G	\$10,000 Grant	450-460 N. Austin Blvd
MSA 2217-G	\$10,000 Grant	946-948 N Austin Blvd
MSA 2218-G	\$10,000 Grant	17-21 Harrison/906-908 S Humphrey Ave
MSA 2219-G	\$10,000 Grant	27-35 Harrison St/905-911 S Humphrey Ave
MSA 2220-G	\$10,000 Grant	438-442 S Lombard Ave/128-132 Madison St
MSA 2221-G	\$6,648 Grant	470-492 N Austin Blvd/3-11 Ontario St

**Roll Call Vote:**

Jonathan Burch	Aye
Keith Spencer	Aye
Juanta Griffin	Aye
Drew Williams-Clark	Aye
Dominic Tocci	Aye
Mary Mauney	Absent

**OTHER BUSINESS:** Chair Tocci talked about the sustainability/climate plan meeting on May 3<sup>rd</sup>, from 5:30 to 7:00 pm.

**ADJOURNMENT:** Mr. Spencer moved to adjourn the meeting at 9:15 p.m. Ms. Griffin seconded the motion, which carried unanimously.

Respectfully submitted,  
Jeffrey J. Prior, Staff Liaison