



# OAK PARK HOUSING AUTHORITY

Cara Pavlicek  
Village Manager  
Village of Oak Park  
123 Madison Street  
Oak Park, IL 60302

July 31, 2019

Dear Ms. Pavlicek;

I am writing to request the financial assistance of the Village of Oak Park for the Housing Authority of the Village of Oak Park (OPHA) for FY 2020. This request is a continuation of the current funding that the Village has provided for FY 2019. The Village is currently providing \$35,000 to help defray the administrative costs of the Housing Authority's Housing Choice Voucher (HCV) Program.

As has been discussed in the past, HUD funding was reduced starting in 2011 to cover only a percentage of the total amount required to cover all administrative costs of the HCV Program. To date HUD has not restored full funding of the administrative costs of this program. We do not yet know what next year's Federal budget for the HCV Program will be, but we do not anticipate a return to full funding of administrative costs.

In turn, OPHA has instituted cost savings measures to reduce administrative costs as much as possible. We have reduced staff from 3 case managers to 2, with each case manager now handling 275 participants (thereby considerably exceeding industry norms of 175-200 participants per case manager). In addition, as permitted under new HUD rules, we are now conducting HQS inspections every other year which has allowed us to achieve additional savings (some of these savings, however, have been offset by additional costs in legal and training expense areas). These actions, together with the assistance of this Village grant, should enable us to maintain the level of HCV-services for at-risk members of our community (as well as for property owners who rent to HCV householders and who benefit from OPHA's services).

We believe that the HCV Program and the operation of this program by OPHA is beneficial to the Village's overall housing policy. The OPHA has been operating the HCV Program and its predecessor program for more than thirty years. Our presence and role in the community helps us to remain attuned to the needs of the community and responsive to local concerns. Our presence allows us to not only administer our own allocated housing choice vouchers, but also to administer all port-in vouchers from other jurisdictions, including those coming in from the Chicago Housing Authority and the Housing Authority of Cook County.

Further evidence of our responsiveness to local concerns is the participation of our HCV program staff in the Village of Oak Park's training for building owners and managers. This education has become even more important as a result of the change in applicable Fair Housing legislation which now includes provisions prohibiting discrimination based on source of income. Currently, there are approximately 182 individual Oak Park landlords participating in the Program.

## **Housing Choice Voucher Program Accomplishments through June 30, 2019**

OPHA is currently serving a total of 541 Housing Choice Voucher holders as follows:

- 407 Regular Vouchers (which includes 20 Port-Out Vouchers, 2 Homeownership Vouchers and 5 Project-Based Vouchers)
- 45 Mainstream Vouchers (All are persons with disabilities and this total includes 5 Payable Port-Out Vouchers) – The OPHA has been awarded 50 Mainstream Vouchers and we are required to allocate five (5) of the Mainstream Vouchers (10%) to persons with disabilities who are Chronically Homeless. Currently, five (5) families meet those criteria.
- 11 Non Elderly Disabled/Nursing Home Transition (NED/NHT) Vouchers (which includes 1 Payable Port-Out Voucher)
- 78 Billable Port-In Vouchers to Oak Park (which includes 17 Vouchers that are used by Veterans through the Veterans Affairs Supportive Housing Program – VASH)

This represents a small reduction of 10 Vouchers over the same period in 2018.

### **Program demographics are as follows:**

- 41% are non-elderly heads of household without disabilities
- 28% are non-elderly heads of households with disabilities
- 9% are elderly heads of households without disabilities
- 22% are elderly heads of households with disabilities

### **Landlords**

Currently there are approximately 178 individual landlords participating in the Program, ranging in size from the Oak Park Residence Corporation with approximately 112 voucher tenants to several landlords with single-unit properties.

### **Other Information**

For its Fiscal Year 2018, the OPHA receive a SEMAP (Section Eight Management Assessment Program) Certification rating of High Performer (100%, which includes Bonus Points) from HUD.

OPHA continues to work with the Regional Housing Initiative as one of eight Housing Authorities that create a pool of vouchers to provide affordable housing in opportunities areas. Through this program the OPHA has Project-Based 5 of its regular vouchers.

From 2014 through 2018, Housing Choice Voucher staff participated in the Village of Oak Park's Crime Free Housing Seminars; speaking to landlords about the Housing Choice Voucher Program.