

Pursuant to Executive Order 2020-15 signed by Governor Pritzker and guidance provided by legal counsel, the Lake County Housing Authority conducted this meeting by audio and video conferencing without a physical quorum present in the boardroom. Executive Order 2021-15, paragraphs 7 and 9 declare the entire State of Illinois as a disaster area per Section 4 of the Illinois EMA Act. Lake County Housing Authority has determined an in-person meeting is not practical or prudent at this time because of the declared disaster. Public access to this meeting was available as follows: Call: 1 312-626-6799 and Enter Meeting ID 893 2281 7211.

Consequently, the October 27, 2021, Rescheduled Regular Board Meeting of the Commissioners of the Housing Authority of the County of Lake was held as a teleconference via the Zoom platform. A public notice of the meeting and the opportunity for telephonic access by the public has been posted on LCHA's social media and website (www.lakecountyha.org). Notice was also sent to all media requesting notice.

The Rescheduled Regular Board Meeting of the Commissioners of the Housing Authority of the County of Lake, Illinois, was held October 27, 2021, via Zoom and at the Lake County Housing Authority Central Office, 33928 North US Highway 45, Grayslake, IL 60030.

(Commissioners participated in this Board Meeting via teleconference.)

Present: Dr. H. Lee Jordan, Jr., Chairman
Kevin Considine, Vice Chairman
John Idleburg, Commissioner
Susan Malter, Commissioner

Absent: Beverly Mull, Commissioner

LCHA Staff physically present at 33928 North US Highway 45, Grayslake, IL 60030.
Lorraine Hocker, Executive Director/CEO
Ofelia Navarro, Deputy Director
Khadija Darr, Chief Financial Officer
Valerie Rogers, Executive Secretary

Posting of the notice of this meeting and agenda complied with the requirements of the Open Meetings Act (5 ILCS 120/2.02(a)). The notice and agenda were posted prior to 1:00 p.m. on Tuesday, October 25, 2021, at the principal office, 33928 North US Highway 45, Grayslake, IL 60030 and on the Agency's website, www.lakecountyha.org. Notice of the rescheduled meeting was also sent to all media requesting notice. (See Exhibit 21)

ROLL CALL

Noting that a quorum of Commissioners was present, Chairman Jordan called the meeting to order at 1:07 p.m. Roll call was taken, and the following Commissioners were present: Considine, Idleburg, Malter, Jordan. Absent: Mull. Two (2) commissioner positions are vacant.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

PUBLIC COMMENT

Public comments were accepted by email at publiccomment@lakecountyha.org or by leaving a voice message at (847) 223-1170 ext. 2320. Comments received by 9:00 a.m. on October 27, 2021, are to be read at the appropriate time in the agenda. No public comments were received. Chairman Jordan opened the floor for public comment. Audience member Jim Klem from the Lake County Center for Independent Living stated he had no comment. No one requested to be heard.

MINUTES – 9/23/21 REGULAR MEETING
MINUTES – 9/23/21 EXECUTIVE SESSION- PERSONNEL ISSUES

After discussion, Commissioner Idleburg moved, seconded by Commissioner Malter to approve the Minutes of the September 23, 2021, Rescheduled Regular Meeting and Executive Session-Personnel Issues. The Board voted as follows: Ayes: Considine, Idleburg, Malter, Jordan. Nays: None. Absent and Not Voting: Mull. Motion Carries.

FINANCE REPORT

The list of bills and financial report were submitted by Chief Financial Officer Khadija Darr. (See Exhibits 07, 08)

CFO Khadija Darr reported: The agency overall is in good standing. She stated areas of concern to monitor going into next year are the public housing operating costs. At the end of this fiscal year, the maintenance costs exceeded the budget.

In response to a question, Ms. Darr stated there are three drivers behind the PH maintenance overage:
Heightened costs due to COVID
Overtime and contract costs
Unit Turns and associated supplies

Ms. Hocker noted additional expenses were/are incurred in repairing scattered site units to a passable level for the REAC inspections.

After discussion, Commissioner Considine moved, seconded by Commissioner Malter to approve the list of bills as presented. The Board voted as follows: Ayes: Considine, Idleburg, Malter, Jordan. Nays: None. Absent and Not Voting: Mull. Motion Carries.

REPORTS

The following reports for September 2021 were provided.

- Public Housing Zachary Stone, Director of Facilities
(Exhibit 01)
- Procurement..... Zachary Stone, Director of Facilities
(Exhibit 02)
- Property Disposition Derek Eovaldi, Property Disposition Coordinator
(Exhibit 03)

Housing Choice Voucher, PBV¹, Jennifer Ferguson, Director of HCV & Compliance
Portability & Collections (Exhibit 04)

FSS², Housing Counseling, Heidi Semenek, Director of FSS & Special Programs
Mainstream Vouchers & FUP³ (Exhibit 05)

FOIA/OMA⁴, Travel-Training Valerie Rogers, Executive Secretary/FOIA & OMA
(Exhibit 06)

Other Matters

1. LCHA is in the process of interviewing prospects for the Human Resources Manager and the Manager of Capital Improvements and Procurement.

We engaged one additional temporary staff for the Emergency Rental Assistance Program as one full-time staff transferred laterally to the Housing Counseling program in anticipation of the Illinois Homeowners Assistance Fund Program (HAF).

The Housing Choice Voucher program received the resignation of one part-time staff. Two additional staff in the inspection department have been on an extended leave. The HCV department has begun training a temporary staff who was clerical support to learn the inspector's role. Consequently, another temporary staff was contracted as HCV support.

2. The HCV department has begun in-person processes. The HCV Intake Department is meeting in groups of ten, in the Grayslake community room, for certification/recertification of program compliance. The HCV Inspection Department is conducting in-home inspections in compliance with the HCV Administrative Plan requiring each unit under HAP contract must be inspected within 24 months of the last full HQS inspection. Self-certifications are no longer being accepted. We are moving forward by moving (somewhat) back to normal.

NEW BUSINESS

Resolution 2022-01 Reaffirmation of Partnership Agreement – YouthBuild Lake County

Youth Build Lake County is applying for a State of Illinois grant for their YouthBuild program. The grant is proposing to serve 40 youth over the course of next year providing high school diploma attainment, and career pathway training including construction.

The grant, which is from the Illinois Department of Commerce & Economic Opportunity, is requiring partnership agreements as a part of the application process.

They requested a letter from Lake County Housing Authority to help strengthen their application. LCHA believes this partnership to be beneficial and is happy to comply. Due to a time constraint, LCHA executed the Partnership Agreement and is asking for reaffirmation.

¹ Project-Based Vouchers

² Family Self-Sufficiency Program

³ Family Unification Program

⁴ Freedom of Information Act. Open Meetings Act.

After discussion, Commissioner Considine introduced the following Resolution:

RESOLUTION 2022-01

REAFFIRMATION OF PARTNERSHIP AGREEMENT – YOUTHBUILD LAKE COUNTY

WHEREAS, by way of Resolution 2019-14, Lake County Housing Authority adopted a Section 3 Policy and Guidelines as required by HUD ensuring to the greatest extent feasible that employment, training and other economic opportunities are directed to low and very low-income residents of LCHA; and

WHEREAS, the YouthBuild Lake County Program offers vocational training in the construction trades and academic training to at-risk youth and young adults, who are low and very low-income LCHA residents and therefore Section 3 eligible residents; and

WHEREAS, LCHA and YouthBuild Lake County seek to ensure that the goals of Section 3 are met by working jointly and cooperatively to provide or receive any service with respect to Section 3 activities; and

WHEREAS, YouthBuild Lake County is applying for a State of Illinois grant from the Illinois Department of Commerce & Economic Opportunity that requires partnership agreements as a part of the application process; and

WHEREAS, LCHA and YouthBuild Lake County desire to enter into a Partnership Agreement for the purposes set forth in this resolution;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of Lake County Housing Authority reaffirms the Executive Director’s authorization to enter into a Partnership Agreement in substantially the form attached hereto on the terms and conditions set forth within that Agreement, provided; and

BE IT FURTHER RESOLVED, that the Executive Director may, in her discretion, make such changes to the form of the Partnership Agreement attached as she deems necessary and in the best interest of LCHA and to execute any such documents and to take such further actions that are necessary to facilitate the intent of this Resolution.

(See Exhibits 09, 10)

After discussion Commissioner Considine moved, seconded by Commissioner Malter to adopt Resolution 2022-01.

Roll Call Vote:

Ayes:Considine, Idleburg, Malter, Jordan

Nays:None

Absent:Mull

Abstain:None

Motion:.....Carries

Adopted and passed by the Board of Commissioners of the Housing Authority of the County of Lake, Illinois on October 27, 2021.

Resolution 2022-02 Approval of MOU – LCHA & Employee Connections for The Illinois Youth Investment Program

Employee Connections is a 501(c)(3) not-for-profit employment education/training agency providing employment education training programs and services that prepare and connect low income and disadvantage youth and adults with job opportunities.

Employee Connections has been approved to start the Illinois Youth Investment Program (IYIP) Category Two fiscal year 2022. They extended the invitation to continue the partnerships to all previous partners by updating their MOUs and Worksite Agreements. LCHA has been a partner. Unfortunately, due to COVID, no referrals or placements were made during the previous agreement. IYIP and LCHA wish to continue their partnership to empower and support at-risk youth, ages 16-24, along their path toward successful, long-term and career employment.

Lake County Housing Authority will be a host employer and worksite for the at-risk youth. By working at LCHA, the youth will be able to obtain work-based learning experience.

The youth in the program can fill the need for administrative support from the LCHA Public Housing Property Managers. Some examples of possible duties might include filing or other light clerical work. Additionally, LCHA has the opportunity to recruit some of our program participant, scattered sites at-risk youth to participate in this program. The youth in this program will received pay from the IYIP program, therefore participation in this program is no cost to LCHA.

After discussion, Commissioner Considine introduced the following Resolution:

RESOLUTION 2022-02

**APPROVAL OF MEMORANDUM OF UNDERSTANDING BETWEEN
LAKE COUNTY HOUSING AUTHORITY AND EMPLOYEE CONNECTIONS
FOR THE ILLINOIS YOUTH INVESTMENT PROGRAM**

WHEREAS, as the State of Illinois is beginning to recover from the Covid-19 pandemic and moves to the next phase of the “Restore Illinois” plan by Governor Pritzker; and

WHEREAS, the State of Illinois has made an investment in Illinois at-risk Youth by establishing the Illinois Youth Investment Program (IYIP); and

WHEREAS, the Illinois Youth Investment Program (IYIP) is a multi-faceted approach to youth employment that invests in the future of Illinois' at-risk transition-age youth (16-24); and

WHEREAS, it is beneficial to both Lake County Housing Authority and the community we serve to participate in the IYIP;

NOW, THEREFORE, BE IT RESOLVED that the Memorandum of Understanding (MOU) between Lake County Housing Authority and Employee Connections, in substantially the form attached here, be approved and the Executive Director or her designee is authorized to execute the Agreement.

(See Exhibits 11, 12)

After discussion Commissioner Considine moved, seconded by Commissioner Malter to adopt Resolution 2022-02.

Roll Call Vote:

Ayes:Considine, Idleburg, Malter, Jordan
Nays:None
Absent:Mull
Abstain:None
Motion:Carries

Adopted and passed by the Board of Commissioners of the Housing Authority of the County of Lake, Illinois on October 27, 2021.

Resolution 2022-03 Amending the HCV Administrative Plan – Chapter 4-III.B. Selection and HCV Funding Sources, Remove Subsection on State Referral Network

The State Referral Network subsection of CHAPTER 4-III.B. SELECTION AND HCV FUNDING SOURCES is being deleted in its entirety due to Lake County Housing Authority no longer accepting State Operated Development Class members for referral to its waitlist, based on the original terms of the Olmstead Consent Decree Memorandum of Understanding which it initially entered. The necessary waivers required to allow selection from the wait list have not been renewed.

After discussion, Commissioner Idleburg introduced the following Resolution:

RESOLUTION 2022-03

AMENDING THE HCV ADMINISTRATIVE PLAN
CHAPTER 4-III.B. SELECTION AND HCV FUNDING SOURCES
REMOVE SUBSECTION ON STATE REFERRAL NETWORK

WHEREAS, in 2014, in partnership with the Illinois Housing and Development Authority (IHDA), Lake County Housing Authority (LCHA) allocated 100 Housing Choice Vouchers to the Olmstead Class Members and Money Follows the Person (MFP) participants using the State Referral Network (SRN) for admission of families that include a person with disabilities; and

WHEREAS, HUD granted LCHA certain waivers so that it may establish the limited tenant selection preference for persons with specific disabilities in its HCV program to comply with the requirements set forth in the State of Illinois' Olmstead Coordinated Remedial Plan (the Plan); and

WHEREAS, these waivers expired June 2018, which is consistent with the timeframe established under the State of Illinois' Olmstead Coordinated Remedial Plan, and prohibited LCHA from issuing additional vouchers under the State Referral Network; and

WHEREAS, LCHA will continue to administer the voucher program for the current SRN families but is prohibited from further issuance; and

WHEREAS, LCHA finds it necessary to eliminate the State Referral Network section of the Housing Choice Voucher (HCV) Administration Plan, which states individuals may be referred to an LCHA waitlist for that program, as no more individuals will be allowed to be put on a waitlist, as no new referrals are being accepted for that program;

NOW, THEREFORE BE IT RESOLVED, the HCV Administrative Plan is amended by removing CHAPTER 4-III.B. SELECTION AND HCV FUNDING SOURCES, the State Referral Network subsection in its entirety:

New language is indicated in red. Deleted language is shown in ~~strikeout~~.

~~**State Referral Network**~~

~~State Operated Development Class (SODC) members may be referred to the waiting list through the State of Illinois Statewide Referral Network (SRN) within the terms of the Olmstead consent decrees.~~

BE IT FURTHER RESOLVED, that the Amended and Restated Housing Choice Voucher Administrative Plan of Lake County Housing Authority is hereby adopted, in its entirety, as the HCV Administrative Plan of Lake County Housing Authority effective as of 10/21/21; and

BE IT FURTHER RESOLVED, that previous Housing Choice Voucher Administrative Plans, insofar as such HCV Administrative Plans conflict with the Amended and Restated HCV Administrative Plan of 10/21/21, are hereby rescinded.

(See Exhibit 13)

After discussion Commissioner Idleburg moved, seconded by Commissioner Malter to adopt Resolution 2022-03.

Roll Call Vote:

Ayes:Considine, Idleburg, Malter, Jordan
Nays:None
Absent:Mull
Abstain:None
Motion:.....Carries

Adopted and passed by the Board of Commissioners of the Housing Authority of the County of Lake, Illinois on October 27, 2021.

Resolution 2022-04 Amending the HCV Administrative Plan – Chapter 4-III.B. Selection and HCV Funding Sources, Adding Subsection on Emergency Housing Vouchers

The Emergency Housing Voucher (EHV) subsection is being added in its entirety to CHAPTER 4-III.B. SELECTION AND HCV FUNDING SOURCES in accordance with PIH 2021-15, which mandates that certain specific operating procedures and local requirements of the EHV program, as has been determined by an individual PHA, be specifically stated in a PHA’s Administrative Plan.

After discussion, Commissioner Idleburg introduced the following Resolution:

RESOLUTION 2022-04

**AMENDING THE HCV ADMINISTRATIVE PLAN
CHAPTER 4-III.B. SELECTION AND HCV FUNDING SOURCES**

ADDING SUBSECTION ON EMERGENCY HOUSING VOUCHERS

WHEREAS, in May 2021, Lake County Housing Authority (LCHA) was awarded fifty-five (55) Emergency Housing Vouchers (EHVs) and funding as authorized by the American Rescue Plan Act of 2021 (Public Law No: 117-2); and

WHEREAS, LCHA must follow applicable Housing Choice Voucher (HCV) program requirements, when administering EHVs, including the regulations at 24 CFR part 982, and the requirements in Notice PIH 2021-15 (HA), referred to hereafter as Implementation Notice; and

WHEREAS, as per the implementation Notice, HUD Notice PIH 2021-15, the eligible uses implemented by the PHA and the parameters/requirements established by the PHA must be described in the PHA's administrative plan;

NOW, THEREFORE, BE IT RESOLVED, the following subsection is added in its entirety to CHAPTER 4-III.B. SELECTION AND HCV FUNDING SOURCES, and titled, Emergency Housing Vouchers (EHV) as follows and will be located immediately prior to the subsection, Targeted Funding [24 CFR 982.204€];

New language is indicated in red. Deleted language is shown in ~~strikeout~~.

Emergency Housing Vouchers (EHV)

EHVs are to assist individuals and families who are experiencing homelessness; at risk of experiencing homelessness; fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking; or were recently homeless and for whom providing rental assistance will prevent the family's homelessness or having high risk of housing instability.

HUD published PIH 2021-15 setting forth the operating requirements for the EHVs, including the administrative fees and fees for other eligible expenses; the housing assistance payments (HAP) funding renewal process; family eligibility requirements; EHV waivers, alternative requirements, and special rules, including a requirement that families are offered housing search assistance and that PHAs partner with the Continuum of Care (CoC) or other homeless or victim services providers to assist qualifying families through a direct referral process; the EHV recapture and redistribution procedures, and the prohibition on the reissuance of turnover EHVs after September 30, 2023.

LCHA was awarded 58 EHV's and has entered into a Memorandum of Understanding (MOU) with Lake County Coalition for the Homeless (LCCH) to partner with as the Continuum of Care (CoC) provider referring eligible families to LCHA.

Payment of Security Deposit and/or Other Approved Fees

LCHA may provide the security deposit and/or other approved move-in fees, not to exceed \$3,500. The LCHA has the right to assess each request on a case-by-case basis and approve or deny any request at will. At the time of an applicant's initial lease up, a one-time security deposit and/or other approved fees may be paid by the LCHA. No security deposit or fees will be paid by the LCHA for any subsequent lease ups.

The referring agency or landlord will complete a form which lists the requested deposits/fees and provide it to the LCHA prior to an initial inspection being done. If this request is approved, the referring agency and landlord will be notified that the requested payments will be released and that the landlord

must return the security deposit to the Lake County Housing Authority at the end of the family's tenancy, less any amounts retained by the owner in compliance with the lease.

Prohibition Policy for EHV Applicants/Tenants

HUD is waiving §982.552 and § 982.553 in part and establishing an alternative requirement with respect to mandatory and permissive prohibitions of admissions for EHV applicants. The EHV alternative requirement is as follows:

The PHA may prohibit admission of a family for the grounds stated in PIH 2021-15. The PHA may choose not to prohibit admission for these grounds or may establish a more permissive policy than the PHA's policy for admission to the regular HCV program. The PHA may not establish a permissive prohibition policy for EHV applicants that is more prohibitive than the policy established for admissions to the regular HCV program. The PHA policy on EHV permissive prohibitions must be described in the PHA's administrative plan.

LCHA Policy for Permissive Prohibitions:

The LCHA has the right to determine the eligibility of applicants/tenants on a case-by-case basis when dealing with permissive prohibitions listed in PIH 2021-15, based on an individualized assessment of relevant mitigating information.

Mandatory Prohibitions:

(1) The PHA must apply the standards it established under § 982.553(a)(1)(ii)(C) that prohibit admission if any household member has ever been convicted of drug-related criminal activity for manufacture or production of methamphetamine on the premises of federally assisted housing to EHV applicants.

(2) The PHA must apply the standards it established under § 982.553(a)(2)(i) that prohibit admission to the program if any member of the household is subject to a lifetime registration requirement under a State Sex Offender Registration Program to EHV applicants.

BE IT FURTHER RESOLVED, that the Amended and Restated Housing Choice Voucher Administrative Plan of Lake County Housing Authority is hereby adopted, in its entirety, as the HCV Administrative Plan of Lake County Housing Authority effective as of 10/21/21; and

BE IT FURTHER RESOLVED, that previous Housing Choice Voucher Administrative Plans, insofar as such HCV Administrative Plans conflict with the Amended and Restated HCV Administrative Plan of 10/21/21, are hereby rescinded.

(See Exhibit 14)

After discussion Commissioner Idleburg moved, seconded by Commissioner Malter to adopt Resolution 2022-04.

Roll Call Vote:

Ayes:Considine, Idleburg, Malter, Jordan
Nays:None
Absent:Mull
Abstain:None

Motion:.....Carries

Adopted and passed by the Board of Commissioners of the Housing Authority of the County of Lake, Illinois on October 27, 2021.

Resolution 2022-05 Adopting New Tenant Paid Utility Allowance Schedule

24 CFR § 982.517 - Utility Allowance Schedule

(a) Maintaining schedule.

(1) The PHA must maintain a utility allowance schedule for all tenant-paid utilities (except telephone), for cost of tenant-supplied refrigerators and ranges, and for other tenant-paid housing services (e.g., trash collection (disposal of waste and refuse)).

(c) Revisions of utility allowance schedule.

(1) A PHA must review its schedule of utility allowances each year and must revise its allowance for a utility category if there has been a change of 10 percent or more in the utility rate since the last time the utility allowance schedule was revised. The PHA must maintain information supporting its annual review of utility allowances and any revisions made in its utility allowance schedule.

A Utility Allowance and Survey was completed by The Nelrod Company which compared rates from the last time a change was required to current rates. The data provided supports there has been a change of 10% or more in the utility rate since the last revision and the utilities affected by change have been updated per CFR 982.517.

After discussion, Commissioner Considine introduced the following Resolution:

RESOLUTION 2022-05

ADOPTING NEW TENANT PAID UTILITY ALLOWANCE SCHEDULE

WHEREAS, the Authority is required to assess the adequacy of its tenant paid utility allowance schedule annually; and

WHEREAS, the assessment has been completed and a finding made that there be a decrease in gas of 33% and a change is warranted; and

WHEREAS, the increase in changes in all other utilities were under the 10% threshold and do not require changes;

NOW, THEREFORE, BE IT RESOLVED that the attached tenant paid utility allowance schedule be approved effective January 1, 2022 for annual certifications and November 1, 2021 for new contracts; and

BE IT FURTHER RESOLVED that the new schedule shall also be approved for the Public Housing Program effective January 1, 2022 subject to the receipt and consideration of resident comment.

Proposed Utility Allowance charts to be effective with New Contracts 11/01/21 and Renewals 1/01/22

Lake County Housing Authority			Apartment - High/Low Rise				11/01/2021	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	\$37	\$40	\$44	\$47	\$51	\$53	
	Electric	\$20	\$24	\$33	\$41	\$50	\$59	
Cooking	Natural Gas	\$ 1	\$ 1	\$ 3	\$ 4	\$ 5	\$ 5	
	Electric	\$ 4	\$ 5	\$ 7	\$10	\$12	\$14	
Other Electric		\$29	\$32	\$40	\$48	\$55	\$63	
Water Heating	Natural Gas	\$ 4	\$ 5	\$ 8	\$ 9	\$12	\$15	
	Electric	\$12	\$14	\$17	\$21	\$25	\$29	
Water		\$31	\$32	\$42	\$52	\$62	\$71	
Sewer		\$28	\$28	\$35	\$41	\$48	\$55	
Trash Collection		\$21	\$21	\$21	\$21	\$21	\$21	
Stove		\$11	\$11	\$11	\$11	\$11	\$11	
Refrigerator		\$12	\$12	\$12	\$12	\$12	\$12	
Total Allowances								

Lake County Housing Authority	Row House/Townhouse/Semi-Detached Duplex				11/01/2021		
	Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR
Heating	Natural Gas	\$43	\$45	\$49	\$53	\$57	\$61
	Electric	\$29	\$35	\$45	\$56	\$67	\$78
Cooking	Natural Gas	\$ 1	\$ 1	\$ 3	\$ 4	\$ 5	\$ 5
	Electric	\$ 4	\$ 5	\$ 7	\$10	\$12	\$14
Other Electric		\$34	\$38	\$47	\$57	\$66	\$76
Water Heating	Natural Gas	\$ 5	\$ 5	\$ 9	\$12	\$15	\$17
	Electric	\$15	\$17	\$22	\$27	\$31	\$36
Water		\$31	\$32	\$42	\$52	\$62	\$71
Sewer		\$28	\$28	\$35	\$41	\$48	\$55
Trash Collection		\$21	\$21	\$21	\$21	\$21	\$21
Stove		\$11	\$11	\$11	\$11	\$11	\$11

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Refrigerator		\$12	\$12	\$12	\$12	\$12	\$12
Total Allowances							

Lake County Housing Authority	Single Family/Detached House					11/1/2021	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4BR	5 BR
Heating	Natural Gas	\$45	\$49	\$53	\$59	\$64	\$67
	Electric	\$53	\$62	\$73	\$83	\$94	\$105
Cooking	Natural Gas	\$ 1	\$ 1	\$ 3	\$ 4	\$ 5	\$ 5
	Electric	\$ 5	\$ 6	\$ 8	\$11	\$13	\$16
Other Electric		\$43	\$48	\$60	\$72	\$84	\$97
Water Heating	Natural Gas	\$ 5	\$ 5	\$ 9	\$12	\$15	\$17
	Electric	\$16	\$19	\$24	\$29	\$34	\$39
Water		\$31	\$32	\$42	\$52	\$62	\$71
Sewer		\$28	\$28	\$35	\$41	\$48	\$55
Trash Collection		\$21	\$21	\$21	\$21	\$21	\$21
Stove		\$11	\$11	\$11	\$11	\$11	\$11
Refrigerator		\$12	\$12	\$12	\$12	\$12	\$12
Total Allowances							

(See Exhibit 15)

After discussion Commissioner Considine moved, seconded by Commissioner Idleburg to adopt Resolution 2022-05.

Roll Call Vote:

Ayes:Considine, Idleburg, Malter, Jordan

Nays:None

Absent:Mull

Abstain:None

Motion:Carries

Adopted and passed by the Board of Commissioners of the Housing Authority of the County of Lake, Illinois on October 27, 2021.

Resolution 2022-06 Adopting Payment Standards-Housing Choice Voucher Program

Payment standards are used to calculate the housing assistance payment (HAP) that the PHA pays to the owner on behalf of the HCV family leasing the unit. Each PHA has latitude in establishing its schedule of payment standard amounts by bedroom size. The range of possible payment standard amounts is based on HUD’s published fair market rent (FMR) schedule for the FMR area in which the PHA has jurisdiction. Small Area FMRs are based on Zip Codes and rents charged for standard rental housing in the FMR area. A PHA may set its payment standard amounts from 90% to 110% of the published FMRs and may set them higher or lower with HUD approval.

LCHA has amended the schedule as follows:

<u>Zip Code</u>	
60030 (Grayslake)	0 Bedroom from \$1020 to \$1055
	1 Bedroom from \$1150 to \$1155
	2 Bedroom from \$1330 to \$1335
60035 (Highland Park)	0 Bedroom from \$1430 to \$1435
60041 (Ingleside)	0 Bedroom from \$920 to \$940
60045 (Lake Forest)	0 Bedroom from \$1430 to \$1435
60047 (Lake Zurich)	0 Bedroom from \$1290 to \$1345
	1 Bedroom from \$1460 to \$1480
	2 Bedroom from \$1690 to \$1705
	3 Bedroom from \$2150 to \$2155
	4 Bedroom from \$2560 to \$2565
	5 Bedroom from \$2944 to \$2950
60048 (Libertyville)	0 Bedroom from \$1090 to \$1110
60050 (McHenry)	0 Bedroom from \$990 to \$1000
60060 (Mundelein)	0 Bedroom from \$1060 to \$1125
	1 Bedroom from \$1200 to \$1235
	2 Bedroom from \$1390 to \$1425
	3 Bedroom from \$1770 to \$1800
	4 Bedroom from \$2100 to \$2145
	5 Bedroom from \$2415 to \$2465
60061 (Vernon Hills)	0 Bedroom from \$1200 to \$1270
	1 Bedroom from \$1350 to \$1390
	2 Bedroom from \$1570 to \$1605
	3 Bedroom from \$1990 to \$2025
	4 Bedroom from \$2370 to \$2415
	5 Bedroom from \$2726 to \$2775
60069 (Lincolnshire)	0 Bedroom from \$1430 to \$1435
60084 (Wauconda)	0 Bedroom from \$970 to \$975
60089 (Buffalo Grove)	0 Bedroom from \$1290 to \$1335
	1 Bedroom from \$1450 to \$1460
	2 Bedroom from \$1680 to \$1685
	3 Bedroom from \$2130 to \$2135

After discussion, Commissioner Considine introduced the following Resolution:

RESOLUTION NO. 2022-06

ADOPTING HOUSING CHOICE VOUCHER PAYMENT STANDARDS

WHEREAS, HUD has published both Fair Market Rents (FMRs) and Small Area FMRs for Fiscal Year 2022; and

WHEREAS, the Authority must use the Small Area FMRs; and

WHEREAS, the Authority is required to set the Housing Choice Voucher Payment Standards between 90% and 110% of the published Fair Market Rent; and

WHEREAS, Payment Standards are set within this range of the published FMRs to strike a balance between funding limits and improving voucher utilization; and

WHEREAS, the Authority is committed to sustaining opportunity areas to our clients by using the Small Area FMRs that are zip code specific;

NOW, THEREFORE, BE IT RESOLVED that Payment Standards be set as indicated below; and

BE IT FURTHER RESOLVED that these changes in the Payment Standards be made effective with January 1, 2022 annual certifications and November 1, 2021, for new contracts.

PROPOSED VOUCHER PAYMENT STANDARDS

Zip	0	1BR	2 BR	3BR	4BR	5 BR
60002	870	1067	1130	1440	1710	1967
60010	1390	1570	1820	2310	2750	3163
60011	980	1110	1280	1630	1940	2231
60013	1100	1230	1430	1820	2160	2484
60015	1430	1610	1870	2380	2830	3255
60020	820	920	1070	1496	1620	1863
60021	840	950	1100	1400	1660	1909
60030	1055	1155	1335	1690	2010	2312
60031	1070	1210	1400	1780	2120	2438
60035	1435	1610	1870	2380	2830	3255
60040	1030	1160	1340	1700	2030	2335
60041	940	1058	1200	1520	1820	2093
60042	1180	1330	1540	1960	2330	2680

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60044	1210	1360	1580	2010	2390	2749
60045	1435	1610	1870	2380	2830	3255
60046	1070	1210	1400	1780	2120	2438
Zip	0	1BR	2 BR	3BR	4BR	5 BR
60047	1345	1480	1705	2155	2565	2950
60048	1110	1220	1420	1800	2150	2473
60050	1000	1110	1290	1640	1950	2243
60051	1080	1220	1410	1790	2130	2450
60060	1125	1235	1425	1800	2145	2465
60061	1270	1390	1605	2025	2415	2775
60064	830	930	1080	1370	1630	1875
60069	1435	1610	1870	2380	2830	3255
60073	1100	1240	1440	1830	2180	2507
60074	1000	1130	1310	1660	1980	2277
60081	1220	1370	1590	2020	2410	2772
60083	1430	1610	1870	2380	2830	3255
60084	975	1090	1260	1600	1910	2197
60085	850	960	1110	1410	1680	1932
60087	910	1030	1190	1510	1800	2070
60089	1335	1460	1685	2135	2540	2921
60096	1010	1140	1320	1680	2000	2300
60099	900	1010	1170	1694	1770	2036

(See Exhibit 16)

After discussion Commissioner Considine moved, seconded by Commissioner Malter to adopt Resolution 2022-06.

Roll Call Vote:

Ayes:Considine, Idleburg, Malter, Jordan

Nays:None

Absent:Mull

Abstain:None

Motion:.....Carries

Adopted and passed by the Board of Commissioners of the Housing Authority of the County of Lake, Illinois on October 27, 2021.

Resolution 2022-07 Approving Public Housing Flat Rents

The 1998 Quality Housing Work Responsibility Act (QHWRA) requires public housing agencies (PHAs) to offer the option of a flat rent (as opposed to an income-based rent) to residents of public housing.

Flat rent is set based on the market rent charged for comparable, nearby units in the private unassisted rental market. Unlike income-based rent, flat rate rent does not fluctuate with changes in household income or size but will increase or decrease with the unassisted rental market. PHAs must establish a flat rent for each public housing unit that is no less than 80 percent of the applicable Fair Market Rent (FMR).

After discussion, Commissioner Malter introduced the following Resolution:

RESOLUTION NO. 2022-07

APPROVAL OF FLAT RENT SCHEDULE

WHEREAS, annually the Authority reviews the flat rent option for the Low Rent Public Housing programs; and

WHEREAS, it is appropriate to revise the current flat rents in accordance with procedures adopted in 1999; and in accordance with PIH Notice 2015-13 stipulating when the existing flat rent amount is less than 80 percent of FMR, PHAs must revise their flat rents to no less than 80 percent of FMR;

NOW, THEREFORE, BE IT RESOLVED that the flat rent hereto contained be adopted; and

BE IT FURTHER RESOLVED that these flat rents shall become effective with new leases and renewals beginning January 1, 2022.

LOW RENT PUBLIC HOUSING FLAT RENTS

Small Area FLAT Rents By Unit Bedroom Size Effective 1-01-22					
ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
60002		\$840	\$968	\$1224	\$1456
60010			\$1496	\$1896	
60030		\$1024	\$1184	\$1496	\$1784
60031		\$1008	\$1168	\$1480	
60041				\$1328	
60042				\$1600	
60044				\$1664	\$1976
60046				\$1496	
60047				\$1912	\$2280
60051				\$1520	
60060			\$1264	\$1600	\$1904
60069				\$2040	\$2424

60073		\$1064	\$1232	\$1560	
60074				\$1400	
60083				\$2016	
60084		\$952		\$1384	\$1648
60085				\$1,192	
60087				\$1264	\$1504
60099	\$792	\$864	\$1000	\$1264	\$1504

(See Exhibit 17)

After discussion Commissioner Malter moved, seconded by Commissioner Idleburg to adopt Resolution 2022-07.

Roll Call Vote:

Ayes:Considine, Idleburg, Malter, Jordan

Nays:None

Absent:Mull

Abstain:None

Motion:.....Carries

Adopted and passed by the Board of Commissioners of the Housing Authority of the County of Lake, Illinois on October 27, 2021.

Employee Health Insurance Options 2021-22 - Discussion

Open enrollment elections for the 2021-2022 year will become effective 11/1/21.

The LCHA review team worked with our insurance broker, HUB International, to arrive at the following recommendations. LCHA does not pay HUB for their brokerage services. HUB receives commissions payments directly from the insurance carriers at the standard amounts. This discussion is provided for your understanding and comment but no resolution is needed. (See Exhibit 18 for Final Rate Sheet)

Employee Health Benefit Recommendation

11/1/21 – 10/31/22

Following is a summary of our options as identified by our insurance broker, HUB International as well as our recommendations.

NOTE:

- An employee is eligible for LCHA benefits if working 30 hours or more per week.
- LCHA pays entire premium for eligible, self-only employee health care coverage regardless of plan selected.
- LCHA pays additional amounts for eligible employees when health care plan selected includes other family members. Generally, the employee cost share when selecting coverage for additional members is 10%.
- Benefit Plan year begins 11/1/2021 for all benefits EXCEPT the Flex Plan (renews January 1).

MEDICAL

Blue Cross Blue Shield (BCBS) medical renewal came in at an approximate 1% decrease in rates after a bundling discount with BCBS Dental.

LCHA recommends eliminating the Blue Advantage Value Choice HMO plan (currently has two (2) enrollees). A Blue Advantage HMO plan still exists as a selection along with Blue Choice Select PPO and Value Choice PPO.

The current employee cost share for health coverage is very generous. The employee cost share for dependent health coverage is approximately 10% now. LCHA recommends the cost share remain the same for plan year 2021-22.

RECOMMENDATION: Remove Blue Advantage Value Choice HMO and retain the employee dependent health coverage employee cost share at the current amount.

DENTAL

Dental renewal had no change to DHMO rates and an approximate 5% increase to the DPPO rates.

RECOMMENDATION: No action is needed; this benefit is 100% employee paid.

LIFE, STD, LTD

Blue Cross Blue Shield (Dearborn National) renewal is in the middle of a rate guarantee – no change to rates.

RECOMMENDATION: No action is needed; LCHA received a rate pass.

VISION

VSP vision renewal is an approximate 5% renewal increase with a 48-month rate guarantee.

RECOMMENDATION: No action is needed; this benefit is 100% employee paid.

Our employee centered benefit plan is instrumental in recruiting, hiring and retaining top talent for the Authority. The LCHA benefits review team is pleased to be able to offer affordability, flexibility and work-life balance.

Resolution 2022-08 Resolution Authorizing the Acceptance of the Grant and to Enter Into The Funding Agreement for IHDA's Housing Stability Services (HSS) For The Illinois Homeowners Assistance Fund (HAF)

Illinois homeowners who have fallen behind on payments due to the pandemic can soon seek support from a new homeowner assistance program provided by the Illinois Housing Development Authority (IHDA). IHDA will offer the Illinois Homeowner Assistance Fund (HAF) and the program will offer up to \$30,000 in assistance to approved applicants. Created by the American Rescue Plan Act, HAF is a new program designed to prevent mortgage delinquencies and defaults, foreclosures, loss of utilities or home energy services and displacement of homeowners experiencing financial hardship after January 21, 2020. Approximately \$387 million in emergency assistance will be available to Illinois homeowners.

After discussion, Commissioner Malter introduced the following Resolution:

RESOLUTION 2022-08

**RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE GRANT AND TO ENTER INTO
THE FUNDING AGREEMENT FOR IHDA'S HOUSING STABILITY SERVICES (HSS) FOR
THE ILLINOIS HOMEOWNERS ASSISTANCE FUND**

WHEREAS, the Board of Commissioners of Lake County Housing Authority, an Illinois not-for-profit corporation (the "Corporation") met on October 21, 2021 and adopted the following Resolution all of which is in accordance with the laws of the State of Illinois, and the Articles of Incorporation and By-Laws of the Corporation; and

WHEREAS, the Illinois Housing Development Authority (the "Authority") has agreed to issue to the Corporation a grant to assist the Authority in operating the Illinois Homeowners Assistance Fund by providing Housing Stability Services ("HSS") (collectively, the "Program") in an amount not to exceed One Hundred Forty Thousand and 00/100 Dollars (\$140,000) (the "Grant"), and the Corporation will use the Grant funds solely and exclusively for eligible activities in connection with the Program and for no other purpose; and

WHEREAS, the Board of Commissioners deems it to be in the best interest of the Corporation to accept the Grant;

NOW, THEREFORE, BE IT RESOLVED, the Board of Commissioners of the Corporation hereby authorizes the acceptance of the Grant; and

BE IT FURTHER RESOLVED that the Corporation is authorized to enter into a Conditional Commitment Letter (the "CCL") and the Grant Agreement for the Program (the "Agreement") with the Authority wherein the Corporation agrees to perform Program services in return for the Grant; and

BE IT FURTHER RESOLVED that the Corporation hereby accepts the Grant, agrees to deliver and/or execute the CCL, the Agreement and any and all other instruments, certifications and agreements as may be necessary or desirable for the Corporation to perform all of its obligations and duties under the Program (including any amendments, other agreements or supplements); and

BE IT FURTHER RESOLVED that Lorraine O Hocker, Chief Executive Officer of the Corporation, without the necessity or requirement for the signature of another person, is hereby authorized, empowered, and directed to execute on behalf of the Corporation the Agreement and all other documents and instruments relating to the Grant to be delivered to the Authority in connection with the closing of the Grant and take such further action on behalf of the Corporation as they deem necessary to effectuate the foregoing Resolutions; and

BE IT FURTHER RESOLVED that the Board of Commissioners of the Corporation hereby ratifies, authorizes, confirms and approves any prior action of the Corporation taken in furtherance of the foregoing resolutions and any and all documents and instruments previously executed on behalf of the Corporation in connection with the Grant.

(See Exhibits 19, 20)

After discussion Commissioner Malter moved, seconded by Commissioner Idleburg to adopt Resolution 2022-08.

Roll Call Vote:

Ayes:Considine, Idleburg, Malter, Jordan

Nays:None

Absent:Mull

Abstain:None

Motion:.....Carries

Adopted and passed by the Board of Commissioners of the Housing Authority of the County of Lake, Illinois on October 27, 2021.

Commissioner Roundtable – Discussion

No items were introduced by the Board.

Executive Session – Personnel Matters

At 1:30 p.m. Commissioner Malter moved, seconded by Commissioner Idleburg to go into Executive Session to discuss Personnel Matters. The Board voted as follows: Ayes: Considine, Idleburg, Malter, Jordan. Nays: None. Absent and Not Voting: Mull. Motion Carries.

The Board returned to open session at 1:38 p.m. and roll call was taken. Present: Considine, Idleburg, Malter, Jordan. Absent: Mull.

The Board discussed Personnel Matters. No action was taken during the Executive Session.

ADJOURNMENT

There being no further business to come before the Board, Commissioner Malter moved, seconded by Commissioner Considine to adjourn the meeting. The Board voted as follows: Ayes: Considine, Idleburg, Malter, Jordan. Nays: None. Absent and Not Voting: Mull. Motion Carries. Meeting adjourned at 1:40 p.m.

Dr. H. Lee Jordan, Jr.
Chairman

Lorraine Hocker, Executive Director/CEO
Secretary/Treasurer