

**Pursuant to Executive Order 2022-14 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 06-24-2022 declares 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: Zoom platform <https://us02web.zoom.us/j/89322817211> or Telephone 1 312-626-6799 and Enter Meeting ID 893 2281 7211.**

Consequently, the July 7, 2022, 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](http://www.lakecountyha.org)).

The Regular Board Meeting of the Commissioners of the Housing Authority of the County of Lake, Illinois, was held July 7, 2022, 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: Kevin Considine, Vice Chair  
John Idleburg, Commissioner  
Susan Malter, Commissioner  
Beverly Mull, Commissioner  
Dr. Charles Nozicka, Commissioner

Absent: Dr. H. Lee Jordan, Jr., Chair

LCHA Staff physically present at 33928 North US Highway 45, Grayslake, IL 60030.  
Lorraine Hocker, Executive Director/CEO  
Ofelia Navarro, Deputy Director  
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 12:30 p.m. on Tuesday, July 5, 2022, at the principal office, 33928 North US Highway 45, Grayslake, IL 60030 and on the Agency's website, [www.lakecountyha.org](http://www.lakecountyha.org).

#### ROLL CALL

Noting that a quorum of Commissioners was present, Vice Chair Considine called the meeting to order at 12:39 p.m. Roll call was taken, and the following Commissioners were present: Idleburg, Malter, Mull, Nozicka, Considine. Absent: Jordan. One (1) commissioner position is vacant.

#### PUBLIC COMMENT

Public comments were accepted by email at [publiccomment@lakecountyha.org](mailto:publiccomment@lakecountyha.org) or by leaving a voice message at (847) 223-1170 ext. 2320. Comments received by 9:00 a.m. on July 7, 2022, are to be read at the appropriate time in the agenda. No public comments were received. Vice Chair Considine opened the floor for public comment. There were no public comments.

MINUTES – 6/16/22 REGULAR MEETING

After discussion, Commissioner Mull moved, seconded by Commissioner Idleburg to approve the Minutes of the June 16, 2022, Regular Meeting. The Board voted as follows: Ayes: Idleburg, Malter, Mull, Nozicka, Considine. Nays: None. Absent and Not Voting: Jordan. Motion Carries.

FINANCE REPORT AND APPROVAL OF BILLS

The financial report and list of bills for July 2022 were provided by the Manager of Accounting Jackie Petritis. (See Exhibits 07, 08)

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

REPORTS

The following reports for June 2022 were provided.

Public Housing .....	Zachary Stone, Director of Facilities (Exhibit 01)
Procurement.....	Norma Carlon Manager of Capital Improvements & Procurement (Exhibit 02)
Property Disposition .....	Derek Eovaldi, Property Disposition Coordinator (Exhibit 03)
Housing Choice Voucher, PBV <sup>1</sup> , Portability & Collections .....	Jennifer Ferguson, Director of HCV & Compliance (Exhibit 04)
FSS <sup>2</sup> , Housing Counseling, .....	Heidi Semenek, Director of FSS & Special Programs Mainstream Vouchers & FUP <sup>3</sup> (Exhibit 05)
FOIA/OMA <sup>4</sup> , Travel-Training .....	Valerie Rogers, Executive Secretary/FOIA & OMA (Exhibit 06)

Other Matters

1. By Executive Order 2022-14 signed 6/24/22, Governor Pritzker extended the State's COVID-19 Disaster Declaration over all counties in Illinois for another 30 days (expiring 7/24/22). Accordingly, the Board of Commissioners Meeting on 6/16/22 will be a virtual meeting through Zoom.

---

<sup>1</sup> Project-Based Vouchers

<sup>2</sup> Family Self-Sufficiency Program

<sup>3</sup> Family Unification Program

<sup>4</sup> Freedom of Information Act. Open Meetings Act.

2. Brian Alten of BDO (our Fee Accountant) will present the new format for reporting financials at our next Regular Board Meeting.
3. First of all, Job Well Done to the Public Housing Staff, and a Big High Five to the Maintenance Crew for pulling together to address the outstanding Deficiencies/Findings identified in the Pre-REAC Inspection Report for AMP 25.

The Pre-REAC Inspector said we should be good plus or minus a couple of points, and that we should be proud of the outstanding progress in a short amount of time. Let's not speculate, but we feel Great about a PASSING SCORE!

I appreciate everyone stepping up in the hot weather with all the outside work and running from site to site to assist the team! Thank you for your Hard Work and Commitment to LCHA!

4. HUD will be conducting REAC Inspections on AMP 5 July 26th and 27th. Pre-REAC inspections (and making repairs while on site) will begin next week and continue until the 26th of July. Letters have been sent out to the tenants. AMP 5 are our Scattered Sites West and will include 64 buildings and 67 units.
5. Ms. Hocker reported LCHA continues to invest in the professional development of staff. LCHA has been the host site for several Public Housing and HCV Trainings for Frontline Employees, Supervisors, Managers, and Directors. We have had in attendance other PH staff from Puerto Rico, Washington State, California, southern Illinois, and Wisconsin.

LCHA kicked off the month of May with the Mandatory Fair Housing training conducted by Prairie State Legal.

6. Ms. Hocker explained REAC Inspection of Scattered Sites (SS) AMP 3 – PASSED.
7. Ms. Hocker said the Illinois Housing Development Authority (“IHDA”) Approved Financing:
  - o Mundelein Sr. Apartments 45 Project-Based Vouchers ((PBV)
  - o Beech St. Senior Lofts – 15 PBVs
  - o Libertyville Senior – 8 PBVs
8. Ms. Hocker explained the Federal Emergency Assistance Program (FERA) staff has been utilizing Midlothian Manor for its office space and is in the final phase of approving Rental Applications in the queue. June 30, 2022 was the last day to apply for Lake County Rental Assistance. To date, LCHA has administered \$10.5 million of rental assistance, and as of May, we have served 1,883 Households with about \$800,000 to expend.
9. Ms. Hocker announced June gave way to the second REAC Inspection of SS AMP 2 (Hawley, Warren, and Shiloh) should score well enough to have a Biennial Inspection -Waiting on Results.
10. Ms. Hocker said July 26<sup>th</sup> & 27<sup>th</sup> REAC Inspections Scheduled for Scattered Sites AMP 5, 60 Single-Family, Duplex, and Townhomes. Preparation and will bring in the Housing Inspection Consultants to conduct Pre-REAC Inspections of the properties.

---

<sup>5</sup> Hawley Manor, Grayslake; Shiloh Towers, Zion and Warren Manor, Gurnee

11. Ms. Hocker noted LCHA is busier than ever as we prepare for the Implementation of the **Moving to Work (MTW) Demonstration Program**, Landlord Incentives. This Cohort #4 will allow the LCHA to locally design housing and self-sufficiency strategies for our low-income families.

**Main Goal-MTW:**

- Decentralize the concentration of assisted families in low-income areas and gain new landlords in opportunity areas.
- Aggressive outreach to landlords in opportunity areas combined with the landlord incentives will increase housing choices for families giving them incentives to live in opportunity areas with better schools.

*The cost-effectiveness will balance out as those in the workforce retain their employment and thus result in lower Housing Assistance Payments in addition to funding received from Lake County, IL.*

**Our Short-Term Goal – MTW:**

- Decrease the current number of voucher holders living in low-income areas
- The Family Self-Sufficiency staff will encourage participation in the FSS program to all families including those gaining residence in the landlord incentive program.

*Individualized consistent contact with the families will help ensure any issues are addressed to help them succeed.*

- The Housing Counseling staff will continue to assist all families in areas where their needs require credit counseling or managing finances.

*As new landlords and families renting in opportunity areas are tracked, additional support will be given and encouraged frequently.*

- LCHA will continue to host landlord information meetings, both in-person and online. Funding received through Lake County will enable an additional staff member to specialize in landlord outreach and communicate the incentives being offered.

Additionally, the goal is to have many rentals to choose from in the opportunity areas.

*Opportunity areas will be defined by the current standards set forth by the State of Illinois in processing tax abatements in HCV rentals. The property must be located in a qualified Township whose tax capacity exceeds 80% of the average tax capacity of Lake County. Currently, 10 Townships qualify, but as the tax capacity changes every year, this is re-evaluated each year. The property must also be located in a census tract where less than 10% of the residents live below the poverty level. The poverty level is determined by the most recent US Census.*

12. Ms. Hocker reported the Brookstone and Regency at Coles Park (formerly Marion Jones Townhomes) redevelopment project is nearly complete and over 97% occupied and will begin earning its Tax Credits.
13. Ms. Hocker stated we are finalizing the transfer of the Annual Budget Authority and Annual Contribution Contract Units from the Chicago Housing Authority, under the Regional Housing Initiative (RHI) to dissolve the Operating Management Agreement (OMA) with LCHA for property located at Colonial Park Apartments, Waukegan of sixty (60) Project-Based Vouchers (PBV) with an effective date of 8/1/22.

NEW BUSINESS

Resolution 2022-36 Approval of Travel/Training Expenses for Executive Director and/or Commissioners

1. Dr. Charles Nozicka, Commissioner  
6/10/22-6/11/22 Bedrock Housing Consultants, Commissioner Training, St. Louis, MO

Pursuant to Public Act 099-0604, The Local Government Travel Expense Control Act, Commissioners and the Executive Director/CEO must submit a Travel Authorization Form or an Expense Report Form to the Board for approval by a roll call vote at an open meeting.

After discussion, Commissioner Mull introduced the following Resolution:

**RESOLUTION 2022-36**

**APPROVAL OF TRAVEL REPORT EXPENSES FOR COMMISSIONERS AND/OR EXECUTIVE DIRECTOR**

**WHEREAS**, the Illinois General Assembly enacted Public Act 99-0604, known as the “Local Government Travel Expense Control Act”, which Act becomes effective on January 1, 2017; and

**WHEREAS**, pursuant to the Act, non-home rule units of local government are required to establish regulations with respect to allowable travel, meal and lodging expenses; and

**WHEREAS**, on 2/16/17 By Resolution 2017-54 the Board approved the policy governing the combined travel, meal, and lodging expenses for any one travel event, incurred by its employees and officers to be effective 3/2/17; and

**WHEREAS**, expenses for travel, meals and lodging of the Executive Director/Chief Executive Officer and any member of the Board of Commissioners of the Lake County Housing Authority may only be approved by roll call vote at an open meeting of the Board of Commissioners of the Lake County Housing Authority;

**NOW, THEREFORE, BE IT RESOLVED**, that the Board of Commissioners of the Housing Authority of the County of Lake hereby grants approval of the Expense Reports as attached here for a member of the Board of Commissioners and/or for the Executive Director.

(See Exhibits 09, 10)

After discussion Commissioner Mull moved, seconded by Commissioner Malter to adopt Resolution 2022-36.

Roll Call Vote:

Ayes: .....Idleburg, Malter, Mull, Nozicka, Considine

Nays: .....None

Absent: .....Jordan

Abstain: .....None

Motion:.....Carries

Adopted and passed by the Board of Commissioners of the Housing Authority of the County of Lake, Illinois on July 7, 2022.

Resolution 2022-37 Reaffirmation of Resolution 2022-29 as Amended: Authorization To Execute Grant Agreement for The Federal Home Loan Bank Housing Counseling Resource Program

The Board approved Resolution 2022-29 on 4/21/22. The Resolution authorized ED/CEO Lorraine Hocker to execute all documents, on behalf of LCHA, in connection with the Housing Counseling Resource Program HCRP.

The funding for HCRP is provided/distributed by the Illinois Housing Development Authority (IHDA). IHDA required revisions to Resolution 2022-29 to be acceptable.

- Funding Agreement needs to be changed to Grant Agreement
- Removal of reference to a “Conditional Commitment Letter,” not required for this Grant
- The reference to LCHA needs to have an additional tag, “unit of local government”

IHDA needed the amended (approved) Resolution prior to this Board Meeting. Therefore, we have implemented the changes, obtained new authorization signatures, and are presenting the revised Resolution 2022-37 for reaffirmation.

After discussion, Commissioner Malter introduced the following Resolution:

**RESOLUTION 2022-37**

**AUTHORIZATION TO EXECUTE GRANT AGREEMENT FOR THE FEDERAL HOME LOAN BANK HOUSING COUNSELING RESOURCE PROGRAM**

**WHEREAS**, In January 2022, the Illinois Housing Development Authority (“IHDA”) announced its request for applications (RFA) for the Housing Counseling Resource Program (“HCRP”), a program providing grants to housing counseling agencies in Illinois to expand service to minority homebuyers and aims to generate increased organizational engagement with minority homebuyers due to expanded reach; and

**WHEREAS**, Lake County Housing Authority (LCHA), an Illinois unit of local government, submitted an application to IHDA for the HCRP as it wishes to expand services to minority homebuyers and low-to moderate-income homebuyers through its Housing Counseling Program; and

**WHEREAS**, by email dated 4/15/22, IHDA notified Lake County Housing Authority it was selected for participation in the Housing Counseling Resource Program (HCRP) and is to be awarded a grant of \$145,000; and

**WHEREAS**, IHDA noted LCHA’s participation in the Program is contingent upon submission of the Grant Agreement and LCHA’s successful closing with IHDA’s Legal Department; and

- WHEREAS**, IHDA will require the LCHA Board of Commissioners to formally approve
- Acceptance of a grant in an amount not to exceed One Hundred Forty-Five Thousand and 00/100 Dollars (\$145,000.00) (the “Grant”) and
  - Certify LCHA will use the Grant funds solely and exclusively for eligible activities in connection with Program and for no other purpose; and

**WHEREAS**, the Lake County Housing Authority deems it to be in the best interest of the Lake County community to accept the Grant;

**THEREFORE, BE IT RESOLVED**, that the Lake County Housing Authority is authorized to accept the Grant Agreement for the Program (the “Agreement”) with the Authority (IHDA) wherein the Lake County Housing Authority agrees to perform Program services in return for the Grant; and

**BE IT FURTHER RESOLVED** that the Lake County Housing Authority hereby accepts the Grant, agrees to deliver and/or execute the Grant Agreement and any and all other instruments, certifications and agreements as may be necessary or desirable for the Lake County Housing Authority 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 Hocker, Chief Executive Officer of the Corporation, or her designee 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 Lake County Housing Authority as they deem necessary to effectuate the foregoing Resolutions; and

**BE IT FURTHER RESOLVED** that the Lake County Housing Authority hereby ratifies, authorizes, confirms and approves any prior action of the Lake County Housing Authority taken in furtherance of the foregoing Resolutions and any and all documents and instruments previously executed on behalf of the Lake County Housing Authority in connection with the Grant.

(See Exhibits 11, 12a, 12)

After discussion Commissioner Malter moved, seconded by Commissioner Idleburg to adopt Resolution 2022-37.

Roll Call Vote:

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

Adopted and passed by the Board of Commissioners of the Housing Authority of the County of Lake, Illinois on July 7, 2022.

Resolution 2022-38 Authorization To Submit The Section 18 Disposition Application And Execute Sales Contract For Eleven (11) Properties In The Communities of Antioch, Beach Park, Grayslake, Lake Zurich and Mundelein - AMPs 4 & 5

LCHA continues to reposition its Public Housing portfolio, specifically its Scattered Sites. As such, LCHA is proposing to sell single-family properties in Antioch, Beach Park, Grayslake, Lake Zurich and Mundelein - AMPs 4 & 5.

Section 18 of the United States Housing Act of 1937 (USHA) provides that public housing agencies (PHAs) may demolish or dispose of public housing with approval from the Department of Housing and Urban Development (HUD).

LCHA is in the process of consulting with the residents and local governmental officials regarding the disposition of this property. The properties with current Public Housing tenants will be offered alternative housing. LCHA fully intends to comply with the relocation provisions of Section 18. We seek the Board's approval to submit the Section 18 Application for these eleven (11) properties.

After discussion, Commissioner Malter introduced the following Resolution:

**RESOLUTION 2022 - 38**

**AUTHORIZATION TO SUBMIT THE SECTION 18 DISPOSITION APPLICATION AND EXECUTE SALES CONTRACT FOR ELEVEN (11) PROPERTIES IN THE COMMUNITIES OF ANTIOCH, BEACH PARK, GRAYSLAKE, LAKE ZURICH AND MUNDELEIN - AMPS 4 & 5**

**WHEREAS**, the Lake County Housing Authority (LCHA) owns single-family residential property in the communities of Antioch, Beach Park, Grayslake, Lake Zurich and Mundelein – AMPs 4 & 5; and

**WHEREAS**, LCHA desires to sell the property to the general public and/or non-profit instrumentalities as it aligns with the PHA's goals and Public Housing reposition strategy; and

**WHEREAS**, as directed by HUD, LCHA conducted a meeting with the Resident Advisory Board and received letters of support from the official of the correlating local governmental body; and

**WHEREAS**, in order to obtain the approval of U.S. Department of Housing and Urban Development (HUD), pursuant to Section 18 of the 1937 Housing Act, 24 CFR part 970 and PIH Notice 2018-04 LCHA needs to submit a disposition application to the Special Applications Center (SAC) office at HUD;

**NOW, THEREFORE BE IT RESOLVED**, that the Board of Commissioners of the Housing Authority of the County of Lake Approves and Authorizes the Submission of the Section 18 Disposition Applications for the properties listed above to the U.S. Department of Housing and Urban Development; and

**BE IT FURTHER RESOLVED**, the LCHA Executive Director is authorized to execute the final form of the agreements and any supporting HUD documents to facilitate the sale of the property above; and

**BE IT FURTHER RESOLVED**, if the Section 18 applications are accepted and approved by HUD, the Executive Director/CEO is authorized to execute applicable contract sales agreements and take all actions necessary to dispose of the property shown above without further deliberation or action by the Board of Commissioners of Lake County, IL.

(See Exhibit 13)

After discussion Commissioner Malter moved, seconded by Commissioner Nozicka to adopt Resolution 2022-38.

Roll Call Vote:

Ayes: .....Idleburg, Malter, Mull, Nozicka, Considine

Nays: .....None

Absent: .....Jordan



Abstain: .....None  
Motion: .....Carries

Adopted and passed by the Board of Commissioners of the Housing Authority of the County of Lake, Illinois on July 7, 2022.

Resolution 2022-39 Authorization to Destroy Executive Session Audio Recordings  
Prior To January 1, 2021

In 2013, by Resolution 2013-194 the Board first approved the destruction of Executive Session Audio Recordings, in accordance with the Open Meetings Act, and provided the provision for a semi-annual review of Executive Session Audio Recordings further eligible for destruction. The approved written minutes of all Executive Sessions remain on file. Audio recordings may be destroyed after they have been retained for at least 18 months after the making of the recording.

This Resolution only considers the destruction of the audio recordings made before January 1, 2021. Two (2) additional audio recordings are now eligible and recommended for destruction.

After discussion, Commissioner Malter introduced the following Resolution:

**RESOLUTION NO. 2022-39**

**AUTHORIZATION TO DESTROY  
EXECUTIVE SESSION AUDIO RECORDINGS PRIOR TO 1/1/2021  
IN ACCORDANCE WITH THE OPEN MEETINGS ACT**

**WHEREAS**, the Illinois Open Meetings Act provides for Executive Sessions from time to time; and

**WHEREAS**, per 5 ILCS 120 Open Meetings Act, Section 2.06 (a), a verbatim audio or video recording is required for all closed sessions; and

**WHEREAS**, per 5 ILCS 120 Open Meetings Act, Section 2.06 (c) the verbatim record may be destroyed without notification to or the approval of a records commission or the State Archivist under the Local Records Act or the State Records Act; and

**WHEREAS**, the Executive Session Audio Recordings prior to January 1, 2021 have been retained for at least 18 months after the making of the recording; and

**WHEREAS**, the written Minutes of the Executive Sessions prior to January 1, 2021 have been approved by a majority of a quorum of the Board of Commissioners; and

**WHEREAS**, the adoption of this Resolution signifies the authorization of destruction by the entity which held the meeting; and

**WHEREAS**, this Resolution has been voted upon in an open, public forum;

**NOW THEREFORE, BE IT RESOLVED** that all Executive Session Audio Verbatim Recordings prior to January 1, 2021 will be erased or destroyed; and

**BE IT FURTHER RESOLVED**, the Board of Commissioners will review qualifying Executive Session Audio Recordings forward on a semi-annual basis.

(See Exhibit 14)

After discussion Commissioner Malter moved, seconded by Commissioner Mull to adopt Resolution 2022-39.

Roll Call Vote:

Ayes: .....Idleburg, Malter, Mull, Nozicka, Considine

Nays: .....None

Absent: .....Jordan

Abstain: .....None

Motion: .....Carries

Adopted and passed by the Board of Commissioners of the Housing Authority of the County of Lake, Illinois on July 7, 2022.

Resolution 2022-40 Semi-Annual Review of Executive Session Minutes

In accordance with the Open Meetings Act, the Executive Session Minutes must be reviewed semi-annually to either allow for release to the public or to remain closed. There have been two (2) executive sessions dealing with Review of Executive Session Audio Recordings, Executive Session Minutes and Personnel Issues. All are recommended to remain closed to the public.

If you desire discussion of these minutes, prior to voting, an Executive Session will be called. Otherwise, the Resolution is attached.

After discussion, Commissioner Mull introduced the following Resolution:

**RESOLUTION NO. 2022-40**

**SEMI-ANNUAL REVIEW OF EXECUTIVE SESSION MINUTES**

**WHEREAS**, the Illinois Open Meetings Act provides for Executive Sessions from time to time; and

**WHEREAS**, the Act requires a semi-annual review of Executive Session Minutes to determine whether or not such Minutes may be available for public inspection; and

**WHEREAS**, the Board of Commissioners has reviewed Executive Session Minutes from the Executive Sessions held on:

January 20, 2022 .....Review of Executive Session Audio Recordings, Executive Session Minutes and Personnel Issues;

March 17, 2022 .....Personnel Matters;

**NOW, THEREFORE, BE IT RESOLVED** that since both (2) sessions were devoted to Personnel Issues, none of the sessions are determined to be available for public inspection.

(See Exhibit 15)

After discussion Commissioner Mull moved, seconded by Commissioner Malter to adopt Resolution 2022-40.

Roll Call Vote:

Ayes: .....Idleburg, Malter, Mull, Nozicka, Considine

Nays: .....None

Absent: .....Jordan

Abstain: .....None

Motion:.....Carries

Adopted and passed by the Board of Commissioners of the Housing Authority of the County of Lake, Illinois on July 7, 2022.

Resolution 2022-41 Approval of and Authorization to Submit PHA Annual Plan FY 2023

The PHA Plan is a comprehensive guide to public housing agency (PHA) policies, programs, operations, and strategies for meeting local housing needs and goals. There are two parts to the PHA Plan: the 5-Year Plan, which each PHA submits to HUD once every 5th PHA fiscal year, and the Annual Plan, which is submitted to HUD every year by non-qualified<sup>6</sup> agencies.

The HUD-required Resident Advisory Board Meeting was held 4/13/22 and the required Public Hearing was held 6/1/22. Despite outreach efforts, there were no participants and no written requests for information or changes. The summaries of the RAB meeting and the Public Hearing are attached. (See Exhibits 19, 20)

The Resolution is seeking Board approval to submit the plan.

After discussion, Commissioner Malter introduced the following Resolution:

**RESOLUTION 2021-41**

**APPROVING AND AUTHORIZING THE SUBMISSION OF  
THE FY 2023 ANNUAL PHA PLAN**

**WHEREAS**, the United States Housing Act of 1937 as amended by Section 511 of the Quality Housing and Work Responsibility Act of 1998 (QHWRA) created the requirement for submission of 5-Year and Annual PHA Plans by all PHAs administering the Public Housing and/or Housing Choice Voucher (HCV) programs; and

**WHEREAS**, pursuant to 24 CFR 903, the Housing Authority of the County of Lake (LCHA) is required to submit a PHA Annual Plan; and

**WHEREAS**, LCHA has been determined to be a *Standard Performing* PHA under the Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) as of the last annual assessment of the PHA before the submission of the 5-Year or Annual Plans and therefore required to submit a Standard Performing Annual Plan; and

---

<sup>6</sup> Non-Qualified is defined as less than 500 total public housing units & HCV vouchers.

**WHEREAS**, the attached FY 2023 Annual PHA Plan has been drafted in consultation with the Authority’s Resident Advisory Board; and

**WHEREAS**, the requisite public notices and hearings have been given and held; and

**WHEREAS**, the Executive Director/Chief Executive Officer has prepared said plans as attached, and requests that the Board of Commissioners of the Housing Authority of the County of Lake approve and authorize submission to the US Department of Housing and Urban Development;

**NOW, THEREFORE, BE IT RESOLVED**, that the Board of Commissioners of the Housing Authority of the County of Lake Approves and Authorizes the Submission of the PHA FY 2023 Annual Plan to the U.S. Department of Housing and Urban Development as presented; and

**BE IT FURTHER RESOLVED** that the Chairman is authorized and directed to sign the PHA Certifications of Compliance with the PHA Plans and Related Regulation Board Resolution to accompany the PHA Plan.

(See Exhibits 16, 17, 18)

After discussion Commissioner Malter moved, seconded by Commissioner Idleburg to adopt Resolution 2022-41.

Roll Call Vote:

Ayes: .....Idleburg, Malter, Mull, Nozicka, Considine

Nays: .....None

Absent: .....Jordan

Abstain: .....None

Motion:.....Carries

Adopted and passed by the Board of Commissioners of the Housing Authority of the County of Lake, Illinois on July 7, 2022.

#### Commissioner Roundtable – Discussion

A question was raised as to who our (LCHA in specific) is our voice in Springfield. Ms. Hocker explained there are several national organizations that represent housing authorities:

- National Association of Housing and Redevelopment Officials – NAHRO
- The Illinois Chapter of NAHRO - IL NAHRO
- The North Central Regional Council of NAHRO - NCRC NAHRO
- Public Housing Authorities Directors Association – PHADA
- Council of Large Public Housing Authorities – CLPHA

Ms. Hocker further reported our workings with Rep. Bradley Schneider and Rep. Lauren Underwood.

Commissioner Mull congratulated ED/CEO Hocker on the successes of the REAC score and the FSS team for helping to guide families upwards. In response to a comment, Ms. Hocker explained although no additional families are begin admitted to the FSS program, LCHA continues to motivate and support the current roster of FSS families. LCHA is in the process of reconstructing its FSS Action Plan to meet HUD revisions. It is anticipated new families will be permitted with the approval of the final FSS Action Plan.

Executive Session – Review of Executive Session Audio Recordings,  
Executive Session Minutes and Personnel Matters

At 1:11 p.m. Commissioner Idleburg moved, seconded by Commissioner Mull to go into Executive Session to discuss Review of Executive Session Audio Recordings, Executive Session Minutes and Personnel Matters. The Board voted as follows: Ayes: Idleburg, Malter, Mull, Nozicka, Considine. Nays: None. Absent and Not Voting: Jordan. Motion Carries.

The Board returned to open session at 1:23 p.m. and roll call was taken. Present: Idleburg, Malter, Mull, Nozicka, Considine. Absent: Jordan.

The Board discussed Review of Executive Session Audio Recordings, Executive Session Minutes and Personnel Issues. No action was taken during the Executive Session.

There being no further business to come before the Board, Commissioner Malter moved, seconded by Commissioner Mull to adjourn the meeting. The Board voted as follows: Ayes: Idleburg, Malter, Mull, Nozicka, Considine. Nays: None. Absent and Not Voting: Jordan. Motion Carries. Meeting adjourned at 1:24 p.m.

---

Kevin Considine  
Vice Chair

---

Lorraine Hocker, Executive Director/CEO  
Secretary/Treasurer