

Pursuant to Executive Order 2020-07 & 2020-18 signed by Governor Pritzker and guidance provided by legal counsel, the Lake County Housing Authority conducted this meeting by use of telephonic or electronic means without a physical quorum present in the boardroom. Public access to this meeting was available as follows: Call: 1 312-626-6799 and Enter Meeting ID 893 2281 7211.

Consequently, the April 15, 2021 Regular Board Meeting 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).

The Regular Board Meeting of the Commissioners of the Housing Authority of the County of Lake, Illinois, was held April 15, 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
Susan Malter, Commissioner
Irina Mishalov, Commissioner
Beverly Mull, Commissioner

Absent: John Idleburg, Commissioner

Present: (Physically present at 33928 North US Highway 45, Grayslake, IL 60030.)
LCHA Staff: 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 12:30 p.m. on Tuesday, April 13, 2021 at the principal office, 33928 North US Highway 45, Grayslake, IL 60030 and on the Agency's website, www.lakecountyha.org.

ROLL CALL

Noting that a quorum of Commissioners was present, Chairman Jordan called the meeting to order at 12:33 p.m. Roll call was taken, and the following Commissioners were present: Considine, Malter, Mishalov, Mull, Jordan. Absent: Idleburg.

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 April 15, 2021 are to be read at the appropriate time in the agenda.

Minutes of the Regular Board Meeting

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Preceding the beginning of the Special Meeting on 3/25/21, three (3) voice mail messages were received as Public Comment. They are being reflected here for transparency.

- Two (2) residents of Shiloh Towers in Zion expressed a concern regarding disregard of the non-smoking policy at Shiloh and the level of oversight by management.
- One (1) resident of Shiloh Towers, Zion complimented Property Manager Rich Jeswani. She also requested the issue of loud music be addressed.

No additional Public Comments were submitted either by email or telephone by 9:00 a.m. on 4/15/21. Chairman Jordan opened the floor for public comment. No one requested to be heard.

MINUTES – 3/18/21 REGULAR MEETING

MINUTES – 3/18/21 EXECUTIVE SESSION- PERSONNEL MATTERS

MINUTES – 3/25/21 SPECIAL MEETING

After discussion, Vice Chairman Considine moved, seconded by Commissioner Mull to approve the Minutes of the March 18, 2021 Regular and Executive Session Minutes – Personnel Matters and the Minutes of the March 25, 2021 Special Meeting. The Board voted as follows: Ayes: Considine, Malter, Mishalov, Mull, Jordan. Nays: None. Absent and Not Voting: Idleburg. Motion Carries.

FINANCE REPORT

The list of bills and financial report were submitted by Chief Financial Officer Khadija Darr. (See Exhibits 09, 10)

CFO Khadija Darr reported the agency is in a good position. She stated the Central Office Cost Center is operating at a slight deficit as LCHA has not yet recognized the Capital Fund Program funding for 2021. The Housing Choice Voucher program was funded at 98% and the reserves are doing well.

She stated public housing rent collections are doing good. They are under-budget by approximately 2%.

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

REPORTS

The following reports for March 2021 were provided.

Procurement..... Aaron Broeski, Project Manager
(Exhibit 01)

Housing Choice Voucher, PBV¹, Jennifer Ferguson, Director of HCV & Compliance
Portability & Collections (Exhibit 02)

¹ Project-Based Vouchers

FSS², Housing Counseling, Heidi Semenek, Dir. of FSS & Special Programs
Mainstream Vouchers & FUP³ (Exhibit 03)

Human Resources..... Lefran Elgezdi, Director of Human Resources
(Exhibit 04)

FOIA/OMA⁴, Travel-Training Valerie Rogers, Executive Secretary/FOIA & OMA
(Exhibit 05)

Other Matters

1. LCHA took advantage of the opportunity to register the entire LCHA agency for one price at several upcoming virtual conferences. Consequently, you may have received emails confirming your registration. Both contain useful, helpful and relevant information if your schedule allows you to participate. LCHA is a member of both organizations.

Illinois Association of Housing Authorities (IAHA)

IAHA was formed to unite the housing authorities in the State of Illinois to use its resources to evaluate, educate, exchange ideas, and address the membership's individual and collective needs. The Association advocates for funding and policies, regulations and legislature that assists its members in carrying out this mission of providing decent, safe and sanitary housing to the tens of thousands of clients its' members serve. IAHA holds the Maintenance & Management Clinic annually.

- IAHA Maintenance & Management Clinic, April 14 & 15, 2021.
(Link to the Agenda)

https://iahaonline.org/images/meeting/041421/iaha_2021_mmc_agenda_as_of_2.18.2021.pdf

(Link to the Descriptions.)

https://iahaonline.org/images/meeting/041421/iaha_maintenance_and_management_clinic_descriptions_2021.pdf

Public Housing Authorities Directors Association (PHADA)

PHADA provides its members with important information, professional development, and advocacy to help them administer adequate, safe housing for those in need across America. PHADA also works closely with members of Congress in efforts to develop sensible and effective public housing statutes and obtain adequate funding for low-income housing programs, in addition to advocating before the U.S. Department of Housing and Urban Development (HUD) on a variety of regulations governing public housing nationwide. PHADA holds three (3) conferences a year: Commissioners' Conference in January, Annual Convention in May, and Legislative Forum in September.

- PHADA's 2021 Virtual Annual Convention & Exhibition, May 17-18, 2021.
(Link to the Agenda with Descriptions.)

https://whova.com/embedded/event/annua3_202105/?utc_source=ems#tab118

2. LCHA conducted the 2021 Annual Update to all waiting lists applicants. This helps verify applicants are reachable when units become available. Paper forms were mailed to be returned within 2 weeks (by 1/27/21). Applicants are required to respond by returning the form, a letter or by email. The form

² Family Self-Sufficiency Program

³ Family Unification Program

⁴ Freedom of Information Act. Open Meetings Act.

also offered the opportunity to add their application to any open waiting list. The HCV Section 8 waiting list is still closed.

2020 Annual Waiting List Update	
Removed: No Response, Mail Returned, Did Not Qualify for Chosen Property (Notices sent for ineligible age, unit size, etc.)	Remaining on Waiting List
Beach Haven, Round Lake – 604	Beach Haven, Round Lake – 257
Hawley, Grayslake – 785	Hawley, Grayslake – 370
Kuester, Lake Zurich – 521	Kuester, Lake Zurich – 215
Millview, Antioch – 505	Millview, Antioch – 240
Orchard, Antioch - 481	Orchard, Antioch - 209
Shiloh, Zion – 718	Shiloh, Zion – 342
Warren, Gurnee – 843	Warren, Gurnee – 431
East Scattered Sites – 204	East Scattered Sites – 106
West Scattered Sites – 202	West Scattered Sites – 99
Total for PH Removed = 4,863	
HCV/Section 8 Removed = 1,194	HCV/Section 8 – 472
Total removed from all waiting lists for No Annual Response = 6,057	

3. Congratulations to Commissioner Mishalov on completing the Illinois Open Meetings Act training. (See Exhibit 06)

4. Resident Social Service Coordinator Alecia Boddie reported:

- Monday, April 5, 2021 residents from Warren Manor were notified that Warren Township would be administering the Johnson and Johnson vaccination. Approximately 7 residents received the vaccine.
- Tuesday, April 6, 2021 Lake County Health Department came to Hawley Manor to administer the Johnson and Johnson vaccine. 11 seniors received it.
- Several of our senior residents have made their own appointments to receive the vaccination either through Walgreens or the VA.
- As of 4/8/21, an approximate total of 82 seniors had been vaccinated.
- Note: these are just the numbers we received from the surveys that we mailed and were returned.
- On Friday, 4/9/21, the Lake County Health Department, through the CIMPAR⁵ medical group administered the Johnson & Johnson vaccine on-site to consenting LCHA Seniors at Kuester Manor, Wauconda, Beach Haven Towers, Round Lake Beach, Warren Manor, Gurnee and Shiloh Towers, Zion. The number of residents who participated:

Shiloh Towers – 12	Beach Haven – 22
Warren Manor – 7	John Kuester -1

⁵ Chicago Internal Medical Practice and Research (CIMPAR), a Melrose Park-based medical group

NOTE: After the Board Meeting of 4/15/21 and in response to a Commissioner inquiry, with the skilled help of Operations Analyst Valeria Figueroa, the number of unique individuals on all LCHA waiting lists is 1,539. The combined number of applications on all waiting lists after the annual update is 2,741. Applicants can apply to any/all open waiting lists.

5. LCHA is a well-organized and experienced HUD approved Housing Counseling Agency. Housing Counselor Liz Werning and her team have played an essential role in reducing evictions by providing information on tenant rights and fair housing issues; counseling on household budgeting; and connecting clients with community resources.

In recognition of this proficiency, LCHA has partnered with various agencies to market and/or distribute one-time grants to targeted end users. Some grant contracts require Board approval by Resolution. The grants may overlap and have unrecognizable acronyms. The attached spreadsheet is a work-in-progress but may help visualize the distribution channel from the producer to the consumer. (See Exhibit 07)

6. LCHA is in the lengthy process of presenting the HUD-required Public Housing Authority Annual Plan for FY 2022 (Annual PHA Plan) and the Capital Fund Program 5-Year Action Plan 2021-2025. The proposed plans are posted for a 45-day comment period, 3/26/21 through 5/11/21. They are on our website under [Latest News](#), [Event Calendar](#) or [About Us; Administrative Plans & Policies](#).

The Resident Advisory Board Meeting was held 4/13/21. LCHA received one comment for consideration. The RAB Meeting summary is attached. (See Exhibit 08)

7. ED/CEO Lorraine Hocker reported discussion has begun on a soft re-opening of LCHA offices as well as a re-opening of senior building community rooms for activities.
8. Ms. Hocker reported with the hiring of the Property Disposition Coordinator, Derek Eovaldi and the Director of Facilities, Zachary Stone, reports specific to their areas will be included with next month's Board packet.

NEW BUSINESS

Reaffirm Action Item from the 03/25/21 Special Board Meeting

1. Reaffirm the Authorization of the Acceptance of The Grant and To Enter Into The Funding Agreement for IHDA's Housing Stability Services (HSS) For The Illinois Rental Payment Program (ILRPP)

It is recommended to reaffirm any action items taken during a Special Meeting at the next Regular Board Meeting.

After discussion, Vice Chairman Considine introduced the following Resolution:

RESOLUTION 2021-41

REAFFIRM THE AUTHORIZATION OF THE ACCEPTANCE OF THE GRANT AND TO ENTER INTO THE FUNDING AGREEMENT FOR IHDA'S HOUSING STABILITY SERVICES (HSS) FOR THE ILLINOIS RENTAL PAYMENT PROGRAM (ILRPP)

WHEREAS, the Board of Directors of Lake County Housing Authority, a unit of local government (the “Corporation”) met on 25th of March, 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 Rental Payment Program (“ILRPP”) 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 Directors deems it to be in the best interest of the Corporation to accept the Grant;

NOW, THEREFORE, BE IT RESOLVED, the Board of Directors 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 Hocker the Executive Director 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 Directors 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 11, 12)

After discussion Vice Chairman Considine moved, seconded by Commissioner Malter to adopt Resolution 2021-41.

Roll Call Vote:

Ayes:Considine, Malter, Mishalov, Mull, Jordan

Nays:None

Absent:Idleburg

Abstain:None

Motion:.....Carries

Adopted and passed by the Board of Commissioners of the Housing Authority of the County of Lake, Illinois on April 15, 2021.

Reaffirm the Authorization to Execute The Federal Emergency Rental Assistance Program (FERA) Contract

The COVID Housing Relief Program (CHRP) which Lake County Housing Authority was a part of ended in December 2020. From July through December 30, 2020, CHRP partners received over 1,670 referrals for rent and utility assistance and served 2,087 residents (766 households) with \$2,194,773.40 in assistance!

This program was unprecedented in Lake County. LCHA helped shape this program and get information and resources to the community members most in need. Most of all, we kept our neighbors housed.

As was discussed with the Board 3/18/21, a new rental assistance program became available to Lake County residents impacted by COVID-19. Lake County's new program, called Federal Emergency Rental Assistance (FERA), will be implemented through community partners similar to the CHRP program. LCHA applied and was accepted to partner with the County of Lake in the FERA program. The program will assist Lake County residents with additional months of rent and utility assistance.

Lake County Housing Authority was awarded \$2,000,000 under the FERA program. Due to time restrictions within the program parameters, and after informal discussion with the Board 3/18/21, LCHA executed the contract with Lake County and is requesting reaffirmation of the acceptance and execution of the FERA contract.

After discussion, Commissioner Malter introduced the following Resolution:

RESOLUTION 2021-42

REAFFIRM THE AUTHORIZATION TO EXECUTE THE

FEDERAL EMERGENCY RENTAL ASSISTANCE PROGRAM (FERA) CONTRACT

WHEREAS, the Board of Commissioners ("Board of Commissioners") of the Housing Authority of the County of Lake, a unit of local government (the "Corporation"), do hereby adopt the following resolutions all of which are in accordance with the Articles of Incorporation and the By-Laws of the Corporation; and

WHEREAS, the COUNTY of LAKE (the "COUNTY") has issued and the Corporation has accepted, a contract which the County has agreed to issue a grant to distribute a portion of the Lake County ERA Funds up to \$2,000,000.00 ("Approved Maximum Grant") to the Corporation to cover the estimated eligible emergency rental assistance expenditures of Corporation as necessitated by the COVID-19 crisis; and

WHEREAS, the Board of Commissioners deems it to be in the best interest of the Corporation to enter into the Contract and 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 Contract with the County 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 Contract 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 Hocker the Executive Director/CEO 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 Contract and all other documents and instruments relating to the Grant to be delivered to the County 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 Directors 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 13, 14)

After discussion Commissioner Malter moved, seconded by Commissioner Mull to adopt Resolution 2021-42.

Roll Call Vote:

Ayes:Considine, Malter, Mishalov, Mull, Jordan

Nays:None

Absent:Idleburg

Abstain:None

Motion:.....Carries

Adopted and passed by the Board of Commissioners of the Housing Authority of the County of Lake, Illinois on April 15, 2021.

Authorization to Submit the Section 18 Disposition Application- 300 Park Avenue, Antioch, IL

ED/CEO Lorraine Hocker previously advised the Board of LCHA's intent to demolish and/or dispose of our public housing scattered site properties. On 10/15/20 we asked the Board's approval of LCHA submitting the Section 18⁶ Demo/Dispo application to HUD. HUD also requires a letter of support from the city/village/town of the property being considered. LCHA petitioned the relevant local governments for the letters. The responses were positive to our overall plan, but the paperwork lagged.

The Board approved the Section 18 Demo/Dispo applications which were then forwarded to HUD. HUD experienced staff changes, and the local city/villages did not supply an immediate *written* approval. We are happy to report the written approval has been received from Waukegan & Antioch but after LCHA Board approval.

⁶ Section 18 of the Housing Act of 1937

HUD requires a specific order of approval; local city/village and then LCHA Board. Therefore, we are requesting approval to submit the Section 18 Demo/Dispo applications to HUD for 300 Park Avenue, Antioch, IL This is only a change in the approval date by the Board. Resolutions are unchanged.

After discussion, Commissioner Malter introduced the following Resolution:

RESOLUTION 2021-43

AUTHORIZATION TO SUBMIT THE SECTION 18 DISPOSITION APPLICATION

FOR 300 PARK AVENUE, ANTIOCH, IL 60002

WHEREAS, the Lake County Housing Authority (LCHA) owns a vacant single-family residential property located at 300 Park Avenue, Antioch, IL and

WHEREAS, LCHA desires to sell the property to the general public as it aligns with the PHA's goals and Public Housing reposition strategy; 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 Application 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 located at 300 Park Avenue, Antioch, IL.

(See Exhibit 15)

After discussion Commissioner Malter moved, seconded by Commissioner Mull to adopt Resolution 2021-43.

Roll Call Vote:

Ayes:Considine, Malter, Mishalov, Mull, Jordan

Nays:None

Absent:Idleburg

Abstain:None

Motion:Carries

Adopted and passed by the Board of Commissioners of the Housing Authority of the County of Lake, Illinois on April 15, 2021.

Adopting a Revised Public Housing Admission and Continued Occupancy Policy (ACOP)

LCHA is in the process of reviewing pertinent documents for compliance with applicable regulations with the Department of Housing and Urban Development. A collaboration was done with a well-regarded

consultant and the changes proposed to the ACOP, Dwelling Lease, Pet Policy and Grievance Procedure have resulted. In addition to issues of HUD compliance, it was discovered inconsistencies between documents and a need to simplify and clarify policies and procedures for daily management.

All proposed revisions have been available for public review and comment for a forty-five (45) day period from 2/15/21 through 4/1/21. The proposed changes have been posted in all LCHA offices and on our resident building's bulletin boards. The summaries and plans were also available on our website (www.lakecountyha.org)

A Resident Advisory Board Meeting was held 3/9/21. LCHA has reviewed the RAB Meeting comments but has determined that no further modifications are needed to these documents. No written comments were received during the comment period. The public hearing was held 4/13/21 at 3:00 p.m. although no members of the public joined.

Resolution 2021-44, Exhibits 16, 17, 18:

After discussion, Vice Chairman Considine introduced the following Resolution:

RESOLUTION 2021-44

ADOPTING A REVISED PUBLIC HOUSING ADMISSIONS AND

CONTINUED OCCUPANCY POLICY (ACOP)

WHEREAS, the Admissions and Continued Occupancy Policy adopted in 2016 does not comply with the applicable regulations of the Department of Housing and Urban Development(Specifically 24 CFR Parts 5, 100 and 960); and

WHEREAS, the 2016 Admissions and Continued Occupancy Policy is not fully consistent with LCHA's Dwelling Lease; and

WHEREAS, the 2016 Admissions and Continued Occupancy Policy fails to address property management issues that arise regularly; and

WHEREAS, LCHA's operational effectiveness and regulatory compliance would be improved by a simpler and clearer policy document; and

WHEREAS, residents and staff have had ample opportunity to comment on the new document and their comments have been given full consideration; and

WHEREAS, a summary of the changes made to the 2016 policy is attached;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Lake County Housing Authority adopts the attached Admissions and Continued Occupancy Policy.

(See Exhibits 16, 17, 18)

After discussion Vice Chairman Considine moved, seconded by Commissioner Malter to adopt Resolution 2021-44.

Roll Call Vote:

Ayes:Considine, Malter, Mishalov, Mull, Jordan

Nays:None

Absent:Idleburg

Abstain:None

Motion:Carries

Adopted and passed by the Board of Commissioners of the Housing Authority of the County of Lake, Illinois on April 15, 2021.

Adopting A Revised Pet Policy

After discussion, Commissioner Malter introduced the following Resolution:

RESOLUTION 2021- 45

ADOPTING A REVISED PET POLICY

WHEREAS, the Pet Policy currently in use by LCHA’s staff does not comply with the applicable regulations of the Department of Housing and Urban Development (Specifically 24 CFR Parts 5, 8, 100 and 960); and

WHEREAS, the current Pet Policy is not fully consistent with Fair Housing and Civil Rights laws with respect to protection of the rights of individuals with disabilities; and

WHEREAS, the attached Pet Policy is fully consistent with the all applicable statutes regulations, and HUD Guidance; and

WHEREAS, LCHA’s operational effectiveness and regulatory compliance would be improved by a simpler and clearer Pet Policy; and

WHEREAS, residents and staff have had ample opportunity to comment on the new document and their comments have been given full consideration; and

WHEREAS, a summary of the changes incorporated in the new Pet Policy is attached;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Lake County Housing Authority adopts the attached Pet Policy.

(See Exhibits 19, 20, 21)

After discussion Commissioner Malter moved, seconded by Vice Chairman Considine to adopt Resolution 2021-45.

Roll Call Vote:

Ayes:Considine, Malter, Mishalov, Mull, Jordan

Nays:None

Absent:Idleburg

Abstain:None

Motion:Carries

Adopted and passed by the Board of Commissioners of the Housing Authority of the County of Lake, Illinois on April 15, 2021.

Adopting A Revised Public Housing Grievance Procedure

After discussion, Commissioner Malter introduced the following Resolution:

RESOLUTION 2021-46

ADOPTING A REVISED PUBLIC HOUSING GRIEVANCE PROCEDURE

WHEREAS, the Grievance Procedure currently in use by LCHA's staff does not comply with the applicable regulations of the Department of Housing and Urban Development (Specifically 24 CFR Part 966, Subpart B); and

WHEREAS, the Grievance Procedure is not fully consistent with LCHA's Admissions and Continued Occupancy Policy and Dwelling Lease; and

WHEREAS, the attached Grievance Procedure is consistent with the new 2021 Admissions and Occupancy Policy and the 2021 Dwelling Lease; and

WHEREAS, the current Grievance Procedure is unduly time consuming; and

WHEREAS, LCHA's operational effectiveness and regulatory compliance would be improved by a simpler and clearer Grievance Procedure; and

WHEREAS, residents and staff have had ample opportunity to comment on the new document and their comments have been given full consideration; and

WHEREAS, a summary of the changes incorporated in the new Grievance Procedure is attached;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Lake County Housing Authority adopts the attached Public Housing Grievance Procedure.

(See Exhibits 22, 23, 24)

After discussion Commissioner Malter moved, seconded by Vice Chairman Considine to adopt Resolution 2021-46.

Roll Call Vote:

Ayes:Considine, Malter, Mishalov, Mull, Jordan

Nays:None

Absent:Idleburg

Abstain:None

Motion:Carries

Adopted and passed by the Board of Commissioners of the Housing Authority of the County of Lake, Illinois on April 15, 2021.

Adopting A Revised Public Housing Dwelling Lease

After discussion, Commissioner Malter introduced the following Resolution:

RESOLUTION 2021-47

ADOPTING A REVISED PUBLIC HOUSING DWELLING LEASE

WHEREAS, the Dwelling Lease currently in use by LCHA's staff does not comply with the applicable regulations of the Department of Housing and Urban Development (Specifically 24 CFR Part 966); and

WHEREAS, the Dwelling Lease is not fully consistent with LCHA's Admissions and Continued Occupancy Policy; and

WHEREAS, the attached Lease is consistent with the new 2021 Admissions and Continued Occupancy Policy; and

WHEREAS, the current dwelling lease fails to protect the residents and the facilities adequately; and

WHEREAS, LCHA's operational effectiveness and regulatory compliance would be improved by a simpler and clearer Dwelling Lease; and

WHEREAS, residents and staff have had ample opportunity to comment on the new document and their comments have been given full consideration; and

WHEREAS, a summary of the changes incorporated in the new Lease is attached;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Lake County Housing Authority adopts the attached Public Housing Dwelling Lease.

(See Exhibits 25, 26, 27)

After discussion Commissioner Malter moved, seconded by Vice Chairman Considine to adopt Resolution 2021-47.

Roll Call Vote:

Ayes:Considine, Malter, Mishalov, Mull, Jordan

Nays:None

Absent:Idleburg

Abstain:None

Motion:Carries

Adopted and passed by the Board of Commissioners of the Housing Authority of the County of Lake, Illinois on April 15, 2021.

Approval of Illinois Public Housing Authorities Cooperative Agreement-LCHA &
North Chicago Housing Authority Housing Choice Voucher Program Administration

By Resolution 2019-73 on 6/27/19, the LCHA Board approved the Intergovernmental Agreement with North Chicago Housing Authority (NCHA) allowing NCHA to govern their Housing Choice Voucher (HCV) families residing in LCHA's jurisdiction while circumventing the formal portability process. This will be a benefit to NCHA's HCV Program by expanding the rental choices for their 138 vouchers and was at HUD's request. This is a reasonable alternative to repositioning or forfeiting the program. The Agreement expires 6/30/21 and a new Agreement is proposed.

After discussion, Commissioner Malter introduced the following Resolution:

RESOLUTION NO. 2021-48

APPROVAL OF ILLINOIS PUBLIC HOUSING AUTHORITIES COOPERATIVE

AGREEMENT — LCHA & NORTH CHICAGO HOUSING AUTHORITY HOUSING CHOICE

VOUCHER PROGRAM ADMINISTRATION

WHEREAS, the North Chicago Housing Authority (NCHA) through the U.S. Department of Housing and Urban Development and pursuant to the Housing Authorities Act ("Act") (310 ILCS10/1 et seq.) administers a Section 8 Housing Choice Voucher Program, wherein NCHA provides rental assistance via housing vouchers to low-income families; and

WHEREAS, NCHA serves families that may desire to reside in areas outside the corporate limits of North Chicago, but within Lake County, IL; and

WHEREAS, NCHA has requested that Lake County Housing Authority (LCHA) allow NCHA to administer its HCV Program outside NCHA's area of operation and within the Lake County Housing Authority's (LCHA) area of operation; and

WHEREAS, Section 30 of the Housing Authorities Act provides that a housing authority may operate outside of its area of operation by contract with another housing authority (310 ILCS 10/30); and

WHEREAS, Lake County Housing Authority consents and agrees to allow North Chicago Housing Authority to operate and administer its HCV program within the Lake County Housing Authority's area of operation as set forth in this Agreement; and

WHEREAS, the above-referenced PHAs are entering into this cooperative agreement in compliance with HUD regulations at 2 CFR 200.318 (e) for the express purpose of utilizing local resources and provide opportunities to underserved residents of both jurisdictions;

NOW, THEREFORE, BE IT RESOLVED, the attached Memorandum of Understanding will be incorporated as presented herein; and

BE IT FURTHER RESOLVED, this MOU commences on the date of signing this MOU by the signatories of the representative institutions and shall be in effect through June 30, 2026, unless earlier terminated or extended as provided therein.

(See Exhibits 28, 29)

After discussion Commissioner Malter moved, seconded by Commissioner Mull to adopt Resolution 2021-48.

Roll Call Vote:

Ayes:Considine, Malter, Mishalov, Mull, Jordan

Nays:None

Absent:Idleburg

Abstain:None

Motion:.....Carries

Adopted and passed by the Board of Commissioners of the Housing Authority of the County of Lake, Illinois on April 15, 2021.

Approval of Illinois Public Housing Authorities Cooperative Agreement-LCHA & North Chicago Housing Authority Housing Choice Voucher Program Administration Brookstone & Regency at Coles Park

Lake County Housing Authority has a ground lease in North Chicago for the family project, Brookstone at Coles Park and the senior project, Regency at Coles Park. LCHA's former 125-unit public housing project, Marion Jones Townhomes was the original footprint. LCHA developed Marion Jones in 1961, prior to the existence of the North Chicago Housing Authority (CHA) in 1976. LCHA continued administration of the Marion Jones project even after NCHA began operations.

When Marion Jones was demolished and the Brookstone and Regency projects were developed, LCHA and NCHA established an Intergovernmental Agreement for LCHA to administer its HCV program within NCHA's jurisdiction just for Brookstone and Regency. The Agreement will expire 6/30/21 and both agencies would like to continue the cooperative working arrangement.

After discussion, Commissioner Malter introduced the following Resolution:

RESOLUTION NO. 2021-49

APPROVAL OF ILLINOIS PUBLIC HOUSING AUTHORITIES COOPERATIVE

AGREEMENT — LCHA & NORTH CHICAGO HOUSING AUTHORITY

HOUSING CHOICE VOUCHER PROGRAM ADMINISTRATION

BROOKSTONE & REGENCY AT COLES PARK

WHEREAS, the Lake County Housing Authority (LCHA) through the U.S. Department of Housing and Urban Development and pursuant to the Housing Authorities Act ("Act") (310 ILCS10/1 et seq.) administers a Section 8 Housing Choice Voucher Program, wherein LCHA provides rental assistance via housing vouchers to low-income families; and

WHEREAS, LCHA serves families that may desire to reside in the corporate limits of North Chicago; and

WHEREAS, Lake County Housing Authority (LCHA) has requested that North Chicago Housing Authority (NCHA) allow LCHA to administer its HCV Program outside LCHA’s area of operation and within the North Chicago Housing Authority’s (NCHA) area of operation for the properties listed as Brookstone and Regency at Coles Park; and

WHEREAS, Section 30 of the Housing Authorities Act provides that a housing authority may operate outside of its area of operation by contract with another housing authority (310 ILCS 10/30); and

WHEREAS, North Chicago Housing Authority consents and agrees to allow Lake County Housing Authority to operate and administer its HCV program within the North Chicago Housing Authority’s area of operation as set forth in this Agreement; and

WHEREAS, the above-referenced PHAs are entering into this cooperative agreement in compliance with HUD regulations at 2 CFR 200.318 (e) for the express purpose of utilizing local resources and provide opportunities to underserved residents of both jurisdictions;

NOW, THEREFORE, BE IT RESOLVED, the attached Memorandum of Understanding will be incorporated as presented herein; and

BE IT FURTHER RESOLVED, this MOU commences on the date of signing this MOU by the signatories of the representative institutions and shall be in effect through June 30, 2026, unless earlier terminated or extended as provided therein.

(See Exhibits 30, 31)

After discussion Commissioner Malter moved, seconded by Commissioner Mull to adopt Resolution 2021-49.

Roll Call Vote:

Ayes:Considine, Malter, Mishalov, Mull, Jordan

Nays:None

Absent:Idleburg

Abstain:None

Motion:.....Carries

Adopted and passed by the Board of Commissioners of the Housing Authority of the County of Lake, Illinois on April 15, 2021.

Approval of MOU – Prairie State Legal Services – Fair Housing Compliance Assistance 2021-2024

Training all staff and employees in current Fair Housing regulations will ultimately benefit LCHA’s client base as well as the organization itself. Not only will this training create a field of protection against liability but allows those staff members to pass along the knowledge and materials provided by a certified, state-regulated legal resource to the clients themselves. Ideally, LCHA, as an organization will become a more tangible layer of protection for clients regarding their rights under fair housing law and in doing so truly manifest our organizational mantra ‘Service Above All Else’.

After discussion, Commissioner Malter introduced the following Resolution:

RESOLUTION 2021-50

APPROVING MEMORANDUM OF UNDERSTANDING-PRAIRIE STATE LEGAL SERVICES

FAIR HOUSING COMPLIANCE ASSISTANCE – 2021-2024

WHEREAS, housing discrimination, poverty and other social issues have negatively impacted many people in Lake County; and

WHEREAS, the Lake County Housing Authority (“LCHA”) is a HUD-funded housing agency and Prairie State Legal Services’ Fair Housing Project (“PSLS”) provides free legal advice, representation and other legal services to persons facing housing discrimination; and

WHEREAS, PSLS and the LCHA each recognize that the clients of one can benefit from the services provided by the other, and each agency desires to partner to provide a seamless community-based experience to individuals and families who are facing housing discrimination, social issues, and other legal problems throughout Lake County in the most efficient and compassionate way possible;

NOW, THEREFORE, BE IT RESOLVED, the attached Memorandum of Understanding will be incorporated as presented herein; and

BE IT FURTHER RESOLVED, this MOU commences on the date of signing this MOU by the signatories of the representative institutions and shall be in effect through February 28, 2024, provided PSLS maintains the necessary grant funding to continue the Fair Housing Program for Lake County.

(See Exhibits 32, 33)

After discussion Commissioner Malter moved, seconded by Commissioner Mull to adopt Resolution 2021-50.

Roll Call Vote:

Ayes:Considine, Malter, Mishalov, Mull, Jordan

Nays:None

Absent:Idleburg

Abstain:None

Motion:.....Carries

Adopted and passed by the Board of Commissioners of the Housing Authority of the County of Lake, Illinois on April 15, 2021.

Authorization for FY 2021/April Collection Losses-Public Housing

Writing off bad debts is a periodic event. All accounts have been terminated, skipped, evicted, etc. and sent to the collection agency.

After discussion, Vice Chairman Considine introduced the following Resolution:

RESOLUTION NO. 2021-52

AUTHORIZATION FOR FY 2021/APRIL COLLECTION LOSSES – PUBLIC HOUSING

WHEREAS, the policy of the Housing Authority of the County of Lake, Illinois is to write-off accounts of tenants that have been terminated from the program or the former tenant’s location is unknown;

THEREFORE, BE IT RESOLVED that the following tenant accounts are to be transferred to the allowance for doubtful accounts and sent to the Authority’s collection company.

<u>Account #</u>	<u>Amount</u>	<u>Amp</u>
0194-9	\$20.91	3
0245-5	\$555.91	3
0252-11	\$276.99	3
0300-4	\$1,008.57	4
TOTAL	\$1,862.38	

(See Exhibit 34)

After discussion Vice Chairman Considine moved, seconded by Commissioner Malter to adopt Resolution 2021-52.

Roll Call Vote:

Ayes:Considine, Malter, Mishalov, Mull, Jordan

Nays:None

Absent:Idleburg

Abstain:None

Motion:.....Carries

Adopted and passed by the Board of Commissioners of the Housing Authority of the County of Lake, Illinois on April 15, 2021.

Approval of MOU – LCHA & Employee Connections for the Illinois Youth Investment Program

As the State of Illinois begins to recover from the Covid-19 pandemic and moves to the next phase of the “Restore Illinois” plan, Governor Pritzker is committed to safely reopening the economy and moving forward together. Building on pre-pandemic efforts to attract new businesses to Illinois, put people to work on infrastructure and create opportunities for Illinois communities, phase four of the "Restore Illinois" plan calls for the reopening or expansion of several industries, allowing people to return to work. To ensure that Illinois’ at-risk youth population is not being left behind as the state begins to rebuild, the State is making an investment that will begin to ensure Illinois’ at-risk youth, 16-24, have an opportunity to participate in the employment successes of the State. The Illinois Youth Investment Program (IYIP) has been established to empower and support these young people 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 Illinois Youth Investment Program (IYIP) will greatly benefit our Public Housing Program. 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 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 Mull introduced the following Resolution:

RESOLUTION 2021-53

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 35, 36)

After discussion Commissioner Mull moved, seconded by Commissioner Malter to adopt Resolution 2021-53.

Roll Call Vote:

Ayes:Considine, Malter, Mishalov, Mull, Jordan

Nays:None

Absent:Idleburg

Abstain:None

Motion:.....Carries

Adopted and passed by the Board of Commissioners of the Housing Authority of the County of Lake, Illinois on April 15, 2021.

Approval of Amended FY 2020 Operating Budget

In a manner as prescribed by HUD, at the close of the fiscal year the Finance Department makes essential adjustments to the operating budget based on fiscal operating trends thus concurrently amending the current fiscal year's operating budget where deemed necessary.

After discussion, Commissioner Malter introduced the following Resolution:

RESOLUTION NO. 2021 - 57

APPROVAL OF AMENDED FY 2020 OPERATING BUDGET REVISION

WHEREAS, the attached FY 2020 Operating Budget Revision for the period October 1, 2019 through September 30, 2020 for Lake County Housing Authority is being presented to the Board of Commissioners for approval; and

WHEREAS, the expenditures shown in the Operating Budget Revision are necessary for the efficient and economical operation and administration of the Lake County Housing Authority's Low-Income Public Housing program for the purpose of serving low-income families; and

WHEREAS, the financial plan detailed in the FY 2020 Operating Budget Revision is reasonable in that it indicates a source of funds adequate to cover expenditures and does not provide for federal funding in excess of that payable under the HUD Annual Budget Authority; and

WHEREAS, all charges and expenditures set out in the FY 2020 Operating Budget revision will be consistent with the provisions of the law and the Annual Contributions Contract;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Lake County Housing Authority that the FY 2020 Operating Budget Revision attached hereto is hereby approved and staff is authorized to execute and submit the necessary documents to HUD's Financial Management Center.

(See Exhibits 44, 45)

After discussion Commissioner Malter moved, seconded by Vice Chairman Considine to adopt Resolution 2021-57.

Roll Call Vote:

Ayes:Considine, Malter, Mishalov, Mull, Jordan

Nays:None

Absent:Idleburg

Abstain:None

Motion:Carries

Adopted and passed by the Board of Commissioners of the Housing Authority of the County of Lake, Illinois on April 15, 2021.

Approval of Amended FY2021 Operating Budget

After discussion, Vice Chairman Considine introduced the following Resolution:

RESOLUTION NO. 2021 - 58

APPROVAL OF AMENDED FY 2021 OPERATING BUDGET REVISION

WHEREAS, the attached FY 2021 Operating Budget Revision for the period October 1, 2020 through September 30, 2021 for Lake County Housing Authority is being presented to the Board of Commissioners for approval; and

WHEREAS, the revised expenditures shown in the Operating Budget Revision are necessary for the efficient and economical operation and administration of the Lake County Housing Authority's Public Housing programs for the purpose of serving low-income families; and

WHEREAS, the financial plan detailed in the FY 2021 Operating Budget Revision is reasonable in that it indicates a source of funds adequate to cover expenditures and does not provide for federal funding in excess of that payable under the HUD Annual Budget Authority; and

WHEREAS, all charges and expenditures set out in the FY 2021 Operating Budget revision will be consistent with the provisions of the law and the Annual Contributions Contract;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Lake County Housing Authority that the FY 2021 Operating Budget Revision attached hereto is hereby approved and staff is authorized to execute and submit the necessary documents to HUD's Financial Management Center.

(See Exhibits 46, 45)

After discussion Vice Chairman Considine moved, seconded by Commissioner Malter to adopt Resolution 2021-58.

Roll Call Vote:

Ayes:Considine, Malter, Mishalov, Mull, Jordan

Nays:None

Absent:Idleburg

Abstain:None

Motion:.....Carries

Adopted and passed by the Board of Commissioners of the Housing Authority of the County of Lake, Illinois on April 15, 2021.

Bids

Operating Fund

1. Temporary Staff Services – Agency Wide

After discussion, Vice Chairman Considine introduced the following Resolution:

RESOLUTION NO. 2021-54
(OPERATING)
INFORMAL BID AWARD FOR PURCHASE OF
EQUIPMENT, MATERIALS, LABOR AND/OR SERVICES
TEMPORARY STAFFING SERVICES

WHEREAS, it has been found and determined that the bids received and shown on the attached bid tabulation were informally solicited by telephone or in writing from at least three (3) suppliers or in the case of a sole source supplier the requisite certification has been made; and

WHEREAS, it has been determined that the following purchase and contract is in accordance with HUD Regulations; and

WHEREAS, the following contractor is determined not to be on the HUD Debarred Contractors list;

NOW, THEREFORE, BE IT RESOLVED by the Commissioners of the Housing Authority of the County of Lake, Illinois, that the following bid is approved, and the appropriate staff are authorized to issue purchase orders for said equipment, materials, labor and/or services.

VENDOR	DESCRIPTION	LOCATION	AMOUNT
	Temporary Staffing Services	As Needed, Agency Wide	
Ajilon			55% Markup
Express Professionals.....			46% Markup
Brilliant			55% Markup

Submitted pricing is based on as needed services on a per task basis with extra services listed. It is recommended to have terms in place with all three (3) firms as there are different levels of employees that can be sourced from each. All hourly rates paid to the vendor are determined by LCHA, the hourly rate structure listed above are to detail the vendor markup terms with the amount paid to the employee to total the bill rate LCHA agrees on each task order.

(See Exhibits 37, 38)

After discussion Vice Chairman Considine moved, seconded by Commissioner Malter to adopt Resolution 2021-54.

Roll Call Vote:

Ayes:Considine, Malter, Mishalov, Mull, Jordan

Nays:None

Absent:Idleburg

Abstain:None

Motion:Carries

Adopted and passed by the Board of Commissioners of the Housing Authority of the County of Lake, Illinois on April 15, 2021.

2. Public Housing Access Control – Agency Wide

After discussion, Commissioner Mull introduced the following Resolution:

RESOLUTION NO. 2021-55

(OPERATING)

**INFORMAL BID AWARD FOR PURCHASE OF
EQUIPMENT, MATERIALS, LABOR AND/OR SERVICES
PUBLIC HOUSING ACCESS CONTROLS**

WHEREAS, it has been found and determined that the bids received and shown on the attached bid tabulation were informally solicited by telephone or in writing from at least three (3) suppliers or in the case of a sole source supplier the requisite certification has been made; and

WHEREAS, it has been determined that the following purchase and contract is in accordance with HUD Regulations; and

WHEREAS, the following contractor is determined not to be on the HUD Debarred Contractors list;

NOW, THEREFORE, BE IT RESOLVED by the Commissioners of the Housing Authority of the County of Lake, Illinois, that the following bid is approved, and the appropriate staff are authorized to issue purchase orders for said equipment, materials, labor and/or services.

<u>VENDOR</u>	<u>DESCRIPTION</u>	<u>LOCATION</u>	<u>AMOUNT</u>
Allied Tele-Com	Access Control	Agency Wide	\$32,852.08
	Annual Maintenance		\$3,548.00

(See Exhibits 39, 40)

After discussion Commissioner Mull moved, seconded by Commissioner Malter to adopt Resolution 2021-55.

Roll Call Vote:

Ayes:Considine, Malter, Mishalov, Mull, Jordan

Nays:None

Absent:Idleburg

Abstain:None

Motion:Carries

Adopted and passed by the Board of Commissioners of the Housing Authority of the County of Lake, Illinois on April 15, 2021.

3. Drain Cleaning – Senior Buildings – AMPs 2 & 3

After discussion, Vice Chairman Considine introduced the following Resolution:

RESOLUTION NO. 2021-56

(OPERATING)

INFORMAL BID AWARD FOR PURCHASE OF

EQUIPMENT, MATERIALS, LABOR AND/OR SERVICES

DRAIN CLEANING SERVICES – SENIOR BUILDINGS – AMPS 2 & 3

WHEREAS, it has been found and determined that the bids received and shown on the attached bid tabulation were informally solicited by telephone or in writing from at least three (3) suppliers or in the case of a sole source supplier the requisite certification has been made; and

WHEREAS, it has been determined that the following purchase and contract is in accordance with HUD Regulations; and

WHEREAS, the following contractor is determined not to be on the HUD Debarred Contractors list;

NOW, THEREFORE, BE IT RESOLVED by the Commissioners of the Housing Authority of the County of Lake, Illinois, that the following bid is approved, and the appropriate staff are authorized to issue purchase orders for said equipment, materials, labor and/or services.

<u>VENDOR</u>	<u>DESCRIPTION</u>	<u>LOCATION</u>	<u>AMOUNT</u>
Ben Franklin Plumbing	Drain Cleaning	AMPs 2 & 3	\$40,480.00

(See Exhibits 41, 42)

After discussion Vice Chairman Considine moved, seconded by Commissioner Mull to adopt Resolution 2021-56.

Roll Call Vote:

Ayes:Considine, Malter, Mishalov, Mull, Jordan

Nays:None

Absent:Idleburg

Abstain:None

Motion:Carries

Adopted and passed by the Board of Commissioners of the Housing Authority of the County of Lake, Illinois on April 15, 2021.

Commissioner Roundtable - Discussion

No discussion items were introduced.

Executive Session – Real Estate Transactions & Personnel Matters

At 1:05 p.m. Commissioner Mull moved, seconded by Commissioner Malter to go into Executive Session to discuss Real Estate Transactions & Personnel Matters. The Board voted as follows: Ayes: Considine, Malter, Mishalov, Mull, Jordan. Nays: None. Absent and Not Voting: Idleburg. Motion Carries.

The Board returned to open session at 1:14 p.m. and roll call was taken. Present: Considine, Malter, Mishalov, Mull, Jordan. Absent: Idleburg.

The Board discussed Real Estate Transactions and Personnel Matters. No action was taken during the Executive Session.

Approval of Sale of Vacant Land – 303 Clifton Drive, Round Lake Park, Lake County, IL – LCHA Rentals

LCHA purchased 303 Clifton Drive, Round Lake Park, in 2011 with non-federal dollars from HUD under HUD's Dollar Homes initiative. In 2012 the structure on this property was demolished as code requirements and general repairs were cost prohibitive. LCHA has determined the rebuilding on the property would be in contradiction to HUD's expressed measure to transition public housing units to a more sustainable platform. As evidenced in the Warranty Deed, HUD approval is not required for the sale of this property.

LCHA completed a Comparative Market Analysis in January 2020 and listed the property. LCHA has now received an offer and wishes to proceed with sale.

After discussion, Commissioner Mull introduced the following Resolution:

RESOLUTION 2021-51

APPROVAL OF THE SALE OF VACANT LAND

303 CLIFTON DRIVE, ROUND LAKE PARK, LAKE COUNTY, IL 60073

WHEREAS, the Lake County Housing Authority (LCHA) owns vacant land commonly known as 303 Clifton Drive, Round Lake Park, Lake County, IL 60073(the Property); and

WHEREAS, the Property was acquired as part of HUD's Dollar Homes initiative that helped local governments to foster housing opportunities for low to moderate income families by offering them the opportunity to purchase qualified HUD-owned homes for \$1 each; and

WHEREAS, no federal funds were utilized for the deposit or purchase of the Property; and

WHEREAS, by Board Resolution 2012-75, authorization was given to demolish the structure on this property as code requirements and general repairs were cost prohibitive; and

WHEREAS, the rebuilding on the Property would be in contradiction to HUD's expressed measure to transition public housing units to a more sustainable platform; and

WHEREAS, LCHA proposes to dispose of the Property at fair market value to the highest bidder; and

WHEREAS, the proposed disposition of the Property was included in the most recently approved PHA Plan;

NOW, THEREFORE, BE IT RESOLVED by the Lake County Housing Authority Board of Commissioners that the Board accepts the final offer for the Property submitted by Juan Garcia; and

BE IT FURTHER RESOLVED, that the Executive Director/CEO is hereby instructed to accept the offer for the Property at 303 Clifton Drive, Round Lake Park, Lake County, IL 60073 on behalf of the Board as well as any and all documents and papers necessary in connection with the closing and transfer of title of the Subject Property.

(See Exhibit 43)

After discussion Commissioner Mull moved, seconded by Commissioner Malter to adopt Resolution 2021-51.

Roll Call Vote:

Ayes:Considine, Malter, Mishalov, Mull, Jordan

Nays:None

Absent:Idleburg

Abstain:None

Motion:Carries

Adopted and passed by the Board of Commissioners of the Housing Authority of the County of Lake, Illinois on April 15, 2021.

ADJOURNMENT

There being no further business to come before the Board, Commissioner Mull moved, seconded by Commissioner Malter to adjourn the meeting. The Board voted as follows: Ayes: Considine, Malter, Mishalov, Mull, Jordan. Nays: None. Absent and Not Voting: Idleburg. Motion Carries. Motion Carries. Meeting adjourned at 1:16 p.m.

Dr. H. Lee Jordan, Jr.
Chairman

Lorraine Hocker, Executive Director/CEO
Secretary/Treasurer