

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 August 31, 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 August 31, 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
John Idleburg, Commissioner
Susan Malter, Commissioner
Irina Mishalov, Commissioner
Beverly Mull, Commissioner

Absent: Kevin Considine, Vice Chairman

(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 Friday, August 27, 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 32)

ROLL CALL

Noting that a quorum of Commissioners was present, Chairman Jordan called the meeting to order at 12:31 p.m. Roll call was taken, and the following Commissioners were present: Idleburg, Malter, Mishalov, Mull, Jordan. Absent: Considine.

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 August 31, 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. No one requested to be heard.

MINUTES – 7/8/21 ANNUAL MEETING
MINUTES – 7/8/21 REGULAR MEETING

After discussion, Commissioner Malter moved, seconded by Commissioner Idleburg to approve the Minutes of the July 8, 2021, Annual and Regular Meetings. The Board voted as follows: Ayes: Idleburg, Malter, Mishalov, Mull, Jordan. Nays: None. Absent and Not Voting: Considine. 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:

In response to a question, Khadija provided clarity of the Central Office cost center and the Business Activities cost center.

The COCC struggles but once we do a year end reallocation of resources and recognize revenues not yet recognized we should be in good standing.

Reserves are in good standing and continue to improve month over month.

Public Housing rent collection improved, 3% over budget.

Aside from COCC, most programs are operating at surplus.

The maintenance costs on Public Housing side exceed budget. We need to focus on this for next fiscal year. PH is still up at surplus.

Working on fiscal year 2022 budget for consideration by the Board for the September meeting.

In response to a question, Khadija explained the Housing Counseling Program revenues come from grant monies.

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

REPORTS

The following reports for July 2021 were provided.

- Public Housing Zachary Stone, Director of Facilities
(Exhibit 01)

- Procurement..... Aaron Broeski, Project Manager
(Exhibit 02)

Property Disposition.....	Derek Eovaldi, Property Disposition Coordinator (Exhibit 03)
Housing Choice Voucher, PBV ¹ , Portability & Collections	Jennifer Ferguson, Director of HCV & Compliance (Exhibit 04)
FSS ² , Housing Counseling, Mainstream Vouchers & FUP ³	Heidi Semenek, Director of FSS & Special Programs (Exhibit 05)
Human Resources.....	Lefran Elgezdi, Director of Human Resources (Exhibit 06)
FOIA/OMA ⁴ , Travel-Training	Valerie Rogers, Executive Secretary/FOIA & OMA (Exhibit 07)

Other Matters

1. **Housing Stability Counseling Program**

The American Rescue Plan Act of 2021 enacted on March 11, 2021, entrusts NeighborWorks America with implementing a \$100 million housing counseling program. NeighborWorks America has designed and will administer its new **Housing Stability Counseling Program** (HSCP) nationwide. The program aims to help eligible nonprofits and agencies that provide direct counseling services to individuals and families facing housing instability, such as eviction, foreclosure, and homelessness.

Available funds will be awarded through a competitive grant process and disbursed upon execution of a Grant Agreement, as outlined in this Funding Announcement. Of the available grant funds, 40% will be awarded to Applicants that target housing counseling services to minority and low-income populations facing housing instability or provide housing counseling services in neighborhoods having high concentrations of minority and low-income populations.

- The American Rescue Plan Act of 2021 entrusts NeighborWorks America with implementing the **Housing Stability Counseling Program** (HSCP).
- NeighborWorks allocates a portion of the funding to a State Housing Finance Agency (SHFA). In Illinois it is the Illinois Housing Development Authority (IHDA).
- IHDA only accepts applications through a HUD approved Intermediary.
- Housing Action Illinois (HAI) is LCHA's Intermediary through which we have applied.

Lake County Housing Authority has applied through HAI for the Housing Stability Counseling Program to be able to provide an increased level of counseling for those facing housing instability. Award announcements are scheduled to be made August 2021 and will be presented to the Board for consideration of acceptance.

¹ Project-Based Vouchers

² Family Self-Sufficiency Program

³ Family Unification Program

⁴ Freedom of Information Act. Open Meetings Act.

2. **Lake County Plan Year PY2021 Special Round Affordable Housing Application**

LCHA is pursuing disposition of its public housing scattered site units to reduce administrative burden, remove units with high operating costs or are otherwise infeasible to continue to operate as public housing. This is done by submitting a Section 18 application to HUD.

Section 18 refers to a section of the U.S. Housing Act of 1937. It's commonly referred to as Demo/Dispo and it's one of the tools that a PHA can use to remove property from the Public Housing Program.

In alignment with HUD's regulations on demolition and disposition of public housing, LCHA endeavors to preserve its assets as affordable housing via disposition at less than fair market value to a wholly controlled nonprofit instrumentality or affiliate. A use agreement defining "period of affordability" will be required by the Special Application Center (SAC) to be placed on the property, generally for 30 years, to be maintained as affordable housing.

The County of Lake currently is accepting applications for Community Development Block Grant (CDBG), and HOME Investment Partnerships (HOME) affordable housing funding under the Lake County Consortium's special application round in Program Year (PY) 2021. Local governments, public agencies, community housing development organizations (CHDOs), nonprofit, and for-profit entities can apply.

For this special funding round, sites are pre-determined by Lake County Housing Authority (LCHA) and a list of available properties will be made available to applicants. Project types shall include acquisition and rehabilitation (if necessary) and resale, rental, and/or lease-to-purchase projects.

Applications are being accepted by Lake County through August 11, 2021 with award announcements in September 2021.

3. **Notice Of Intent To Participate In The Move To Work (MTW) Program**

The Dept. of Housing and Urban Development (HUD) has issued an expansion of the Move to Work (MTW) Demonstration program. Lake County Housing Authority would like to submit an application to the program that addresses landlord incentives and their effect on landlord participation in the HCV program. There are seven MTW activities that LCHA can potentially use and would welcome comments. At this time, this is a notice of intent to participate in the MTW program. There will be two resident/participant meetings in the near future as well as a public hearing. The attached list is what is available to LCHA to utilize in the MTW program. (See Exhibit 08)

Vision for Lake County Housing Authority MTW Program

The driving force behind LCHA's MTW vision and reason for its interest in MTW, is to create more successful HCV families to be able to live in any area of Lake County that they choose. All MTW initiatives will focus directly or indirectly on the ability of families to have better choices on where to live. MTW provides new tools to address the many challenges and barriers faced by LCHA voucher families in their efforts to find a home in any area. The barriers in locating a home in any of the "higher rent" neighborhoods should not have to be dealt with alone.

- Concentration of assisted housing in the highest-poverty zip codes in Lake County with the highest shares of voucher holders (67%) living in poor, low-opportunity neighborhoods

- Extraordinarily high housing development and rental costs
- Lower landlord participation in the most desirable areas (better schools, employment opportunities, lower crime) in the County

MTW flexibility will enhance LCHA's ability to develop relationships with landlords in more desirable areas and in turn help its voucher families to thrive, and thus to support the community. MTW flexibilities will help LCHA families to have access to housing options in communities of opportunity through the landlord initiative that will include landlord incentives.

4. The report from the North Chicago Police Department on service calls to the Brookstone-Regency complex for August 1-16, 2021 is attached. (See Exhibit 29)
5. Congratulations and appreciation are extended to Commissioner Considine and Commissioner Malter. By Lake County Board Resolution 21-1165, Lake County approved their reappointments to the LCHA Board of Commissioners for a five-year term, expiring 04/16/2026. LCHA values their contributions and is indebted to them for their dedication. (See Exhibit 30)

NEW BUSINESS

Executive Session – Security Matters, Real Estate Transactions and Personnel Issues

At 12:51 p.m. Commissioner Mull moved, seconded by Commissioner Malter to go into Executive Session to discuss Security Matters, Real Estate Transactions and Personnel Issues. The Board voted as follows: Ayes: Idleburg, Malter, Mishalov, Mull, Jordan. Nays: None. Absent and Not Voting: Considine. Motion Carries.

The Board returned to open session at 1:00 p.m. and roll call was taken. Present: Idleburg, Malter, Mishalov, Mull, Jordan. Absent: Considine.

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

Resolution 2021-76 Amending the Records Filing and Disposition Policy - Housing Counseling Records

The amendment to the Records Filing and Disposition Policy is to clarify the disposition of the Housing Counseling files. LCHA wishes to adopt the stricter of the Housing Authorities Act and the Illinois Housing Development Authority requirements; disposition after five (5) years. The full policy is provided, see amendment on last page.

After discussion, Commissioner Mull introduced the following Resolution:

RESOLUTION 2021-76

AMENDING THE RECORDS FILING AND DISPOSITION POLICY HOUSING COUNSELING RECORDS

WHEREAS, the Housing Authority of the County of Lake, Illinois (LCHA) strives to protect the Authority, staff, and client records; and

WHEREAS, the Authority has a need for eliminating outdated files and creating a better more effective file maintenance and storage environment; and

WHEREAS, the Authority acts in accordance with the Housing Authorities Act (310 ILCS 10/et seq) and the Department of Housing and Urban Development requirements; and

WHEREAS, per HUD Housing Counseling Handbook 7610.1 REV-5, 5-4 File Retention Requirements, HUD requires housing counseling records shall be retained for a period of three (3) years from the date the case file was terminated for housing counseling; and

WHEREAS, per the Illinois Housing Development Authority (IHDA) Foreclosure Prevention Program (FPP) Round 7 and Foreclosure Prevention Program Graduated Fund (FPPG) Round 4 Dual Grant Application, STANDARD REQUIREMENTS AND CERTIFICATIONS, No. 10, Applicant will maintain records in connection with administration of the Program for five years after the date of termination of the Commitment;

NOW, THEREFORE, BE IT RESOLVED that the Housing Authority of the County of Lake, Illinois amends its existing policy guide on the filing and disposition of Housing Counseling records as reflected in Amendment 1 and attached here; and

BE IT FURTHER RESOLVED that the policy adopted here replaces the previous policy Amendment 1 regarding record filing and/or disposition.

(See Exhibits 12, 13)

After discussion Commissioner Mull moved, seconded by Commissioner Idleburg to adopt Resolution 2021-76.

Roll Call Vote:

Ayes:Idleburg, Malter, Mishalov, Mull, Jordan

Nays:None

Absent:Considine

Abstain:None

Motion:Carries

Adopted and passed by the Board of Commissioners of the Housing Authority of the County of Lake, Illinois on August 31, 2021.

Resolution 2021-77 Reaffirmation of the Award of a Special Admission Tenant Based Housing Choice Voucher in Cooperation with The Office of The Inspector General (OIG)

LCHA wishes to cooperate with a request from the Office of The Inspector General (OIG).

After discussion, Commissioner Idleburg introduced the following Resolution:

RESOLUTION 2021-77

**REAFFIRMATION OF THE AWARD OF A SPECIAL ADMISSION TENANT BASED
HOUSING CHOICE VOUCHER IN COOPERATION WITH THE OFFICE OF
THE INSPECTOR GENERAL (OIG)**

WHEREAS, HUD’s Witness Relocation Program provides rental assistance in the form of Section 8 housing vouchers for the relocation of witnesses in connection with efforts to combat violent crimes that occur in and around public, Indian, and other HUD-assisted housing; and

WHEREAS, HUD's Office of Inspector General (OIG) has used this program to successfully relocate hundreds of witnesses and their families throughout the United States; and

WHEREAS, Lake County Housing Authority’s HCV Administrative Plan, Chapter 4, Part III, 4-III.B., Special Admissions [24 CFR 982.203], *Special Cooperation with States Attorneys and/or Law Enforcement Agencies To Relocate Households* allows for cooperation with states attorneys and/or law enforcement agencies to relocate households eligible for rent assistance for protection of potential witnesses; and

WHEREAS, Lake County Housing Authority has been petitioned to absorb a household whose member(s) has extended them self in the public interest which placed them in personal jeopardy; and

WHEREAS, an expedient decision by LCHA was guided by the appropriateness to the conditions; and

WHEREAS, such action has been taken with LCHA administrative discretion; and

WHEREAS, approval is required by the Authority’s Board of Commissioners;

NOW, THEREFORE BE IT RESOLVED, that the Board of Commissioners of Lake County Housing Authority reaffirms the authorization of the award of a Special Admissions Tenant-Based Housing Choice Voucher to a non-waiting list household in cooperation with the Office of the Inspector General.

(See Exhibit 14)

After discussion Commissioner Idleburg moved, seconded by Commissioner Mull to adopt Resolution 2021-77.

Roll Call Vote:

Ayes:Idleburg, Malter, Mishalov, Mull, Jordan

Nays:None

Absent:Considine

Abstain:None

Motion:.....Carries

Adopted and passed by the Board of Commissioners of the Housing Authority of the County of Lake, Illinois on August 31, 2021.

Resolution 2021-78 Reaffirmation of Flat Rent Schedule

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. 2021-78

REAFFIRMATION 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 May 1, 2021.

LOW RENT PUBLIC HOUSING FLAT RENTS

Small Area FLAT Rents By Unit Bedroom Size 5/1/21					
ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
60002		\$816	\$944	\$1,200	\$1,432
60010			\$1,448	\$1,840	
60030		\$984	\$1,136	\$1,440	\$1,720
60031		\$992	\$1,144	\$1,456	
60041				\$1,272	
60042				\$1,608	
60044				\$1,632	\$1,952
60046				\$1,464	
60047				\$1,832	\$2,184
60051				\$1,464	
60060			\$1,192	\$1,512	\$1,808
60069				\$1,984	\$2,368
60073		\$1,040	\$1,200	\$1,520	
60074				\$1,368	
60083				\$1,984	
60084		\$928		\$1,360	\$1,624
60087				\$1,240	\$1,480
60099	\$752	\$840	\$968	\$1,232	\$1,464

(See Exhibit 15)

After discussion Commissioner Malter moved, seconded by Commissioner Idleburg to adopt Resolution 2021-78.

Roll Call Vote:

Ayes:Idleburg, Malter, Mishalov, Mull, Jordan

Nays:None

Absent:Considine

Abstain:None

Motion:.....Carries

Adopted and passed by the Board of Commissioners of the Housing Authority of the County of Lake, Illinois on August 31, 2021.

Resolution 2021-79 Approval of the Sale of the Public Housing Scattered Site Property-
35906 Green Bay Road, Waukegan, Il 60085 – AMP 4

Disposition of this property is in accordance with LCHA’s Disposition Plan for Public Housing properties. 35906 Green Bay Road, Waukegan is a Public Housing property.

The Board approved submission of the Section 18 application to dispose of 35906 Green Bay Road, Waukegan by Resolution 2021-35 on 3/18/21.

By letter dated 8/2/21, the Special Application Center (SAC) of HUD approved our Section 18 application for Green Bay Road. (See Exhibit 16)

After discussion, Commissioner Mull introduced the following Resolution:

RESOLUTION NO. 2021-79

**APPROVAL OF THE SALE OF THE PUBLIC HOUSING
SCATTERED SITE PROPERTY - 35906 GREEN BAY ROAD, WAUKEGAN, IL 60085 – AMP 4**

WHEREAS, the Lake County Housing Authority (LCHA) is beginning to reposition its’ Public Housing portfolio, specifically its’ Scattered Sites; and

WHEREAS, LCHA owns a Public Housing Scattered Site property in AMP 4 commonly known as 35906 Green Bay Road, Waukegan, IL 60085 (the Property) located in unincorporated Lake County, IL; and

WHEREAS, LCHA is proposing to sell 35906 Green Bay Road to align with the goals of the PHA and the PHA plan; and

WHEREAS, The Lake County Housing Authority (LCHA) worked closely with the Chair of Lake County , IL regarding the sale of the Property; and

WHEREAS, consultation was done with the Resident Advisory Board regarding the sale of 35906 Green Bay Road; and

WHEREAS, Lake County Housing Authority received approval from the Special Applications Center (SAC) of the US Department of Housing and urban Development (HUD) to demolish and/or dispose of 35906 Green Bay Road, Waukegan, IL 60085 – AMP 4 under Section 18 of the United States Housing Act of 1937 (42 U.S.C. 1437p) (1937 Act) and related Tenant Protection Voucher (TPV) eligibility for such actions; and

WHEREAS, the HUD Chicago Office of Public Housing (Field Office) performed the Environmental Review (ER) in accordance with 24 CFR part 50 on February 28, 2019, for the proposed demolition and found the proposed action compliant with the requirements of 24 CFR part 50; and

WHEREAS, the Board of Commissioners finds that it is in the best interest of the Authority to proceed with the sale of the Property in accordance with the Purchase Agreement;

NOW THEREFORE BE IT RESOLVED, that the Board of Commissioners approves of the disposition of the Property known as 35906 Green Bay Road, Waukegan, IL 60085 by negotiated sale pursuant to the Purchase and Sale Agreement upon HUD approval of the Disposition application; and

BE IT FURTHER RESOLVED, the Executive Director may execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.

(See Exhibit 18)

After discussion Commissioner Mull moved, seconded by Commissioner Malter to adopt Resolution 2021-79.

Roll Call Vote:

Ayes:Idleburg, Malter, Mishalov, Mull, Jordan

Nays:None

Absent:Considine

Abstain:None

Motion:.....Carries

Adopted and passed by the Board of Commissioners of the Housing Authority of the County of Lake, Illinois on August 31, 2021.

Resolution 2021-80 Approval of the Sale of the Public Housing Scattered Site Property-
300 Park Avenue, Antioch, Il 60002 – AMP 5

Disposition of this property is in accordance with LCHA’s Disposition Plan for Public Housing properties. 300 Park Avenue, Antioch is a Public Housing property.

The Board approved submission of the Section 18 application to dispose of 300 Park Avenue, Antioch by Resolution 2021-43 on 4/15/21.

By letter dated 8/4/21, the Special Application Center (SAC) of HUD approved our Section 18 application for Park Avenue. (See Exhibit 19)

After discussion, Commissioner Idleburg introduced the following Resolution:

RESOLUTION NO. 2021-80

**APPROVAL OF THE SALE OF THE PUBLIC HOUSING
SCATTERED SITE PROPERTY – 300 PARK AVENUE, ANTIOCH, IL 60002 – AMP 5**

WHEREAS, the Lake County Housing Authority (LCHA) is beginning to reposition its' Public Housing portfolio, specifically its' Scattered Sites; and

WHEREAS, LCHA owns a Public Housing Scattered Site property in AMP 5 commonly known as 300 Park Avenue, Antioch, IL 60002 (the Property) located in the Village of Antioch; and

WHEREAS, LCHA is proposing to sell 300 Park Avenue, Antioch, IL to align with the goals of the PHA and the PHA plan; and

WHEREAS, The Lake County Housing Authority (LCHA) worked closely with the Mayor of the Village of Antioch regarding the sale of the Property; and

WHEREAS, consultation was done with the Resident Advisory Board regarding the sale of 300 Park Avenue, Antioch, IL; and

WHEREAS, Lake County Housing Authority received approval from the Special Applications Center (SAC) of the US Department of Housing and urban Development (HUD) to demolish and/or dispose of 300 Park Avenue, Antioch, IL 60002 under Section 18 of the United States Housing Act of 1937 (42 U.S.C. 1437p) (1937 Act) and related Tenant Protection Voucher (TPV) eligibility for such actions; and

WHEREAS, the HUD Chicago Office of Public Housing (Field Office) performed the Environmental Review (ER) in accordance with 24 CFR part 50 on February 28, 2019, for the proposed demolition and found the proposed action compliant with the requirements of 24 CFR part 50; and

WHEREAS, the Board of Commissioners finds that it is in the best interest of the Authority to proceed with the sale of the Property in accordance with the Purchase Agreement;

NOW THEREFORE BE IT RESOLVED, that the Board of Commissioners approves of the disposition of the Property known as 300 Park Avenue, Antioch, IL 60002 by negotiated sale pursuant to the Purchase and Sale Agreement upon HUD approval of the Disposition application; and

BE IT FURTHER RESOLVED, the Executive Director may execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.

(See Exhibit 21)

After discussion Commissioner Idleburg moved, seconded by Commissioner Mull to adopt Resolution 2021-80.

Roll Call Vote:

Ayes:Idleburg, Malter, Mishalov, Mull, Jordan

Nays:None

Absent:Considine

Abstain:None

Motion:Carries

Adopted and passed by the Board of Commissioners of the Housing Authority of the County of Lake, Illinois on August 31, 2021.

Resolution 2021-81 Approval of Disposition of Real Property-Midlothian Manor, Lake Zurich, IL

Midlothian Manor, Lake Zurich is not under the Public Housing program. It was purchased with savings from refinanced bonds, non-federal dollars. A brief background on Midlothian Manor is provided. (See Exhibit 22).

After discussion, Commissioner Malter introduced the following Resolution:

RESOLUTION 2021-81

APPROVAL OF DISPOSITION OF REAL PROPERTY
MIDLOTHIAN MANOR, LAKE ZURICH, IL

WHEREAS, the Lake County Housing Authority (LCHA) desires to sell Midlothian Manor, 22843 W. North Lakewood Lane in Lake Zurich, Illinois, the 9,647 square foot facility containing 14 studio units with common living and dining space; and

WHEREAS, Midlothian Manor was not acquired by LCHA with Public Housing Capital funds from the U.S. Department of Housing and Urban Development (HUD), is not currently encumbered by a Declaration of Trust to HUD, and the disposition of this asset is not governed by the Annual Contributions Contract (ACC) with HUD; and

WHEREAS, the disposition of Midlothian Manor can now be approved by the LCHA Board of Commissioners;

NOW, THEREFORE, BE IT RESOLVED by the LCHA Board of Commissioners, the Governing Body of the Lake County Housing Authority (LCHA), that:

1. Midlothian Manor, 22843 W. North Lakewood Lane in Lake Zurich, Illinois is approved for disposition by sale; and
2. Continued ownership of this property by LCHA is declared to be non-essential for LCHA purposes; and
3. The Executive Director is hereby appointed as agent of the Lake County Housing Authority to execute all necessary Agreements and instruments for and on behalf of the Lake County Housing Authority, to sell the development.

(See Exhibit 23)

After discussion Commissioner Malter moved, seconded by Commissioner Mull to adopt Resolution 2021-81.

Roll Call Vote:

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

Adopted and passed by the Board of Commissioners of the Housing Authority of the County of Lake, Illinois on August 31, 2021.

Resolution 2021-82 Approval of Disposition of Real Property-115 Ferndale, Round Lake Beach, IL

115 Ferndale, Round Lake Beach was purchased with non-federal dollars under HUD's Dollar Home Program. It is not under the Public Housing program. Congress launched the *Dollar Home Program* in 1998 to clear the Department of Housing and Urban Development's books of foreclosures and provide affordable housing. Local governments would buy the homes for \$1, fix them up and resell them at a discount to low-income families. The *Dollar Homes* were purchased from HUD outright and not encumbered by a Declaration of Trust to HUD.

After discussion, Commissioner Malter introduced the following Resolution:

RESOLUTION 2021-82

APPROVAL OF DISPOSITION OF REAL PROPERTY
115 FERNDALE, ROUND LAKE BEACH, IL 60073

WHEREAS, the Lake County Housing Authority (LCHA) desires to sell the single-family house it owns at 115 Ferndale, Round Lake Beach, IL 60073, and

WHEREAS, the single-family house was not acquired by LCHA with Public Housing Capital funds from the U.S. Department of Housing and Urban Development (HUD), is not currently encumbered by a Declaration of Trust to HUD, and the disposition of this asset is not governed by the Annual Contributions Contract (ACC) with HUD; and

WHEREAS, the disposition of the single-family home can now be approved by the LCHA Board of Commissioners;

NOW, THEREFORE, BE IT RESOLVED by the LCHA Board Of Commissioners, the Governing Body of the Lake County Housing Authority (LCHA), that:

1. The single family house at 115 Ferndale, Round Lake Beach, IL is approved for disposition by sale; and
2. Continued ownership of this house by LCHA is declared to be non-essential for LCHA purposes; and

3. The Executive Director is hereby appointed as agent of the Lake County Housing Authority to execute all necessary Agreements and instruments for and on behalf of the Lake County Housing Authority, to sell the house.

(See Exhibit 24)

After discussion Commissioner Malter moved, seconded by Commissioner Mull to adopt Resolution 2021-82.

Roll Call Vote:

Ayes:Idleburg, Malter, Mishalov, Mull, Jordan

Nays:None

Absent:Considine

Abstain:None

Motion:Carries

Adopted and passed by the Board of Commissioners of the Housing Authority of the County of Lake, Illinois on August 31, 2021.

Bids

Capital Fund

1. Resolution 2021-83
Fire Rated Door Replacements – Orchard Manor & Millview Manor – AMP 3

After discussion, Commissioner Malter introduced the following Resolution:

RESOLUTION NO. 2021-83

(CAPITAL FUND)

INFORMAL BID AWARD FOR PURCHASE OF EQUIPMENT, MATERIALS, LABOR AND/OR SERVICES FIRE RATED DOOR REPLACEMENT – ORCHARD & MILLVIEW MANOR – AMP 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 materials, labor and/or service.

<u>VENDOR</u>	<u>DESCRIPTION</u>	<u>LOCATION</u>	<u>AMOUNT</u>
Manusos Genera; Contracting, Inc.	Fire Rated Door Replacement	Orchard & Millview Manor, Antioch/AMP 3	\$33,167.00

(See Exhibits 25, 26)

After discussion Commissioner Malter moved, seconded by Commissioner Mull to adopt Resolution 2021-83.

Roll Call Vote:

Ayes:Idleburg, Malter, Mishalov, Mull, Jordan

Nays:None

Absent:Considine

Abstain:None

Motion:.....Carries

Adopted and passed by the Board of Commissioners of the Housing Authority of the County of Lake, Illinois on August 31, 2021.

Operating Fund

1. Resolution 2021-84
3-in-1 Combo Alarms - Smoke/Fire/CO2 – AMPs 2,3,4,5

After discussion, Commissioner Idleburg introduced the following Resolution:

RESOLUTION NO. 2021-84

(OPERATING FUND)

**INFORMAL BID AWARD FOR PURCHASE OF
EQUIPMENT, MATERIALS, LABOR AND/OR SERVICES
3-IN-1 COMBO ALARMS – SMOKE/FIRE/CO2 – AMPS 2,3,4,5**

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 materials, labor and/or service.

<u>VENDOR</u>	<u>DESCRIPTION</u>	<u>LOCATION</u>	<u>AMOUNT</u>
University Security	3-in-1 Combo Alarms Smoke/Fire/CO2	AMPS 2, 3, 4, 5	\$31.68/per device

(See Exhibits 27, 28)

After discussion Commissioner Idleburg moved, seconded by Commissioner Mull to adopt Resolution 2021-84.

Roll Call Vote:

Ayes:Idleburg, Malter, Mishalov, Mull, Jordan

Nays:None

Absent:Considine

Abstain:None

Motion:.....Carries

Adopted and passed by the Board of Commissioners of the Housing Authority of the County of Lake, Illinois on August 31, 2021.

Resolution 2021-85 Authorizing the Executive Director/CEO to Finalize Section 18 Application DDA0011477 to the U.S. Department of Housing and Urban Development for Disposition of Scattered Sites Development. (AMPs IL56000004 & IL056000005)

This Resolution allows the Executive Director to carry out the requirements of the Section 18 Demolition/Disposition with promptness and efficiency.
(Resolution 2021-85, Exhibit 31)

After discussion, Commissioner Mull introduced the following Resolution:

RESOLUTION 2021-85

**AUTHORIZING THE EXECUTIVE DIRECTOR/CEO
TO FINALIZE SECTION 18 APPLICATION DDA0011477 TO THE
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
FOR DISPOSITION OF SCATTERED SITES DEVELOPMENT
(AMPs IL056000004 & IL056000005)**

WHEREAS, the Board of Commissioners of Lake County Housing Authority Affirm that, in light of the Federal Government’s historic defunding of public housing operating support and capital funding, the most effective, available tools for addressing immediate conditions, and insuring longer term financial and physical viability would involve shifting properties from traditional public housing subsidy (under Section 9) to a voucher (HCVP) funding platform (under Section 8), including, e.g.: RAD; Section 18 Demolition/Disposition; Voluntary Conversion; and Declaration of Trust release (or various combinations); and

WHEREAS, the Board of Commissioners approved submission of the Section 18 Demolition/Disposition Applications to the U.S. Department of HUD for the following properties:

- 12305 W. Bonnie Brook Lane, Beach Park, IL ...Resolution 2020-15..... Approved 12/17/20
- 37080 N. Avon Drive, Lake Villa, IL.....Resolution 2020-16..... Approved 12/17/20
- 24224 Old McHenry Road, Lake Zurich, IL Resolution 2021-61..... Approved 5/20/21
- 36913 N. Grandwood Drive, Gurnee, IL Resolution 2021-64..... Approved 5/20/21

WHEREAS, Lake County Housing Authority resolves to comply with the requirements of Section 18 Demolition/Disposition to dispose of the properties by either:

- At fair market value/negotiated sale complete with an appraisal that is within one year of application submission, or
- Below fair market value to preserve the asset as affordable housing by transferring ownership to a wholly-controlled nonprofit instrumentality or affiliate, as long as it is a separate entity established under state law,

WHEREAS, the time constraints of potential buyers at fair market value and/or nonprofit entities may not allow for LCHA's Board of Commissioners consideration of contract offers; and

WHEREAS, LCHA is obligated to obtain HUD approval of the contract sale of public housing properties and assure it meets the requirements of the Section 18 Demolition/Disposition program;

NOW, THEREFORE BE IT RESOLVED, the Executive Director/CEO is authorized to submit the appropriate paperwork to HUD and take all actions necessary to secure HUD approval of the proposed disposition and to dispose of the properties shown above upon approval from HUD without further deliberation or action by the Board of Commissioners of Lake County, IL.

(See Exhibit 31)

After discussion Commissioner Mull moved, seconded by Commissioner Malter to adopt Resolution 2021-85.

Roll Call Vote:

Ayes:Idleburg, Malter, Mishalov, Mull, Jordan

Nays:None

Absent:Considine

Abstain:None

Motion:.....Carries

Adopted and passed by the Board of Commissioners of the Housing Authority of the County of Lake, Illinois on August 31, 2021.

Commissioner Roundtable – Discussion

The Board congratulated Commissioner Considine and Malter for their reappointment to another five-year term to the Board. Commissioner Malter expressed gratitude for the acknowledgement and stated she was honored to serve with this group.

ADJOURNMENT

There being no further business to come before the Board, Commissioner Mull moved, seconded by Commissioner Idleburg to adjourn the meeting. The Board voted as follows: Ayes: Idleburg, Malter, Mishalov, Mull, Jordan. Nays: None. Absent and Not Voting: Considine. Motion Carries. Meeting adjourned at 1:10 p.m.

Dr. H. Lee Jordan, Jr.
Chairman

Lorraine Hocker, Executive Director/CEO
Secretary/Treasurer