



**Lake County Housing Authority
Board of Commissioners**

**Minutes of the Regular Meeting
May 21, 2026**

The Regular Board Meeting of the Commissioners of the Housing Authority of the County of Lake was held May 21, 2026, at Lake County Housing Authority: 33928 North U.S. Highway 45, Grayslake, IL 60030.

Present: Kevin Considine, Chairman
Susan Malter, Vice Chair
LaShaundra Barnes, Commissioner
Charles Nozicka, Commissioner – via Zoom
Beverly Stackhouse, Commissioner

Absent: John Idleburg, Commissioner
Eugene Roberson, Commissioner

LCHA Staff: Lorraine Hocker, Executive Director/CEO
Scott Meno, Chief Financial Officer
Christine Pryor, Senior HR Generalist
Paul Mazur, Accounting Manager – via Zoom

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, May 19, 2026, at the principal office: 33928 North US Highway 45, Grayslake, IL 60030 and on the organization's website, www.lakecountyha.org.

ROLL CALL

Noting that a quorum of Commissioners was present, Chairman Considine called the meeting to order at 12:32 p.m. Roll call was taken, and the following Commissioners were present: Considine, Malter, Barnes, Nozicka, Stackhouse as well as LCHA members Hocker, Meno, Pryor, and Mazur via Zoom. Absent: Commissioner Idleburg, Commissioner Roberson.

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. May 21, 2026, are to be read at the appropriate time in the agenda. No public comments were received.

Chairman Considine opened the floor for other public comments. There were no public comments.

MINUTES 4/16/2026 – Regular Meeting Minutes Approval

Vice Chair Malter moved, seconded by Commissioner Stackhouse to approve the Minutes of the April 16, 2026, Regular Board Meeting. The Board voted as follows: Ayes: Barnes, Considine, Nozicka, Malter. Abstain: Stackhouse. Nays: None. Absent and Not Voting: Idleburg, Roberson. Motion carries.

FINANCE REPORT AND APPROVAL OF ACCOUNTS PAYABLE

CFO Scott Meno presented the April 2026 finance report highlighting the transition of programs from NCHA to LCHA, which was submitted to headquarters and is set to take effect July 1, with financials being captured from October 1, 2025, to June 30, 2026. LCHA has signed an engagement letter with Rubino for the audit and noted the importance of the Financial Data System (FDS) in the financial reporting process. Financial consolidations between NCHA and LCHA, for the HCV Program financials, are anticipated to be combined between July and September 2026.

After discussion, Vice Chair Malter moved, seconded by Commissioner Stackhouse, to approve the list of accounts payable and accept the finance report. The Board voted as follows: Ayes: Barnes, Considine, Nozicka, Malter, Stackhouse. Abstain: None. Nays: None. Absent and Not Voting: Idleburg, Roberson. Motion carries.

REPORTS

The following reports for April 2026 were provided:

Public Housing Authority (PHA) Reports:

- Key Management Indicators
- Resident Characteristics

Housing Choice Voucher (HCV) Reports:

- HCV Monthly Report
- Voucher Utilization

Public Housing Reports:

- Unit Availability & Occupancy
- Aged Receivables
- Work Order Analysis
- Demolition & Disposition

Program & Agency Reports:

- Procurement
- Family Self Sufficiency
- Resident Opportunity & Self Sufficiency (ROSS)
- Housing Counseling
- LCHA Human Resources
- Executive Director's Report

NEW BUSINESS

A. RESOLUTION 2026-19 Approving and Authorizing the Significant Amendment to the FY 2026 Annual PHA Plan

Chairman Considine introduced the following resolution:

RESOLUTION 2026-19

**APPROVING AND AUTHORIZING THE SIGNIFICANT AMENDMENT
TO THE FY 2026 ANNUAL PHA PLAN**

WHEREAS the Lake County Housing Authority (“LCHA”) is required to submit an Annual Plan in compliance with the Quality Housing and Work Responsibility Act of 1998 and regulations promulgated by the U.S. Department of Housing and Urban Development (HUD); and

WHEREAS the Agency previously adopted and submitted its Fiscal Year 26 Annual Plan; and

WHEREAS HUD regulations require that certain changes to the Annual Plan be processed as a Significant Amendment; and

WHEREAS, the proposed changes to the Annual Plan, specifically address the absorption of IL107 the North Chicago Housing Authority Annual Contributions Contract (ACC) units which include 471 Housing Choice Vouchers (HCV), 70 Veteran Affairs Supportive Housing (VASH), 5 Family Unification Program Vouchers (FUP), and the Family Self-Sufficiency Program (FSS), along with the corresponding Annual Budget Authority, Administrative Fees, and supporting grant funds, constitute a Significant Amendment; and

WHEREAS, the Agency has complied with all applicable requirements for Significant Amendments; and

WHEREAS, all comments received during the public comment period and public hearing have been duly considered and addressed, as appropriate; and

WHEREAS the Board of Commissioners finds that the proposed Significant Amendment is consistent with the Agency’s mission to provide safe, decent, and affordable housing and is in the best interests of the residents and the community.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of the County of Lake Approves and Authorizes the Significant Amendment to the PHA FY 2026 Annual Plan to the U.S. Department of Housing and Urban Development as presented; and

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

(See **Exhibit A & B**)

Exhibit A

3/30/26, 11:05 AM

HUD-50075-ST-Annual-Plan

Status: Created

Annual PHA Plan <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 09/30/2027
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. The Form HUD-50075-ST is to be completed annually by **STANDARD PHAs** or **TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** - A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

A.	PHA Information.														
A.1	PHA Name: <u>Housing Authority of the County of Lake, IL.</u> PHA Code: <u>IL056</u> PHA Type: ☒ Standard PHA ☐ Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>10/2025</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>405</u> Number of Housing Choice Vouchers (HCVs) <u>3282</u> Total Combined Units/Vouchers <u>3687</u> PHA Plan Submission Type: ☐ Annual Submission ☒ Revised Annual Submission Availability of Information. PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. How the public can access this PHA Plan: The Lake County Housing Authority's PHA plan and its elements are available to participants and the public at all office locations. The PHA Annual Plan is provided to resident councils and available on our website. • Lake County Housing Authority Central Office - 33928 NUS HWY 45, Grayslake IL, 60030 • Beach Haven Tower – 730 Golfview Drive, Round Lake Beach IL 60073 • Shiloh Tower – 1525 27th Street, Zion IL 60099 • Website - www.lakecountyha.org ☐ PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) <table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV						
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HUD-50075-ST-Annual-Plan

B.	Plan Elements																																										
B.1	Revision of Existing PHA Plan Elements. (a) Have the following PHA Plan elements been revised by the PHA? <table border="0"> <tr> <td>Y</td><td>N</td><td></td></tr> <tr> <td>☐</td><td>☒</td><td>Statement of Housing Needs and Strategy for Addressing Housing Needs</td></tr> <tr> <td>☐</td><td>☒</td><td>Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</td></tr> <tr> <td>☒</td><td>☐</td><td>Financial Resources.</td></tr> <tr> <td>☐</td><td>☒</td><td>Rent Determination.</td></tr> <tr> <td>☐</td><td>☒</td><td>Operation and Management.</td></tr> <tr> <td>☐</td><td>☒</td><td>Grievance Procedures.</td></tr> <tr> <td>☐</td><td>☒</td><td>Homeownership Programs.</td></tr> <tr> <td>☐</td><td>☒</td><td>Community Service and Self-Sufficiency Programs.</td></tr> <tr> <td>☐</td><td>☒</td><td>Safety and Crime Prevention.</td></tr> <tr> <td>☐</td><td>☒</td><td>Pet Policy.</td></tr> <tr> <td>☐</td><td>☒</td><td>Asset Management.</td></tr> <tr> <td>☐</td><td>☒</td><td>Substantial Deviation.</td></tr> <tr> <td>☒</td><td>☐</td><td>Significant Amendment/Modification</td></tr> </table> (b) If the PHA answered yes for any element, describe the revisions for each revised element(s): Financial Resources. FY2026 Planned Financial Sources and Uses Estimates from previous year's funding for PHA Anticipated Resources, Planned Dollar Amounts and Planned Uses Annual Contributions for S8 Tenant-Based Assistance (2025) - \$40,481,602 -3282 Is the maximum number of low-income families that can be served (based on PIC data at the time of submission) Public Housing Operating Fund - \$326,744 - Operations Public Housing Capital Fund - \$1,633,718 - Various Projects as noted in the latest EPIC submission Other Federal Grants Family Self-Sufficiency Grant - \$500,090 - Family Self Sufficiency HCV & PH Ross Service Coordinator - \$489,294 - Public Housing Self-sufficiency RADON Remediation Grant - \$593,670 - Public Housing Radon Remediation Prior Year Capital Funds Un-Disbursed IL01P056501-23 \$308,157 - Public Housing General Capacity Activity – planned activities IL01P056501-24 \$1,143,602 - Public Housing General Capacity Activity – planned activities Public Housing Tenant & Miscellaneous Income Rental Income - \$1,501,000 - Public Housing Operating Expense Miscellaneous Income - \$107,150 - Public Housing Operating Expenses Demo/Dispo Funds - \$1,860,000 - Restricted development Significant Amendment/Modification Subject to approval by the U.S. Department of Housing and Urban Development (HUD), LCHA plans to absorb the Annual Contributions Contract (ACC) units from the North Chicago Housing Authority (NCHA). These units include 471 Housing Choice Vouchers (HCV), 70 Veteran Affairs Supportive Housing (VASH), 5 Family Unification Program Vouchers (FUP) and the Family Self-Sufficiency Program (FSS) along with the corresponding Annual Budget Authority. Administrative Fees and supporting grant funds. LCHA intends to assume administrative responsibility for these units and programs, ensuring quality continued housing assistance to affected residents. LCHA's intent is to promote administrative efficiency, improve service delivery, and ensure the long-term sustainability of housing assistance for current and future participants. (c) The PHA must submit its Deconcentration Policy for Field Office review.	Y	N		☐	☒	Statement of Housing Needs and Strategy for Addressing Housing Needs	☐	☒	Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.	☒	☐	Financial Resources.	☐	☒	Rent Determination.	☐	☒	Operation and Management.	☐	☒	Grievance Procedures.	☐	☒	Homeownership Programs.	☐	☒	Community Service and Self-Sufficiency Programs.	☐	☒	Safety and Crime Prevention.	☐	☒	Pet Policy.	☐	☒	Asset Management.	☐	☒	Substantial Deviation.	☒	☐	Significant Amendment/Modification
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B.2	New Activities. (a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year? <table border="0"> <tr> <td>Y</td><td>N</td><td></td></tr> <tr> <td>☐</td><td>☒</td><td>Hope VI or Choice Neighborhoods.</td></tr> <tr> <td>☒</td><td>☐</td><td>Mixed Finance Modernization or Development.</td></tr> <tr> <td>☐</td><td>☒</td><td>Demolition and/or Disposition.</td></tr> <tr> <td>☒</td><td>☐</td><td>Designated Housing for Elderly and/or Disabled Families.</td></tr> <tr> <td>☒</td><td>☐</td><td>Conversion of Public Housing to Tenant-Based Assistance.</td></tr> <tr> <td>☒</td><td>☐</td><td>Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.</td></tr> <tr> <td>☒</td><td>☐</td><td>Occupancy by Over-Income Families.</td></tr> <tr> <td>☒</td><td>☐</td><td>Occupancy by Police Officers.</td></tr> <tr> <td>☐</td><td>☒</td><td>Non-Smoking Policies.</td></tr> <tr> <td>☒</td><td>☐</td><td>Project-Based Vouchers.</td></tr> <tr> <td>☒</td><td>☐</td><td>Units with Approved Vacancies for Modernization.</td></tr> <tr> <td>☒</td><td>☐</td><td>Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</td></tr> </table> (b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan. Mixed Finance Modernization or Development. LCHA is currently under a Section 18 Demolition and Disposition plan. This plan involves the removal of more than 100 single-family public housing homes from the LCHA inventory. LCHA will consider utilizing proceeds from the plan in a mixed-finance project or development. Demolition and/or Disposition. LCHA's repositioning plan: Repositioning Assistance: In coordination with the U.S. Department of Housing and Urban Development, Strategic Plan 2018-2022, the Lake County Housing Authority will continue to focus on resolutions to the struggles of the Lake County community to find affordable housing. Lake County Housing Authority must move away from the policies and programs of the past and develop an innovative approach that is more responsive to the community, and anticipates the public housing essentials of the future while addressing current needs. In devising a strategic plan, LCHA will examine: Capital needs of property, Cost to operate, Future HUD funding potential, Market demand, Existing debt or other obligations. LCHA will facilitate the preservation, rehabilitation, or demolition of units by utilizing existing HUD-provided tools: Rental Assistance Demonstration (RAD), Demolition & Disposition (Section 18), RAD/Section 18 Blends, HUD's Subject Matter Experts (SMEs). By implementing the above, LCHA will deliver units that are in better physical condition and provide long-term	Y	N		☐	☒	Hope VI or Choice Neighborhoods.	☒	☐	Mixed Finance Modernization or Development.	☐	☒	Demolition and/or Disposition.	☒	☐	Designated Housing for Elderly and/or Disabled Families.	☒	☐	Conversion of Public Housing to Tenant-Based Assistance.	☒	☐	Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.	☒	☐	Occupancy by Over-Income Families.	☒	☐	Occupancy by Police Officers.	☐	☒	Non-Smoking Policies.	☒	☐	Project-Based Vouchers.	☒	☐	Units with Approved Vacancies for Modernization.	☒	☐	Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).			
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May 21, 2026

Page 6 of 23

3/30/26, 11:05 AM

HUD-50075-ST-Annual-Plan

	availability of affordable housing and rental assistance in the local community. Background: LCHA began the Disposition plan with 496 units in 2020. The Lake County Housing Authority wants to explore options for converting its elderly/disabled development, consisting of 207 units. Additionally, the LCHA wants to know what choices under the options we have for two scattered-site properties, totaling 61 single-family homes. The Repositioning Panel advises that LCHA has several options to consider for its portfolio and could do them in different phases. First LCHA- Scattered Site units (161 single-family homes) • The units must also be in non-contiguous buildings with four or fewer units. Additionally, the LCHA must have a relocation plan with the option for residents to remain using Project-Based Vouchers (PBVs) or Tenant Protection Vouchers (TPV) under the Housing Choice Voucher (HCV) program. • LCHA could dispose of the properties to a third-party entity under state law, including a non-profit, and could retain ownership or control. The options discussed during the call included: o Selling the property at Fair Market Value and using the net proceeds to maintain other LCHA PH properties. o Disposing of the property below fair market (Commensurate public benefit. Use restriction required) o Creating a local Homeownership program under Section 32 (Exploring under AIM North Nonprofit). • TPVs are available for all units occupied by assisted tenants within the previous 24 months at the HUD's Special Application Center (SAC) approval time. o Eligible to project-based 100% of property; however, families could request a voucher to move after one year. o LCHA has seven (7) over-income families that would not be eligible for a Tenant Protection Voucher (TPV) under Section 18. LCHA would have to provide comparable housing for the seven families. UPDATE: LCHA has begun the Section 18 process for the 161 Single-family homes and as of this submission has officially disposed of 75 with 25 approved and LCHA has received 32 TPVs thus far. Second LCHA -Elderly /Disabled Properties (2 sites totaling 160 units) • LCHA will continue to explore options for a blended conversion for a mixed development. • These properties would be strong Rental Assistance Demonstration (RAD) candidates. • Additionally, LCHA may consider submitting a Section 18 under the RAD/Section 18 blend if the units will be substantially rehabilitated without the use of 9% Low-Income Housing Tax Credits. Substantially rehabilitated means hard construction costs over 60% of Housing Construction Costs (published by HUD). • If eligible, SAC will approve the disposition of 25% of the project units under Section 18 and replace those units with Section 18 TPV Designated Housing for Elderly and/or Disabled Families. LCHA has submitted renewal elderly designation for seven (7) public housing buildings consisting of two Asset Management Developments (AMPs): IL05600003 and IL056000002. Conversion of Public Housing to Tenant-Based Assistance. LCHA has no required conversions, however, LCHA will be evaluating Public Housing to Tenant-Based Assistance conversion options as noted in the Demolition and Disposition section of this document and per the analysis of the Repositioning Panel consulted in LCHA's strategic plan. Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD. LCHA will be evaluating Public Housing to Tenant-Based Assistance conversion options as noted in the Demolition and Disposition section of this document and per the analysis of the Repositioning Panel consulted in LCHA's strategic plan. Occupancy by Over-Income Families. Public Housing Over-income tenants – see summary below and refer to the Admissions & Continued Occupancy Policy for detailed information. LCHA is compliant with HOTMA provisions for over-income families. If a Tenant's projected income at the time of annual reexamination or interim adjustment exceeds the income limit for continued occupancy (120 percent of Area Median Income, adjusted for family size) the LCHA will inform the Tenant that if their income continues to exceed this income limit at their annual reexamination for two more consecutive years the Tenant must move out of public housing in six months. Occupancy by Police Officers. LCHA continues to evaluate the safety needs of each development. Currently, LCHA is contracting with local law enforcement for dedicated security patrols. Should there be an escalation in crime or the need for additional safety measures LCHA intends to seek HUD approval to utilize two (2) units as police units. We intend to host police units at Beach Haven Tower – 730 Golfview Dr. Round Lake Beach, IL 60073, and Shiloh Tower – 1525 27th St. Zion IL 60099. LCHA will determine exact units based on tenant attrition and specialized needs and will specify those units when seeking written approval from HUD. LCHA will enter a Memorandum of Understanding, or other form of contractual agreement, between PHA and Local Law Enforcement Agencies or a Use Agreement specifying the terms and requirements of the officer residing in the designated unit. Under 24 CFR 960.505, PHAs are required to provide the HUD Field Office with a statement indicating that occupancy by Police Officers is necessary to increase security for public housing residents. The terms and conditions of the Police Officer's tenancy must be included in the PHA Plan, along with a statement that such occupancy is needed to increase security for public housing residents. As per the requirements, the unit will be used as a full-time dwelling unit, and a written lease will be executed. Units that house Police Officers who must actively provide security to (including patrolling) the development(s) as a condition of tenancy, may be eligible for a full Operating Fund Grant. If the community conditions that created the need to house Police Officers in the development cease to exist, LCHA will make these units available to eligible program participants. Project-Based Vouchers. LCHA has exercised the MTW expansion to Project Base up to the lower of 50% of the total authorized units or 50% of the Budget Authority. LCHA also plans to adopt and implement alternative competitive processing in awarding Project Base Vouchers as allowed in the MTW expansion. Developments that have been awarded funding through Low-Income Housing Tax Credits, HOME funding, or CDBG funding will be accepted as an alternative to a Request for Proposal to Project Base a development. LCHA has 602 current Project Based Vouchers with 168 in process as noted below: Development # of Vouchers Status A Safe Place I 17 HAP A Safe Place II 20 HAP Brookstone Coles Park 131 HAP Colonial Park Apts. 60 HAP Fairhaven Crossing 14 HAP Library Lane 135 HAP Regency Coles Park 48 HAP Woodstone Apts. 59 HAP Lake Front Sr Res 25 HAP Tiffany Apts. 28 HAP Lake Zurich 2 HAP Mundelein Sr. Apts. 45 HAP Beech Street Sr. Lofts 18 HAP Eva B. Lee 15 AHAP Rosewood 153 *AHAP 2025 Pending TOTAL PBV 602[+168] = 770 adjust after Units with Approved Vacancies for Modernization. Under 24 CFR 990.145, PHAs are eligible to receive Operating Fund grant funding for certain vacant public housing units that are under ACC. Each of these approved vacancies requires that the PHA request an approval Letter from the HUD Field Office. LCHA intends to seek HUD approval for units in its AMP 4 and AMP 5 that require significant modernization. LCHA intends to target up to ten (10) units where the unit is required to be vacant to accomplish the modernization (i.e., renovating the kitchen/bathroom where it would leave the tenant without either facility would require the unit to be vacant or address any health hazards). LCHA will list specific units within its request for approval. Units will be selected and or approval will be requested based on tenant attrition and priority of unit needs. This modernization work will be accomplished using both Capital and Operating Funds. Upon completion of all modernization work, that required the unit to be vacant, even if additional modernization work continues, LCHA will either re-occupy the unit by an eligible family or place the unit in Vacant status. Modernization plans can be referenced in our most recent HUD-approved Capital Fund submission. Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants). LCHA intends to seek grant funding under the Emergency Safety and Security Grants.
B.3	Progress Report. Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan. The Lake County Housing Authority (LCHA) continues to make significant strides in achieving its goals, thanks to our ongoing partnership with the Lake County government. Together, we are dedicated to improving the response to the homeless crisis by leveraging LCHA's diverse special-purpose program options, including Mainstream, Emergency Housing Vouchers, VASH Vouchers, and, newly added in FY24, 15 Fair Share Vouchers, all of which target special needs populations. One of our key initiatives, the Section 18 Demo/Disposition program, has shown remarkable progress. Over the past four years, we have successfully disposed of 75 single-family homes, with an additional 25 currently in progress. These homes have been sold to various parties, including affordable housing providers, investors with the intent to maintain the Tenant Protection Vouchers (TPV) under the Housing Choice Voucher (HCV) program, and in particularly satisfying transactions, to the families residing in the homes who can purchase them. This ensures the continuity of affordable housing options within Lake County. The proceeds from the sale of these homes have generated Tenant Protection Vouchers, which are now benefiting eligible families in need. Looking ahead, LCHA remains committed to aggressively completing the Demo/Dispo program over the next four years. This initiative not only significantly reduces operational costs for the agency but also provides opportunities for further development using the proceeds from the program. Additionally, LCHA continues to build affordable housing through its project-based voucher program, fostering several partnerships and expanding the development of affordable housing. Based on funding availability, LCHA plans to project-base approximately 200 vouchers in new developments, which will have a direct impact on poverty deconcentration efforts and increase the number of affordable housing units available. Furthermore, LCHA has entered into an intergovernmental agreement with the Lake County Government, for more than \$600,000 to directly assist residents still facing housing instability and eviction. LCHA continues to aggressively address voucher utilization and has maintained a voucher utilization of 97%+ through calendar year 24 and in to 2025. LCHA has experienced a significant increase in area rents realizing an increase in the Per Unit Cost (PUC). LCHA is currently operating in shortfall. As such, shortfall prevention strategies have been enacted. Presently, there are approximately 630 applicants on the Housing Choice Voucher (HCV) waiting list. The current composition of the Authority's applicants underscores the pressing need for affordable housing, with more than 80% representing extremely low-income households, the demographic with the highest need. Furthermore, the waiting list data highlights the necessity to assist a diverse range of households, including households headed by disabled individuals with special needs and low-income seniors on fixed incomes. To address these needs, LCHA actively engages in affirmative furthering fair housing with

Minutes of the Regular Board Meeting

May 21, 2026

Page 7 of 23

3/30/26, 11:05 AM

HUD-50075-ST-Annual-Plan

	its marketing and collaborates with local agencies that support seniors and persons with disabilities, while also continuing outreach efforts to private property owners to promote the HCV program. The waiting lists for Public Housing total more than 4,000 applicants. One bedroom elderly/disabled lists are temporarily open. The Public Housing Program encompasses elderly buildings and family scattered-site homes throughout the county. The 4,000 applicants includes elderly, disabled, and are at an extremely low income level.
B.4	Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved. Please see HUD form 50075.2 for FY2024 approved on 10/18/2024.
B.5	Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit? Y ☐ N ☒ (b) If yes, please describe:
C.	Other Document and/or Certification Requirements.
C.1	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) have comments to the PHA Plan? Y ☐ N ☐ (b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations. Lake County Housing Authority held two resident meetings on April 24, 2025, and a public hearing on June 12, 2025, to discuss the PHA Annual Plan FYB26 [10.1.25 - 9.30.25] and the 5-Year Action Plan for Capital Improvements, Administrative Plan and the Admissions and Continued Occupancy Policy. Comments were received either in person or via email submission at info@lakecountyha.org. Below and attached are the comments received and analyzed by LCHA staff. ☐ BHT – Better parking signs and have the small parking lot be for Tenants only. ☐ BHT – Discussion of Resident Advisory Board Councils. ☐ BHT – Seeking additional offsite activities. ☐ BHT – Discussion of new elevator and windows ☐ Shiloh – Security for after hours and weekends is a persistent issue. ☐ Shiloh – Incoming updated alarms and security cameras have been and will be installed. ☐ Shiloh – Elevator renovation project scheduled for later this year. ☐ Shiloh – Potential plumbing project which will involve remodeling the bathrooms in each unit. The project will be significant and most likely require temporary resident relocation. Targeting 2026. PUBLIC COMMENT Comments – A public hearing was held on June 12, 2025. No one from the public was present, no written comments have been received. Tenants provided input on desires for their respective buildings, overall LCHA Operations and plans. All were directed to detailed plans hosted on www.lakecountyha.org There were no challenged elements.
C.2	Certification by State or Local Officials. <u>Form HUD-50077-SL</u> , <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i> , must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.3	Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. <u>Form HUD-50077-ST-HCV-HP</u> , <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i> , must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.4	Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public. (a) Did the public challenge any elements of the Plan? Y ☐ N ☒ If yes, include Challenged Elements.
C.5	Troubled PHA. (a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place? Y ☐ N ☐ N/A ☒ (b) If yes, please describe:
D.	Affirmatively Furthering Fair Housing (AFFH).
D.1	Affirmatively Furthering Fair Housing (AFFH). Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan.

3/30/26, 11:05 AM

HUD-50075-ST-Annual-Plan

Public reporting burden for this information collection is estimated to average 7.52 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

Form identification: IL056-Housing Authority of the County of Lake, IL. Form HUD-50075-ST (Form ID - 8139) printed by Michelle Perkins in HUD Secure Systems/Public Housing Portal at 03/30/2026 12:05PM EST

Exhibit B

4/22/26, 9:33 AM

HUD-50077-ST-HCV-HP Print

Status: Created

Certification of Compliance with PHA Plan and Related Regulations (Standard, Troubled, HCV-Only, and High Performer PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing OMB No. 2577-0226 Expires 09/30/2027
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**PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations
including PHA Plan Elements that Have Changed**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5 -Year and/or X Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 10/2025, in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair

4/22/26, 9:33 AM

HUD-50077-ST-HCV-HP Print

housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.

8. For PHA Plans that include a policy for site-based waiting lists:

- The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);
- The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
- Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
- The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing; and
- The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(o)(1).

9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.

10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
17. The PHA will keep records in accordance with 2 CFR 200.333 and facilitate an effective audit to determine compliance with program requirements.
18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.

4/22/26, 9:33 AM

HUD-50077-ST-HCV-HP Print

20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

**Housing Authority of the County of Lake,
IL.**

IL056

PHA Name

PHA Number/HA Code

X Annual PHA Plan for Fiscal Year 2025

 5-Year PHA Plan for Fiscal Years 20 - 20

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Executive Director	Lorraine Hocker	Name Board Chairman	Kevin Considine
Signature	Date	Signature	Date

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Form identification: IL056-Housing Authority of the County of Lake, IL. form HUD-50077-ST-HCV-HP (Form ID - 2515) for CY 2025 printed by Michelle Perkins in HUD Secure Systems/Public Housing Portal at 04/22/2026 10:32AM EST

After discussion, Vice Chair Malter moved, seconded by Commissioner Stackhouse, to adopt Resolution 2026-19.

Roll Call Vote:

Ayes: Barnes, Considine, Nozicka, Malter, Stackhouse

Nays: None

Absent: Idleburg, Roberson

Abstain: None

Motion: Carries

Adopted and passed by the Board of Commissioners of the Housing Authority of the County of Lake, Illinois on May 21, 2026.

B. RESOLUTION 2026-20 Approval of a Memorandum of Understanding Between Lake County Housing Authority & Lake County Workforce Development/Job Center of Lake County

Chairman Considine introduced the following resolution:

RESOLUTION 2026-20

**APPROVAL OF A MEMORANDUM OF UNDERSTANDING BETWEEN
LAKE COUNTY HOUSING AUTHORITY & LAKE COUNTY WORKFORCE
DEVELOPMENT/JOB CENTER OF LAKE COUNTY**

WHEREAS, on July 22, 2014, President Obama signed the Workforce Innovation and Opportunity Act (WIOA); and

WHEREAS, WIOA provides resources, services and leadership tools for the workforce system that improves employer engagement and competitiveness for success in the global marketplace by helping individuals find good jobs, retain employment and advance job-related skill sets; and

WHEREAS, Lake County has been designated as a local workforce development area by the State of Illinois; and

WHEREAS, WIOA requires Lake County to develop and submit workforce compliance plans in order for Lake County to receive WIOA Formula funding; and

WHEREAS, the Memorandum of Understanding, in cooperation with its partners, establishes a collaborative framework encouraging cooperation, collaboration, communication, policy and technical guidance and governance to assist with the efficient and effective participation in the WIOA implementation in Lake County, Illinois; and

WHEREAS, Lake County and the Lake County Workforce Development Board have reviewed and approved the Job Center of Lake County Memorandum of Understanding; and

WHEREAS, Lake County Housing Authority's Family Self Sufficiency Program is a voluntary program for participants who wish to improve their financial situation emphasizing employment as well as education and training; and

WHEREAS, Lake County Housing Authority has had an ongoing partnership with Lake County Workforce Development/Job Center of Lake County for several years and wishes to continue to partner this Memorandum of Understanding;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of LCHA hereby approves the Executive Director and/or her designee to execute the Memorandum of Understanding between Lake County Housing Authority and Lake County Workforce Development/Job Center of Lake County in substantially the form attached hereto and incorporated herein by reference.

After discussion, Vice Chair Malter moved, seconded by Commissioner Stackhouse, to adopt Resolution 2026-20.

Roll Call Vote:

Ayes: Barnes, Considine, Nozicka, Malter, Stackhouse

Nays: None

Absent: Idleburg, Roberson

Abstain: None

Motion: Carries

Adopted and passed by the Board of Commissioners of the Housing Authority of the County of Lake, Illinois on May 21, 2026.

C. RESOLUTION 2026-21 Authorization to Submit the Section 18 Disposition Application and Execute Sales Contracts for Eight (8) Properties in the Communities of: Gurnee, Lake Villa, Lindenhurst, Mundelein and Wauconda

RESOLUTION 2026-21

AUTHORIZATION TO SUBMIT THE SECTION 18 DISPOSITION APPLICATION

AND EXECUTE SALES CONTRACTS FOR

EIGHT (8) PROPERTIES IN THE COMMUNITIES OF:

GURNEE, LAKE VILLA, LINDENHURST, MUNDELEIN AND WAUCONDA

WHEREAS, the Lake County Housing Authority (LCHA) owns eight (8) single-family residential properties in the communities of: Gurnee, Lake Villa, Lindenhurst, Mundelein and Wauconda, in AMP 4 and AMP 5; and

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

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

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

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

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

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

After discussion, Vice Chair Malter moved, seconded by Commissioner Barnes, to adopt Resolution 2026-21.

Roll Call Vote:

Ayes: Barnes, Considine, Nozicka, Malter, Stackhouse

Nays: None

Absent: Idleburg, Roberson

Abstain: None

Motion: Carries

Adopted and passed by the Board of Commissioners of the Housing Authority of the County of Lake, Illinois on May 21, 2026.

D. RESOLUTION 2026-22 Approval of and Authorization to Submit the Capital Fund Program (CFP) 5-Year Action Plan (2025-2030) and the Capital Fund Program (CFP) FY 2026 Budget

RESOLUTION 2026-22

APPROVAL OF AND AUTHORIZATION TO SUBMIT
THE CAPITAL FUND PROGRAM (CFP) 5-YEAR ACTION PLAN (2025-2030) AND
THE CAPITAL FUND PROGRAM (CFP) FY 2025 BUDGET

WHEREAS, the Capital Fund Annual Submission was decoupled from the PHA Plan submission in 24 CFR part 905 which was published on October 24, 2013, and became effective on November 25, 2013; and

WHEREAS, pursuant to 24 CFR 905, the Housing Authority of the County of Lake (LCHA) is required to submit a Capital Fund Program 5-Year Action Plan and a Capital Fund Program FY 2026 Budget; and

WHEREAS, the Housing Authority of the County of Lake has prepared its Capital Fund Program 5-Year Action Plan for Federal Fiscal Years (FFs) 2025-2030 describing capital improvements needed to ensure long-term viability of the Agency's public housing developments; and

WHEREAS, in FY 2026, all PHAs are required to submit their Capital Fund Program (CFP) 5-Year Action Plans and Budgets within HUD's Energy and Performance Information Center (EPIC)

system; the electronic CFP submission process replaced the paper submission process that was retired at the end of 2017; and

WHEREAS, PHAs are required to have on file a copy of a Board Resolution approving the PHA's CFP 5-Year Action Plan, including ones submitted in the EPIC system; and

WHEREAS, the requisite public notices have been given; and

WHEREAS, the Director of Asset Management in conjunction with the Executive Director/Chief Executive Officer has prepared said plans as attached in **Exhibit C**, and requests that the Board of Commissioners of the Housing Authority of the County of Lake approve and authorize submission to the US Department of Housing and Urban Development.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of the County of Lake Approves and Authorizes the Submission of The Capital Fund Program 5-Year Action Plan (2025-2030) and the Capital Fund Program FY 2026 Budget to the U.S. Department of Housing and Urban Development as presented.

Exhibit C

2026 Capital Fund

OMB Approval No. 2577-0303
(exp. 10/31/2026)

**Capital Fund Program
(CFP) Amendment**
to Consolidated Annual Contributions Contract
Terms and Conditions (HUD-53012)

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing

The information collection requirements contained in this document have been approved by the Office of Management and Budget (OMB) under the Paperwork Reduction Act of 1995 (44 U.S.C. 3501-3520) and assigned OMB control number 2577-0303. There is no personal information contained in this application. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when disclosure is not required. In accordance with the Paperwork Reduction Act, HUD may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a currently valid OMB control number.

Whereas, (Public Housing Authority) Housing Authority of the County of Lake, IL IL056 (herein called the "PHA")
and the United States of America, Secretary of Housing and Urban Development (herein called "HUD") entered into an Annual Contributions Contract
ACC(s) Number(s) (On File) dated (On File)

Whereas, in accordance with Public Law No. 119-75:

Whereas, HUD has agreed to provide CFP assistance, upon execution of this Amendment, to the PHA in the amount to be specified below for the purpose of assisting the PHA in carrying out capital and management activities at existing public housing projects in order to ensure that such projects continue to be available to serve low-income families. HUD reserves the right to provide additional CFP assistance in this FY to the PHA. When HUD provides additional amounts, it will notify the PHA and those amended grants will be subject to these terms and conditions.

\$ \$1,702,644.00 for Fiscal Year 2026 to be referred to under the Capital Fund Grant Number IL01P05650126
PHA Tax Identification Number (TIN): On File UEI Number: On File

Whereas, HUD and the PHA are entering into the CFP Amendment Number On File

Now Therefore, the ACC is amended as follows:

1. The ACC(s) is (are) amended to provide CFP assistance in the amount specified above for capital and management activities of PHA projects. This CFP Amendment is a part of the ACC.

2. The PHA must carry out all capital and management activities in accordance with the United States Housing Act of 1937 (the Act), 24 CFR Part 905 (the Capital Fund Final rule) as well as other applicable HUD requirements, except that the limitation in section 9(g)(1) of the Act is increased such that of the amount of CFP assistance provided for under this CFP amendment only, the PHA may use no more than 25 percent for activities that are eligible under section 9(e) of the Act only if the PHA's HUD-approved Five Year Action Plan provides for such use; however, if the PHA owns or operates less than 250 public housing dwelling units, such PHA may continue to use the full flexibility in accordance with section 9(g)(2) of the Act.

3. The PHA has a HUD-approved Capital Fund Five Year Action Plan and has complied with the requirements for reporting on open grants through the Performance and Evaluation Report. The PHA must comply with 24 CFR 905.300 of the Capital Fund Final rule regarding amendment of the Five Year Action Plan where the PHA proposes a Significant Amendment to the Capital Fund Five Year Action Plan.

4. For cases where HUD has approved a Capital Fund Financing Amendment to the ACC, HUD will deduct the payment for amortization scheduled payments from the grant immediately on the effective date of this CFP Amendment. The payment of CFP funds due per the amortization scheduled will be made directly to a designated trustee within 3 days of the due date. Subject to the provisions of the ACC(s) and paragraph 3, and to assist in capital and management activities, HUD agrees to disburse to the PHA or the designated trustee from time to time as needed up to the amount of the funding assistance specified herein.

5. Unless otherwise provided, the 24 month time period in which the PHA must obligate this CFP assistance pursuant to section 9(d)(1) of the Act and 48 month time period in which the PHA must expend this CFP assistance pursuant to section 9(d)(5) of the Act starts with the effective date of this CFP amendment (the date on which CFP assistance becomes available to the PHA for obligation). Any additional CFP assistance this FY will start with the same effective date.

6. The PHA shall continue to operate each public housing project as low-income housing in compliance with the ACC(s), as amended, the Act and all HUD regulations for a period of twenty years after the last disbursement of CFP assistance for modernization activities for each public housing project or portion thereof and for a period of forty years after the last distribution of CFP assistance for development activities for each public housing project and for a period of ten years following the last payment of assistance from the Operating Fund to each public housing project. Provided further that, no disposition of any project covered by this amendment shall occur unless approved by HUD.

7. The PHA will accept all CFP assistance provided for this FY. If the PHA does not comply with any of its obligations under this CFP Amendment and does not have its Annual PHA Plan approved within the period specified by HUD, HUD shall impose such penalties or take such remedial action as provided by law HUD may direct the PHA to terminate all work described in the Capital Fund Annual Statement of the Annual PHA Plan. In such case, the PHA shall only incur additional costs with HUD approval.

8. Implementation or use of funding assistance provided under this CFP Amendment is subject to the attached corrective action order(s).
(mark one): Yes ☐ No ☒

9. The PHA is required to report in the format and frequency established by HUD on all open Capital Fund grants awarded, including information on the installation of energy conservation measures.

10. If CFP assistance is provided for activities authorized pursuant to agreements between HUD and the PHA under the Rental Assistance Demonstration Program, the PHA shall follow such applicable statutory authorities and all applicable HUD regulations and requirements. For total conversion of public housing projects, no disposition or conversion of any public housing project covered by these terms and conditions shall occur unless approved by HUD. For partial conversion, the PHA shall continue to operate each non-converted public housing project as low-income housing in accordance with paragraph 7.

11. CFP assistance provided as an Emergency grant or a Safety and Security grant shall be subject to a 12 month obligation and 24 month expenditure time period. CFP assistance provided as a Natural Disaster grant shall be subject to a 24 month obligation and 48 month expenditure time period. The start date shall be the date on which such funding becomes available to the PHA for obligation. The PHA must have a recorded and effective Declaration(s) of Trust on all property funded with Capital Fund grants (all types) or HUD will exercise all available remedies including recapture of grant funding.

12. Waste, Fraud, Abuse, and Whistleblower Protections. Any person who becomes aware of the existence or apparent existence of fraud, waste or abuse of any HUD award must report such incidents to both the HUD official responsible for the award and to HUD's Office of Inspector General (OIG). HUD OIG is available to receive allegations of fraud, waste, and abuse related to HUD programs via its hotline number (1-800-347-3735) and its online hotline form. You must comply with 41 U.S.C. § 4712, which includes informing your employees in writing of their rights and remedies, in the predominant native language of the workforce. Under 41 U.S.C. § 4712, employees of a government contractor, subcontractor, grantee, and subgrantee—as well as a personal services contractor—who make a protected disclosure about a Federal grant or contract cannot be discharged, demoted, or otherwise discriminated against as long as they reasonably believe the information they disclose is evidence of:

1. Gross mismanagement of a Federal contract or grant;
2. Waste of Federal funds;
3. Abuse of authority relating to a Federal contract or grant;
4. Substantial and specific danger to public health and safety; or
5. Violations of law, rule, or regulation related to a Federal contract or grant.

13. This grant may be subject to the requirements of the Build America Buy, America Act (BABA) which was enacted on November 15, 2021, as part of the Infrastructure Investment and Jobs Act (Public Law 117-58), unless waived by the Department: refer to HUD's BABA webpage for further information (https://www.hud.gov/program_offices/general_counsel/build_america_buy_america)

14. This grant is subject to Executive Order 14218, Ending Taxpayer Subsidization of Open Borders and applicable law. HUD will take steps to ensure that Federal resources are not used to support "sanctuary" policies of State and local jurisdictions that actively prevent federal authorities from deporting illegal aliens.

The parties have executed this CFP Amendment, and it will be effective on the date HUD signs below.

U.S. Dept of HUD By <u>/s/</u> Date: <u>4/1/2026</u> Marianne Nazzaro Title: Deputy Assistant Secretary Office Public Housing Invest.	PHA (Executive Director or authorized agent) By <u>Lorraine Hocker</u> Date: <u>04/01/2026</u> Title <u>Lorraine Hocker, Executive Director/CEO</u>
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Previous versions obsolete

form HUD-53012 OMB Approval No. 2577-0303 (exp. 10/31/2026)

After discussion, Vice Chair Malter moved, seconded by Commissioner Barnes, to adopt Resolution 2026-22.

Roll Call Vote:

Ayes: Barnes, Considine, Nozicka, Malter, Stackhouse

Nays: None

Absent: Idleburg, Roberson

Abstain: None

Motion: Carries

Adopted and passed by the Board of Commissioners of the Housing Authority of the County of Lake, Illinois on May 21, 2026.

E. RESOLUTION 2026-23 Approving the Special Duty Agreement with the Zion Police Department

RESOLUTION 2026-23

**RESOLUTION APPROVING THE SPECIAL DUTY AGREEMENT WITH
THE ZION POLICE DEPARTMENT**

WHEREAS, the Lake County Housing Authority (“LCHA”) seeks to ensure the safety and security of its residents and properties, including Shiloh Towers located at 1525 27th Street in Zion, Illinois; and

WHEREAS, the Zion Police Department provides short-term supplementary police services through its Special Duty Program; and

WHEREAS, LCHA desires to obtain such services for the purpose of foot patrols, on-site police presence, enforcement of applicable laws, and related duties as appropriate; and

WHEREAS, the attached agreement outlines the terms under which the Zion Police Department will provide on-site police presence in a marked squad car to perform foot patrols, conduct law enforcement activities, and complete required reporting between June 1, 2026 and December 1, 2026; and

WHEREAS, the agreement further specifies compensation at the officer’s overtime rate of 1.5x their standard hourly rate, liability insurance provisions, indemnification, and all additional terms contained therein; and

WHEREAS, the Executive Director has reviewed the agreement and recommends its approval by the Board of Commissioners.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Lake County Housing Authority hereby approves the Special Duty Agreement with the Zion Police Department for police detail services as outlined in the attached document; and

BE IT FURTHER RESOLVED, that the Board authorizes the Executive Director, or her designee, to execute all documents and take all necessary actions to implement the agreement.

Zion Police Department Special Duty Application

This application allows for public and private organizations and entities to request the services of uniformed Zion Police Department officers to staff and secure single or ongoing events. The requesting organization is responsible for payment of officer salary, which is billed by the City of Zion at the officer's overtime rate of 1.5x their standard hourly rate (see the Expected Cost Information on page 4). **An application for services does not constitute a departmental commitment, as police officers fulfill special duty requests on a voluntary basis.**

Complete and return this application to the Zion Police Department as far in advance of your event as possible. Attach or include any planning documentation your organization possesses. If you have questions, contact a member of the Zion Police Department Administration at (847) 872-8000.

Contact Information

Organization Name: Lake County Housing Authority
Organization Address: 33928 N US Hwy 45 Grayslake, IL 60030
Applicant Name: Lorraine Hocker
Applicant Phone: (847) 650-6848 Applicant Email: lhocker@lakecountyha.org
Event or Detail Point of Contact Name: Brian Snook
POC Phone: (847) 417-0074 POC Email: bsnook@lakecountyha.org

Event or Detail Information

Date of Event or Detail: 05/27/2026 Start/End Time of Event or Detail: 05:00 pm - 06:00 am
Public Start/End Time: N/A Requested Number of Officers: 1 per 6.25 hr interval
Event Location: 1525 27th St, Zion, IL 60099
Event Description and Estimated Number of Attendees: Tenant safety and criminal enforcement patrol at Shiloh Towers, 1525 27th St



Zion Police Department Special Duty Application

Security Information

Additional Security on Site? ☐ Yes ☒ No ☐ Unknown

If Yes, Additional Security Armed? ☐ Yes ☐ No ☐ Unknown

Threats Made Towards Event or Specific Attendees? ☐ Yes ☒ No ☐ Unknown

N/A

If Yes, Describe Threat(s):

Other Requested Staffing

Zion Fire Department Requested for Event? ☐ Yes ☒ No
Requests for staffing will be forwarded to the Zion Fire Department

N/A

If Yes, Describe Request or Need:

Zion ESDA Requested for Event? ☐ Yes ☒ No
Requests for staffing will be forwarded to the Zion ESDA

N/A

If Yes, Describe Request or Need:



Zion Police Department Special Duty Application

Additional Information

Points of Contact

Brian Snook / bsnook@lakecountyha.org / (847)-417-0074 / Primary POC

Lorraine Hocker / lhocker@lakecountyha.org / (847)-650-6848 / Secondary POC

Rene Grider / rgrider@lakecountyha.org / (847)-390-2592 / Tertiary POC

Uniformed Zion police officer assignment is to conduct foot patrol inside Shiloh Towers and within the adjacent parking lot and community areas on the property; address any violations of law or ordinance and issue citations or make arrests as appropriate; respond to any PSAP-generated calls for service originating from Shiloh Towers property; and depart Shiloh Towers property during detail only to complete arrest process at the Zion Police Department. Any necessary police reports are to be completed during the officer's normal working hours, unless urgently required for prosecution, to maximize on site coverage.

Uniformed Zion police officer patrols are to occur in 6.25 hour intervals from 05:30 pm - 11:45 pm and 11:45 pm - 06:00 beginning May 27th. Officer activity information to be forwarded to POCs on May 28th following detail. Following receipt of activity information, LCHA retains authority to request ongoing services, increase or decrease in frequency of services, or discontinuation of requested services.

The Zion Police Department reiterates that a request for services does not constitute a departmental commitment, as our police officers fulfill special duty requests on a voluntary basis.



Zion Police Department Special Duty Application

Expected Cost Information

The requesting organization is responsible for payment of police officer salary, which is billed by the City of Zion at the officer's overtime rate of 1.5x their standard hourly rate.

An application for services does not constitute a departmental commitment, as police officers fulfill special duty requests on a voluntary basis. The Zion Police Department does not select police officers to special duty assignments based upon their position on the City's wage scale, nor are they available for selection by the requesting organization based upon their position on the wage scale.

Organizations seeking to employ police officers for special duty will be billed between \$63.3783 and \$122.5962 per officer per hour based upon the City's current wage scale.

Officer Starting	\$63.3783 / hour	Officer Start of 2 nd Year	\$69.7437 / hour
Officer Start of 3 rd Year	\$72.2324 / hour	Officer Start of 4 th Year	\$74.9156 / hour
Officer Start of 5 th Year	\$78.8178 / hour	Officer Start of 6 th Year	\$86.7742 / hour
Officer Start of 7 th Year	\$94.0523 / hour	Sergeant Starting	\$103.4575 / hour
Sergeant > 5 Years	\$108.1602 / hour	Sergeant > 10 Years	\$112.8628 / hour
Administrator	\$122.5962 / hour		



Zion Police Department Special Duty Application

This Page for Police Department Administration Only

Date of Application Receipt: 05/12/2026

Application Status: ☒ Approved ☐ Denied ☐ Returned

Approved / Denied / Returned By: Derek Zaloudek Digitally signed by Derek Zaloudek
Date: 2026.05.21 11:55:04 -05'00'

Date: 05/21/2026

Officers Assigned to Special Duty Event

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____



After discussion, Vice Chair Malter moved, seconded by Commissioner Stackhouse, to adopt Resolution 2026-23.

Roll Call Vote:

Ayes: Barnes, Considine, Nozicka, Malter, Stackhouse

Nays: None

Absent: Idleburg, Roberson

Abstain: None

Motion: Carries

Adopted and passed by the Board of Commissioners of the Housing Authority of the County of Lake, Illinois on May 21, 2026.

F. Commissioner Roundtable

Vice Chair Malter recommended the Board review information about the upcoming PHADA conference in Chicago in July.

ADJOURNMENT

There being no further business to come before the Board, Vice Malter moved, seconded by Commissioner Stackhouse, to adjourn the meeting. The Board voted unanimously in favor of adjournment. The meeting was adjourned at 12:54 p.m.