Lake County Housing Authority
Board of Commissioners

Minutes of the Regular Meeting
May 15, 2025

The Regular Board Meeting of the Commissioners of the Housing Authority of the County of Lake was held May 15, 2025, at Lake County Housing Authority: 33928 North U.S. Highway 45, Grayslake, IL 60030.

Present: Kevin Considine, Chairman
Susan Malter, Vice Chair
John Idleburg, Commissioner
Dr. Charles Nozicka, Commissioner
Beverly Stackhouse, Commissioner

Absent: LaShaundra Barnes, Commissioner
Eugene Roberson, Commissioner

LCHA Staff: Lorraine Hocker, Executive Director/CEO
Michelle Perkins, Operations Deputy
Tamara Harrington, Assistant Finance Manager
Christine Pryor (Sr. HR Generalist)

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 13th, 2025, 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 12:15 p.m. Roll call was taken, and the following Commissioners were present: Considine, Malter, Idleburg, Nozicka, Stackhouse as well as LCHA members Hocker, Perkins, Pryor, Harrington, Absent: Commissioner Barnes. 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. April 15, 2025, are to be read at the appropriate time in the agenda. There were no public comments.

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

MINUTES 4/24/24 – Regular Meeting and Executive Session Minutes Approval

Vice Chair Malter moved, seconded by Commissioner , to approve the Minutes of the April 24, 2025, Regular Session & Executive Session. The Board voted as follows: Ayes: Considine, Idleburg, Nozicka,

Malter, Stackhouse, Abstain: None. Nays: None. Absent and Not Voting: Barnes, Roberson Motion carries.

FINANCE REPORT AND APPROVAL OF BILLS
Tamara Harrington presented the finance report with the following highlights:
- **Negative variance** of $112,000 due to HAP (Housing Assistance Payments) expenses exceeding revenue, including unplanned bathroom renovation costs.
- Positive variances:
  - M2: +$34,000 from lower-than-expected contract costs.
  - 804: +$9,000 from increased operating subsidies.
  - State Benefit: +$16,000 due to a reduction.
  - Housing Counseling: +$5,000 due to lower contract costs.
  - Business Activities: +$16,000 from a $11,000 rebate and reduced operating costs.

Motion to accept the finance report and pay the bills was approved via roll call.

Lorraine Hocker spoke about updates
- No major updates from HUD. LCHA is currently funded at 91% for administrative fees through the end of the year.
- Awaiting audit updates (expected by June 30).
- LCHA is operating at 96% lease-up. No new vouchers are being issued due to a funding shortfall; vouchers are only issued through attrition.
- Discussion on potential grant participation

REPORTS: The following reports for April 2025 were provided:

Housing Choice Voucher:
Voucher Utilization

Public Housing:
Unit Availability & Occupancy
Aged Receivables
Word Order Analysis
Demolition & Disposition
Capital Funds Grant

General Reports & Cross Program Information:
Key Management Indicators – All Programs
Resident Characteristics – All Programs
Family Self Sufficiency
Resident Opportunity & Self Sufficiency (ROSS)
Housing Counseling
LCHA Human Resources

NEW BUSINESS

A. **Resolution 2025-15**: Authorization for Access Control, Alarm, and Surveillance Project. Motion approved.

Resolution 2025-16: Authorization of April 2025 Public Housing Collection Losses
- Commissioners discussed the eviction and write-off policy and timeframes.
- Typically, residents are given 30 days to cure nonpayment before legal action. Motion approved.
Resolution 2025-17: Approval of Settlement Agreement between LCHA and John Barrons. Motion approved.

B. **Commissioner Roundtable-** Commissioner raised a suggestion from a HUD Innovations Seminar about offering weekly rent payments as a flexible option.
C. – Michelle Perkins stated that property managers are expected to accommodate such cases when reasonable.
D. – Chairperson Considine shared information about the Dolly Parton Imagination Library, which provides free monthly books to children (ages 0–5) and may benefit LCHA families.

There being no further business to come before the Board, Chairman Considine moved, seconded by Commissioner Malter to adjourn the meeting

ADJOURNMENT

There being no further business to come before the Board, The Board voted unanimously in favor adjournment. The meeting was adjourned at 12:50pm.

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Kevin Considine
Chairman
Board of Commissioners
Lake County Housing Authority

ATTEST:

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Lorraine Hocker
Executive Director/Chief Executive Officer
Secretary/Treasurer