

Service Above All Else

2017 | ANNUAL REPORT



Groundbreaking Service

Message from the **EXECUTIVE DIRECTOR**

It is my great pleasure to present you with Lake County Housing Authority's (LCHA) 2017 Annual Report. This report outlines many important milestones reached this past year and charts LCHA's course for the challenges to come.

This has been an eventful year for us, as we have gone above and beyond the call to provide innovative services and programs to the residents of Lake County. We are well aware of the community's concerns when addressing the needs of our clients, and we strive to respond to them with compassion and integrity.

Lake County Housing Authority is a high performing agency that prides itself on hard work and dedication. I must thank our Board of Commissioners, staff, all agency friends, and our elected officials for believing along with us, that LCHA can improve the quality of life for the 13,000 individuals for whom we ensure an affordable place to call home.

David A. Northern, Sr.

Executive Director & Chief Executive Officer



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LCHA **GUIDING PRINCIPLES**



CLIENTS

Consideration of client needs during program development & operations



STAFF DEVELOPMENT

The provision of safe, decent, sanitary & appropriate housing



FISCAL RESPONSIBILITY

Provide service to all segments of the low & moderate income within our jurisdiction



Address from Board of **COMMISSIONERS** *Excellence In All We Do*



Chairman
Dr. H. Lee Jordan, Jr.

The Lake County Housing Authority Board of Commissioners is proud to share its 2017 Annual Report and highlight the “Ground-breaking Service” that our agency has imparted upon the Lake County Community over this past year.

Fiscal Year 2017 brought about an abundance of innovation and positive changes, and we are excited to share in the year’s successes. Not only did our agency continue its streak of excellence in providing high quality, tangible, and beneficial housing services to the Lake County Community, we also broke ground on, and initiated, the \$49 million dollar Marion

Jones redevelopment project: Brookstone and Regency at Coles Park.

Since its inception in 1946, Lake County Housing Authority has been at the forefront of housing innovation and building housing equity in this great community. Over the past year, we have worked extremely hard to establish and maintain strategic partnerships with local, state, regional, and national entities in both public and private sectors. These partnerships have allowed us to expand our realm of influence through increased opportunity and access to essential community services for our clients.



Vice Chairman
Sylvia Valadez



Commissioner
Curtis Robinson



Commissioner
John D. Idleburg



Commissioner
Scott Helton



Commissioner
Kevin Considine



COLLABORATION

Collaborating with other stakeholders on matters related to housing



SELF-SUFFICIENCY

Encouraging our clients toward independence & self-sufficiency



APPROPRIATE HOUSING OPTIONS

The provision of safe, decent & sanitary housing options



SERVICE

Providing exceptional service to all segments of the community within our jurisdiction with low to moderate income

2017 FACT SHEET



About LCHA

- LCHA was established in **1946**
- LCHA provides rent opportunities and assistance for over **3,600 individuals and families** residing in Lake County
- LCHA is the **fourth largest** housing authority in the state of Illinois and the **largest** of the 3 that service Lake County
- LCHA supports housing needs for over **13,000 citizens** of Lake County through its **diverse programming**
- LCHA has been a **non-smoking agency** since 2012
- Individuals and/or families in the low-rent and public housing programs (Section 8) **pay at least 30% of their household income for rent**; the difference is subsidized by the United States Department of Housing and Urban Development (HUD)
- LCHA is governed by a Board of Commissioners consisting of **7 members appointed to a 5 year term**
- LCHA employs over **50 staff members**

LCHA Affordable Housing Acquisition & Rentals Program

Fostering affordable housing opportunities by obtaining and rehabilitating HUD foreclosures, and then utilizing them to house additional families. Once purchased and rehabilitated, the homes are taken under the rentals inventory umbrella.

- **16 Homes** have been purchased in the **LCHA Affordable Rehab Program** (located throughout the county)
- Currently, there are **31 properties** in the **rentals program inventory**, which consists of various single family homes and lots throughout the county
- **8 Homes** have been completely renovated since the program's inception in 2012, totaling approximately **\$699,442**, including the project collaboration with LCHA Technology Campus
- This program is funded using **non-federal dollars**
- The **ultimate goal** of this program is to transition these properties into **"homeownership" properties**



Low Rent Public Housing Program

- Owns and operates **7 buildings, totaling 332 units** of housing developed for **seniors** (55 & older) and **disabled** individuals
- Maintains **161 single family homes** throughout Lake County
- As of 12/29/2017 the **average household income is \$15,691** and **average tenant rent is \$249**
- **49%** of households headed by persons over **62 years-of-age**
- **45%** of households headed by persons with **disability**

Housing Choice Voucher (HCV) Program (Section 8)

- **Provides rent assistance** in privately owned rental units for low income individuals and families
- Federal funding allows LCHA to assist approximately **3,076 households** with Housing Choice Vouchers. These vouchers assist approximately **7,000 individuals**
- As of 12/29/2017, the **average household income is \$15,951** and **average tenant rent is \$280**
- **37%** of households are headed by persons with **disability**
- Average of **30 voucher turnovers** per month

Waiting Lists as of 12/29/2017

- **4,800 individuals/families** are on the LCHA Housing Choice Voucher waiting list
- Combined total of **4,114 applications** on our 9 Low Rent Public Housing waiting lists
- LCHA's HCV Section 8 and Public Housing Waiting Lists are **closed**
- The Waiting List for senior Public Housing **remains open** for those **aged 55 and over**
- **Preference** is given to **Head-of-Households** who are residents of Lake County, **veterans**, or currently residing in **nursing homes**



HOUSING CHOICE VOUCHER Program

Service Above All Else - Assisting Lake County Residents

Who We Serve

Lake County Housing Authority services all segments of the low-moderate income population, in addition to collaborations with **Chicago Regional Housing Initiative and State Referral Network**. In 2017, LCHA's Housing Choice Voucher Program (HCV) assisted over **3,000 families** averaging to approximately **7,000 individuals**. We also administered **294 Project Based Vouchers**.

Total Housing Choice Vouchers	3,076
Total Individuals Housing Choice Voucher	7,000
Average Income	\$15,951
Average Tenant Rent	\$280
Total Income From Families	\$47,055,125
Total Hap/Monthly	\$2,023,621
HUD Funded	\$23,199,106

Chicago Regional Housing Initiative (RHI)

LCHA currently works with **9 neighboring Housing Authorities** to combine efforts in housing families in need. Lake County now has **4 developments** that include **11 units** that offer project-based rental assistance. The developments include units that serve **special needs families** such as those experiencing **domestic violence and disabled families**.

State Referral Network

LCHA is working directly with the **State of Illinois** and the **Lake County Health Department** to help disabled who are affected by the **3 Olmstead classes** that are subject to **Consent Decrees**. HUD has granted LCHA permission to help these members of the Consent Decrees, receive Housing Choice Vouchers so they can continue to maintain their quality of life. We have entered into an agreement with our **neighboring Housing Authorities, North Chicago and Waukegan**, to allow LCHA to administer the **SRN Vouchers** in their jurisdictions.

Family Unification Program (FUP)

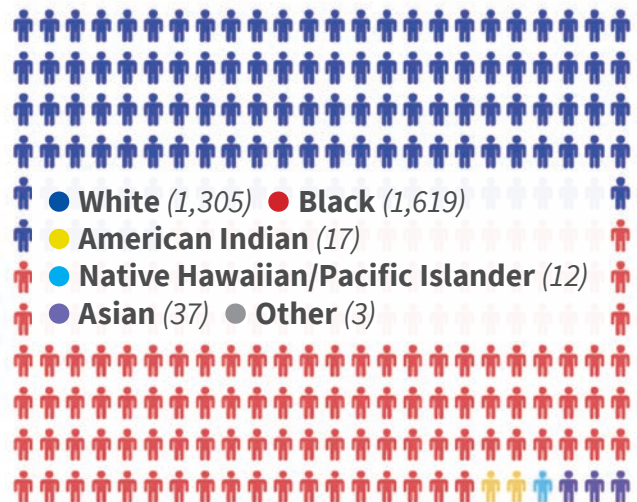
The Family Unification Program (FUP) is a **Department of Housing and Urban Development (HUD) Section 8/Housing Choice Voucher Program** that brings the **Public Child Welfare Agency (PCWA)** and housing professionals together to work toward providing access to safe, decent, affordable housing for families who have been separated from their children, or are at risk of separation due to domestic violence, homelessness or the lack of adequate housing.

All Families must meet eligibility requirements of both PCWA, FUP and Lake County Housing Authority, in order to qualify. Contact our Housing Counseling Department for more information.

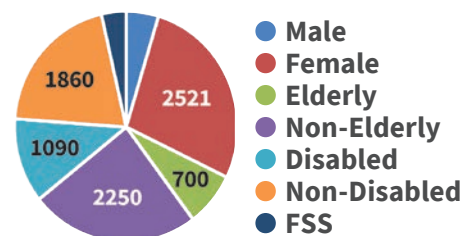
C.H.O.I.C.E.S.

(Choosing Housing Options In Communities Empowering Self-Sufficiency) The **C.H.O.I.C.E.S.** program was developed in an effort to diversify housing options for participants of the Housing Choice Voucher Program. LCHA recognized the tendency of clients to lease up in areas that are heavily concentrated with **housing subsidy** and **poverty**. The program **encourages** participants to move to communities that **empower self-sufficiency**, leading to a deconcentration of subsidized housing in communities that are already heavily impacted by poverty.

Demographic



Summary Statistics



PUBLIC Housing

Who We Serve

Lake County Housing Authority's Public Housing Program provides decent, safe, and sanitary housing options for eligible low-income families, the elderly, or persons with disabilities. LCHA has a variety of public housing options for citizens to utilize, ranging from scattered sites and single family homes to senior citizen and disabled residential apartment communities. There are approximately 5,232 Applicants on the waiting list. The U.S. Department of Housing and Urban Development (HUD) administers Federal funding to local housing agencies to manage the housing for low-income residents at rental standards that the population can afford.

Low-Rent Public Housing Stats

Total Public Housing Units	495
Total Individuals Served	970
Average Tenant Income	\$15,951
Average Tenant Rent	\$201
Total Income from Families	\$1,131,991
Combined Occupancy Rate	98%

Senior & Disabled Housing

Lake County Housing Authority maintains **273 units** of housing developed for **senior citizens** and persons with **disabilities**. Senior housing typically includes one studio, one and two bedroom apartments, and accessible one bedroom units. A single bedroom unit contains approximately **550 square feet of living space**.

Scattered Sites

LCHA currently owns and operates a **125 unit townhome** development, in addition to **163 single family housing units** scattered throughout Lake County. These scattered site homes help to **integrate** neighborhoods with higher incomes and deconcentrate low-income families from communities with limited growth and economic opportunity, placing them in the **optimum position for self-sufficiency**.

Demographic



- White (296) ● Black (180)
- American Indian (15)
- Native Hawaiian/Pacific Islander (4)
- Asian (11) ● Other (6)



PUBLIC Housing Communities



Millview Manor



Shiloh Towers



Hawley Manor



Almond Townhomes



Warren Manor



John Kuester Manor



Beach Haven Towers

2017 Summary of **ACHIEVEMENTS**

LCHA Serviced Over

7,000

Individuals through
the Housing Choice
Voucher Program

LCHA Continues
its Streak as a



**HIGH
PERFORMER**
for **2017**



Hosted Over
**50 PROGRAMS
& EVENTS**

for LCHA Clients
& Residents

**11 NAHRO
AWARDS**

Received for
Innovative
Programming



Family Self-Sufficiency Program
Graduates Earned a Combined

**\$274,000 IN ESCROW
MONEY**



LCHA Clients Contributed Over

\$48,090,986
to the **ECONOMY**



as of 12/29/2017

\$16,160

(National Average: \$12,000)
LCHA Clients' **AVERAGE
HOUSEHOLD INCOME**

as of 12/29/2017

Average
Tenant
RENT

\$284

as of 12/29/2017

4,800

Individuals/Families on the
**LCHA HOUSING CHOICE
VOUCHER** Waiting List

as of 12/29/2017



4,114

Combined Total Number
of Applications on LCHA's
Nine **LOW RENT PUBLIC
HOUSING** Waiting List

INCREASED Voucher
Program Size
by

158



2017 FINANCIAL REPORT

2017 Fiscal Audit

LCHA closed out the 2017 fiscal year with yet another **successful audit report**. It is extremely important that LCHA continues with the **10 year trend** of having no audit findings. Our fiscal 2017 audit was yet another tribute to that philosophy. **Excellence is key at LCHA** and our intention is to continue with that trend throughout our service to the community as well as with our annual audit results.

2017 Net Position

Lake County Housing Authority's unrestricted net position was **\$8,723,185 at fiscal year end**. The increase in net position is primarily attributed to increased funding levels throughout the fiscal year. The favorable unrestricted funds balance allows the PHA to continue to meet on going housing obligations.

- Received a total of \$30,182,116 in operating grants
- Operating grants increased due to an increase in HCV funding as well as DDT funding related to the disposition of Amp 1
- Rental Income increased due to increased leasing and improved rent collection efforts
- Received \$46,000 Capital Fund bonus
- Received State of Illinois Energy Performance Grant

REVENUES

- ▲ **\$29,645,392**
Operating Grants
- ▲ **\$1,561,776**
Dwelling Rental & Tenant Revenue
- ▲ **\$1,145,614**
Operating Revenue
- ▲ **\$26,673**
Interest Income
- ▲ **\$3,927**
Capital Assets

Total Revenue
\$32,920,106

EXPENSES

- ▼ **\$3,675,687**
Administration
- ▼ **\$379,613**
Tenant Services
- ▼ **\$301,904**
Utilities
- ▼ **\$1,589,196**
Maintenance & Operations
- ▼ **\$9,464**
Protective Services
- ▼ **\$543,769**
General Expenses
- ▼ **\$2,242**
Interest Expense
- ▼ **\$24,368,942**
Housing Assistance Payments
- ▼ **\$1,553,411**
Depreciation

Total Expenses
\$32,424,228

MARION JONES Redevelopment

Brookstone & Regency at Coles Park



The **Marion Jones Townhomes** were one of the oldest public housing complexes in the state of Illinois. Built in 1962, the complex supported a great portion of the low-income families in the city of North Chicago. Despite its presence as a housing staple in the county - the physical condition, building systems, and infrastructure of the buildings had reached the end of their useful life.

In 2013, **The Board of Directors and Executive Director/CEO David A. Northern, Sr.**, recognized the need to revitalize this property into a community that was not only more aesthetically pleasing, but also created housing equity for low-income families across Lake County.



GROUND BREAKING CEREMONY

March 3rd, 2017

In 2017 Lake County Housing Authority broke ground on the 49 million dollar housing development intended to replace the Marion Jones Complex that once provided housing for some of the county's most vulnerable citizens.



Lake County Board Commissioner (District 14)
Audrey Nixon
(deceased)



Retired LCHA Board Chairperson
R. Delacy Peters
(deceased)



BROOKSTONE & REGENCY at Coles Park

The **Regency at Coles Park** has been designed to house 50 senior citizens. This development includes a courtyard as well as a library. Lake County Housing reports the estimated completion of this project is 26%.

Brookstone at Coles Park has been designed as a 170-unit development for multi-families. It will be complete with a kids' lounge, meeting spaces, and a playground. The estimated completion of this development is 15%. In addition to the amenities explained above, **both developments** will be complete with a computer lab and a fitness center for tenants to utilize.

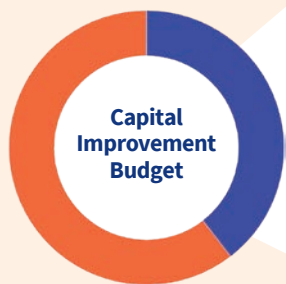
Top Photo: Regency update 10/19/2017

Middle-Left Photo: Jennifer Hill, a former Marion Jones tenant and employee of Carlson Construction

Middle-Right Photo: Lake County progress site visit



Capital Improvements, Modernization & Asset Management



In 2017...

- Housing Rehabilitation **36.2%**
- Construction Projects **55.4%**

The Asset Management, Capital Improvements and Modernization Team, completed over **31 construction projects**, totaling approximately **\$80,000 in work**. The projects encompassed a broad range - from simple unit repairs to full unit turnaround and major building rehab. Approximately **25 units** were rehabbed under **full modernization**, with many others receiving **repairs and efficiency updates**.

Major Legal Victory

Despite long-standing opposition of homeowners and residents, LCHA won a major legal victory in the fight to transition Midlothian Manor in unincorporated Lake Zurich into a **14-unit building** that serves chronically homeless individuals with **mental illnesses**. In the coming months LCHA will be looking to partner with organizations who may help carry out the delivery of this essential service.



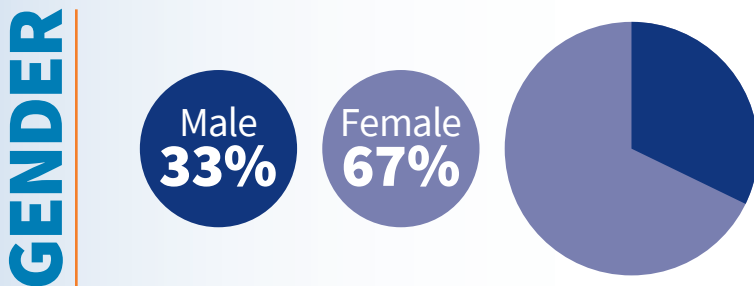
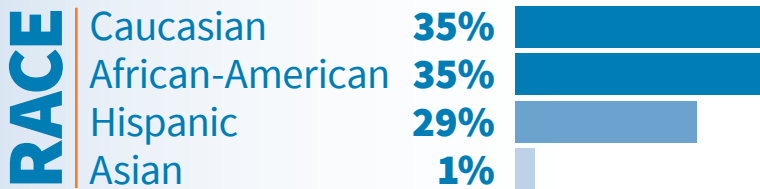
EMPLOYEE INITIATIVES | HR



2017 STAFF COOKOUT

Full-Time Employees	51
Part-Time Employees	1
Female/Male Ratio	35:7
Employees Under 40	16

2017 DEMOGRAPHICS



Service Awards

15 Years	25 Years
Julie Otto	Valerie Rogers
David A. Northern, Sr.	Rodney Smith

2017 Employees of the Month

- January** Alona Miller
- February** Twyla Gordon
- April** Sue Given
- May** Danita Ward
- June** Valeria Figueroa
- August** Felipe Cortez
- September** Demond Anderson
- October** Andres Mainardi

2017 Employee of the Year

Andres Mainardi



LCHA CARES | 2017

“Service Above All Else”



In 2017 Lake County Housing Authority donated hundreds of In-Kind hours to other social service agencies within our jurisdiction - proof that we are putting “Service Above All Else.”

Places we volunteered our time to this year...

- ▶ Back to School Fair
(Sigma Gamma Rho Sorority)



- ▶ Disaster Flood Relief



- ▶ Northern Illinois Food Bank



- ▶ Feed my Starving Children



- ▶ National Night Out
(Round Lake Beach)



- ▶ Toys for Tots
(Marine Corp)



- ▶ Bernie's Book Bank



- ▶ Adopt-a-Highway



Family **SELF-SUFFICIENCY**

The Family Self-Sufficiency (FSS) Program is a voluntary program for participants who receive **HUD Housing Choice Voucher (Section 8) Rental Assistance**, or are living in **Public Housing**, and wish to improve their financial situation, eliminate their dependence on public assistance and are motivated to change their lives. It can be considered a bridge that connects individuals and families to their independence and goals of being self-supporting, by providing resources and supportive services along the way. The program emphasizes **employment** as well as **educational and vocational training** that leads to full time consistent employment.



FSS Graduation Ceremony

On November 4, 2017, FSS held a graduation ceremony to celebrate and acknowledge the accomplishments of their most recent graduates. Guest Speakers featured **Chief Jennifer Witherspoon** of the **Lake County Sheriff's Office**, and **Former FSS Graduate Sherwina Adams**, who delivered a powerful message on how she overcame seemingly impossible obstacles.

FACTS & FIGURES

36 NUMBER OF 2017 GRADUATES

233
ACTIVE FSS PARTICIPANTS

154
CURRENT MANDATORY SLOTS

The amount that FSS's 4th Annual Black Tie Gala raised in educational scholarships for FSS participants:

OVER **\$14,000**

FSS 2017 Graduate **Shaquanda Johnson** was presented with a Certificate of Completion at the 2017 LCHA Black Tie Gala.



70%
OF OUR FSS PARTICIPANTS CARRY ESCROW

\$18,188
AVERAGE INCOME

HIGHEST ESCROW PAID
\$36,586

TOTAL ESCROW PAID TO DATE **\$274,645**



FSS LITERACY INITIATIVES

- ▶ LCHA Reads to Succeed Coloring Book
- ▶ Family Literacy Night 2017
- ▶ Literacy Career Tour
- ▶ Summer Reading Challenge

Lake County Housing Authority's Family Self-Sufficiency Program launched a literacy campaign that encompassed **4 events** for 2017.

The Purpose

of this campaign was to combat generational dependency on public housing services by implementing literacy skills at an earlier age.

We toured children around the **LCHA Grayslake Main Office** while explaining the importance of literacy in each department of the agency. FSS children received the opportunity to meet some of our leadership team members and staff to gain a better understanding of what we all do for the community, and how reading is the connector of all our services. We partnered with **Boys & Girls Club of Lake County**, who ran groups of literacy focused games throughout the evening for our guests to enjoy. We also facilitated a community book swap, to which **Grayslake Library** donated over 500 children's and adult books. They were also onsite to register **Round Lake** and **Grayslake** residents for library cards.



The Winning Picture of the Coloring Contest for **Literacy Night**.



LCHA staff volunteered time to **CREATIVELY** explain why reading is important in their jobs!



Over the Summer of 2017, LCHA hosted a **Summer Reading Challenge** for youth aged 8-18 in our public housing and HCV Program. Participants of this program read over 100 books!

Summer Reading Challenge
Winner 2017.



Additional FSS Programs & Services: Financial Literacy Workshops

HOUSING FOR HOPE

Miata's Story

I was born and raised in Liberia - A small West African country founded by freed Black-American slaves in the 1800's. After Liberia was established in the 1800's, indigenous people of the country struggled to regain power for years, and as a result, war and violence broke out among different political factions. The root of the uprising was inequality amongst the political parties, yet it eventually intertwined itself with the blood diamond crisis in Sierra Leone. As time went on, tensions and animosity in Liberia came to a boiling point. Violent civil war broke out, destroying families, businesses and economic growth. It became normal for me to witness a friend or family member being executed as a result of their genetic predisposition.

My husband applied for a visa, so our family could come to the United States and start our lives over in a safe place. My entire family had been murdered during the civil war and I no longer had a mother or father.

Because so many people were trying to flee from the violence, we were extremely blessed to gain a visa to the United States.

The day we packed our bags to head to America, I finally had hope for a better life, or at the very least, just peace. We vowed to make the most of this opportunity because we had no other choice. If we stayed in Liberia, it was certain that we would not survive the mass genocides.

Upon our arrival at the airport, my worst nightmare came to fruition, just minutes before we set forth on our voyage to freedom. My husband was caught and murdered by members of an opposition group. As painful as this event was for my children and I, we persisted as I knew my husband would have wanted. There was no choice but to board the airplane. I had no idea what I would do upon arrival. I had to stay strong for my children.

When we arrived in America, I experienced immense culture shock. I had no family for support. I felt embarrassed for not being able to provide for myself and my children. Truth is, nobody expected me to. Why would they? I was a refugee from Liberia. The perception that accompanied this factor of my life caused people to look at me as uneducated, unable, unwilling and damaged. I never allowed anyone's view of me to deter

mine who I was and what I was capable of becoming. It never stopped me from aspiring to better myself.

After living in a shelter and getting help from the church I attended, someone told me about Lake County Housing Authority's Housing Choice Voucher Program. I applied for a housing voucher and was accepted into the program. I was able to utilize the program as a stepping stone to get me where I needed to be in life.

Shortly after I got housing, my certification specialist recommended that I utilize the services of the **Family Self-Sufficiency (FSS) Program at Lake County Housing Authority**. After joining the FSS Program, my case manager helped me view my life as what it could be, and not what it had been.

As a mother, I felt shame when the lights were turned off, when we didn't have food, or when my children could see their disadvantage from other children. The FSS Program helped bridge the gaps in my life that were holding me back from success. It gave me an opportunity to prove my capabilities, and helped improve nearly every aspect of my life.



They made sure my family didn't miss an opportunity for assistance, and for that I am grateful.

I began working at Robert Morris College as a kitchen aide. Although the pay was not much, I was humbled to have a job. I remember seeing the adult learners everyday and thinking "I can do this." I kept bussing tables everyday knowing that one day I would be sitting in the chair instead of cleaning it off.

Eventually, I enrolled in school and graduated from the FSS Program. As a result of the services rendered to me through Lake County Housing Authority, I have a bachelor's degree and master's degree in special education. I

purchased my very first home because of the FSS Program, and am now a special education teacher, working with high school aged learners with unique behavioral needs.

My life is a compilation of events that made me who I am, for without obstacles, I am not me. Everything I have gone through has prepared me for who I am today. It is important to remember your past and the events that changed your life, which caused you pain or broke you. They made you who you are, but you cannot live in those moments. They belong in the past for a reason.

I was able to find success because I used the adversity in my life to propel me forward.

I look at it this way: Oil spilled into the ocean is destructive. It can eliminate entire ecosystems. But if you put that very same compound in a car, it is an accelerant and can put that vehicle in motion. It is the same substance, but it's what you choose to do with it that makes the difference.

Enrichment OPPORTUNITIES



Trip to the Capitol

Our group watched government in action at the capitol building and even received the opportunity to go onto the senate floor and sit in their state senator seats. They also learned about their own roles in a representative democracy and the processes that are available to them to enact change in their communities. **Senator Melinda Bush, Representative Rita Mayfield, and**

Senator Sam Yingling greeted our group and spoke with them about what they are doing to support the district that we live in. In addition to the governmental functions, the group also received the opportunity to visit the old state capitol building and stand on the steps where **Barack Obama** announced his run for presidency. We also visited the Abraham Lincoln Presidential Museum, where the group learned about the life and legacy of **President Abraham Lincoln**.



Family Fitness Night ZUMBA! Attacking Obesity In Lake County

Studies have shown a correlation between low family income and childhood obesity. Lake County Housing Authority took proactive measures to inform our participants and practice healthy lifestyle choices with them. LCHA hosted Family Fitness Night with **Joiwithfitness Group Fitness Studio**. In addition to hosting the event free of charge, Joiwithfitness also offered our participants a membership for 75% off of the normal price.

Youth Build Lake County

Lake County Housing Authority & Youth Build Lake County have partnered to provide **paid internships** to community youth. Internship provide **real-world job training** and experience. It also provides youth the opportunity to work with an experience supervisor to help **develop, train, and mentor** them in their career paths. These internships have the potential to develop into regular full time employment opportunities.

Enrichment OPPORTUNITIES

continued

2017 Summer Camp

Lake County Housing Authority utilized enrichment funds to send **22 children** from the Family Self-Sufficiency Program to **Smarties Summer Camp**. These children engaged in outdoor activities for 5 days with staff members and volunteers from Lake County Housing Authority. This unique opportunity provided children in underserved communities the opportunity to experience the world outside of their everyday lives. Participants of this program engaged in **positive character building activities**, while building **positive relationships** with adult mentors.



Housing COUNSELING

LCHA's Housing Counseling Program serves the needs of Lake County residents in various areas related to housing, including:

- Homebuyer Education
- Pre-Purchase Counseling
- Post-Purchase and Foreclosure Prevention
- Mortgage Default Counseling
- Financial and Budgeting Counseling
- Rental Counseling

Clients are assisted through both **one-on-one sessions and group workshops**. Throughout the year, LCHA hosted Fair Housing and Financial Group Workshops. Participants received information about the scope of **LCHA's housing counseling services**, as well as information on **credit education** and **fair housing**.

To deliver these services, LCHA received a HUD Housing Counseling Grant in 2016 in the amount of

\$21,006

With this grant we served

702
HOUSEHOLDS
WITH VARIOUS
WORKSHOPS

80
HOUSEHOLDS
WITH ONE-TO-ONE
COUNSELING

In addition, LCHA also received 2 grants from  **Associated Bank** totaling \$35,000

\$15,000 + \$20,000
for Home Improvement for Fair Lending

Additional Community Outreach

- ▶ Home Repair Grant Program
- ▶ Mortgage Default Counseling
- ▶ Foreclosure Intervention
- ▶ Home Equity Conversion Mortgages



SCHOLARSHIP Recipients

Lake County Housing Authority strategically partners with community agencies and organizations for the betterment of clients and the Lake County Community as a whole. In 2017, LCHA was fortunate enough to secure **over \$17,000 in scholarship dollars** for our clients to progress toward independence and self-sufficiency.



In order to encourage academic excellence and community responsibility among high school students, the **Public Housing Authorities Directors Association (PHADA)** has implemented a scholarship program for graduating seniors who are preparing to enter college. **Mia Ransom-Cox was awarded a \$5,000 scholarship** to assist her along her academic journey. Lake County Housing Authority was proud to support her at the luncheon.

Rose Kaiywa was awarded two AIM North Scholarships to help her children, Mary & Enoch, attend extracurricular activities. In December of 2017, Mary's cheerleading team placed in the Regional Cheer Conference as a result of her participation. Lake County Housing Authority is pleased to help create opportunities for youth through education & enrichment assistance.



Synthia N. is a single mother of 2 who received the AIM North Scholarship to help her accomplish her dream of being a teacher. Synthia has been a dedicated participant of the **FSS Program** for the past five years and is due to graduate the program in August. Synthia recently obtained full-time employment and is working toward completing all of her education requirements. We are astonished by her growth and are excited to see her continue to strive for excellence and self-sufficiency.



Terri was a recipient of the AIM North Scholarship. Terri is utilizing the money she received from her scholarship to attend **Chamberlain College of Nursing** in hopes to become a Registered Nurse. She is the mother of a busy 4-year-old baby girl, works full-time as a medical technician, and is a full-time nursing student. Terri has demonstrated that hard work and dedication leads to success. She exemplifies what we define as self-sufficiency.



RESIDENT Services

The Resident Services Program here at Lake County Housing Authority, provides seniors living in our public housing buildings with the opportunity to socialize, engage in physical activities, and spend time out and about the community. LCHA is grateful for the many organizations and individuals who sponsor our events and activities for our residents.



SENIOR PROM

Resident Services held their first Senior Prom. The event featured music, dinner, raffles and all the prom trimmings. **The DJ, Mr. David A. Northern, Sr. (LCHA's Executive Director)** provided music from different eras. It was an evening to dress up, dance, socialize and have fun, of course. At the end of the night, a King & Queen were crowned.



MOTHER'S DAY LUNCHEON

FATHER'S DAY LUNCHEON



RESIDENT Services



2017 SENIOR PICNIC

SENIOR THANKSGIVING FEAST 2017



BLACK TIE GALA

June 16, 2017



The Lake County Housing Authority held their 4th Annual Black Tie Gala at the Double Tree by Hilton in Mundelein, on Friday, June 16, 2017. **Keynote Speaker was Michael Blair.** Blair is a gifted educator and motivational speaker, a former NFL player and President of Ninety10 Sports.

Proceeds raised from the Gala will help fund educational and enrichment scholarships for the families enrolled in LCHA's Family Self-Sufficiency Program. "It is our goal to not only support and empower our residents, but also prepare

and strengthen them to make their goals a reality" says Lake County Housing Authority **Executive Director/CEO David A. Northern, Sr.**

Dr. Constance R. Collins received the Distinguished Leadership Award, **John Spoden** received the Outstanding Achievement Award and **Pastor Todd Fletcher** received the Lifetime Achievement Award. Additional awards were also presented.



SAVE THE DATE
June 15th, 2018

5th Annual Black Tie Gala
DoubleTree by Hilton Hotel Libertyville-Mundelein
"Excellence in Youth Empowerment"



AGENCY AWARDS

Award Winning Programs

LCHA is the recipient of **11**

2017 AGENCY AWARDS Include:

1. **NAHRO Award of Merit in Affordable Housing** for Proactive Panel on Race Relations in the Suburbs
2. **NAHRO Award of Merit in Innovation** for Proactive Panel on Race Relations in the Suburbs
3. Family Self-Sufficiency's Regional Collaboration
4. Realtor's Workshop
5. Family Literacy Night
6. Home Improvement Grant
7. LCHA Online Waiting List
8. Public Housing Resident Newsletter
9. Public Relations Innovation
10. Toys 4 Tots
11. Website Innovation



L to R:
Commissioner John Idleburg;
Executive Director/CEO
David A. Northern, Sr.;
Director of Asset Management,
Keon Jackson.



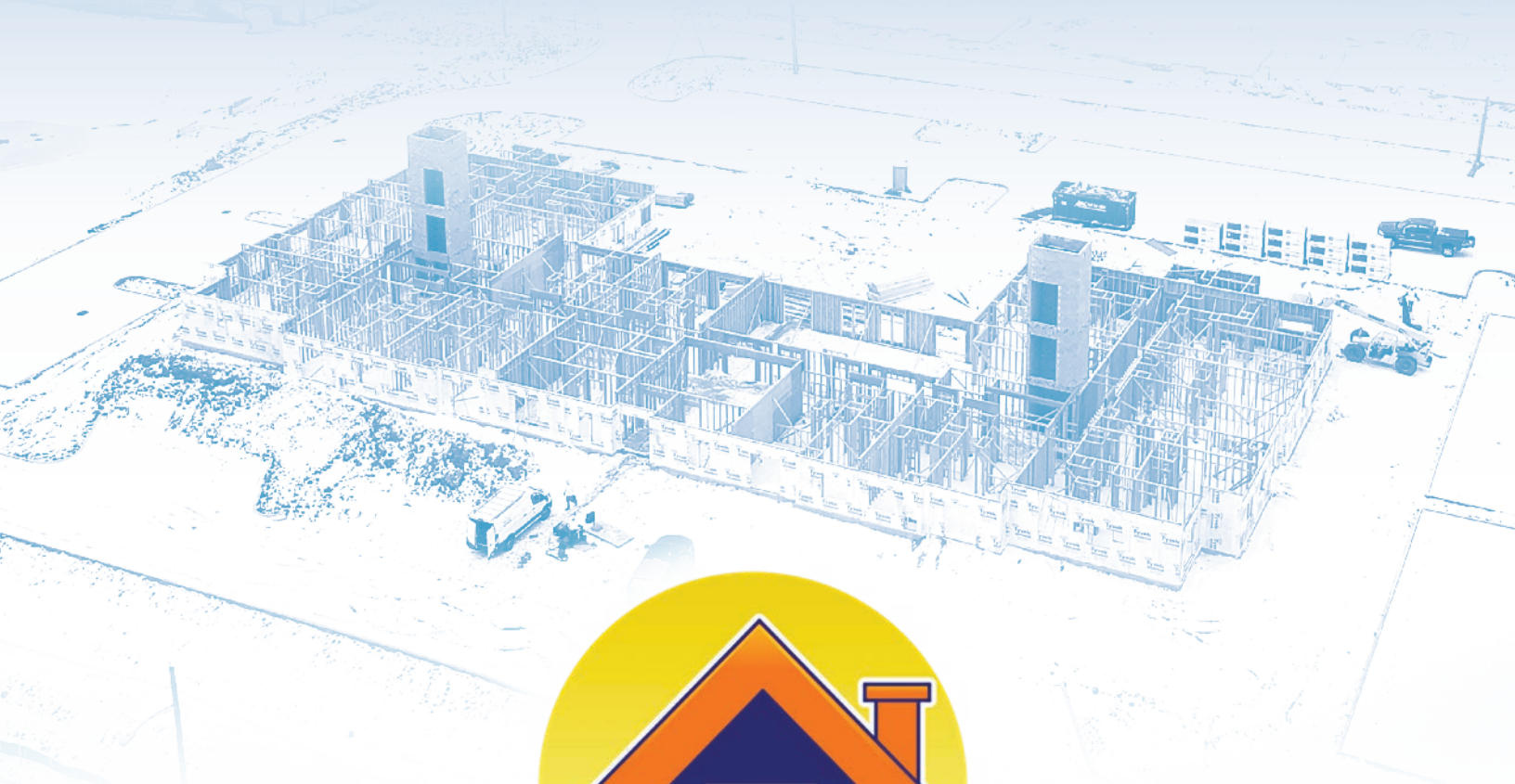
This past year has been an exciting transformational time for Lake County Housing Authority. These **Notable Accolades of FYE 2017** represent our philosophy, attitude and actions to serve the Lake County community with **“Service Above All Else.”** It is not all-inclusive and is not an ending, but a beginning.

Lake County Housing Authority received their **1st National NAHRO Award of Excellence**. The award was for their innovative program, **“A Proactive Discussion on Race in the Suburbs: What Unites Us is Far Greater than What Divides Us.”**

THANK YOU!

Lake County Housing Authority is grateful for all of the wonderful friends who have helped us serve our community. **Thanks to our agency friends, landlords, program participants, and staff** for their time and efforts into making LCHA what it is today.





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