

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

Consequently, the May 20, 2021 Regular Board Meeting of the Housing Authority of the County of Lake was held as a teleconference via the Zoom platform. A public notice of the meeting and the opportunity for telephonic access by the public has been posted on LCHA's social media and website ([www.lakecountyha.org](http://www.lakecountyha.org)).

The Regular Board Meeting of the Commissioners of the Housing Authority of the County of Lake, Illinois, was held May 20, 2021 via Zoom and at the Lake County Housing Authority Central Office, 33928 North US Highway 45, Grayslake, IL 60030.

(Commissioners participated in this Board Meeting via teleconference.)

Present: Dr. H. Lee Jordan, Jr., Chairman  
John Idleburg, Commissioner  
Susan Malter, Commissioner  
Irina Mishalov, Commissioner

Absent: Kevin Considine, Vice Chairman  
Beverly Mull, Commissioner

(Physically present at 33928 North US Highway 45, Grayslake, IL 60030.)

LCHA Staff: Lorraine Hocker, Executive Director/CEO  
Ofelia Navarro, Deputy Director  
Khadija Darr, Chief Financial Officer  
Valerie Rogers, Executive Secretary

Posting of the notice of this meeting and agenda complied with the requirements of the Open Meetings Act (5 ILCS 120/2.02(a)). The notice and agenda were posted prior to 12:30 p.m. on Tuesday, May 18, 2021 at the principal office, 33928 North US Highway 45, Grayslake, IL 60030 and on the Agency's website, [www.lakecountyha.org](http://www.lakecountyha.org).

#### ROLL CALL

Noting that a quorum of Commissioners was present, Chairman Jordan called the meeting to order at 12:32 p.m. Roll call was taken, and the following Commissioners were present: Idleburg, Malter, Mishalov, Jordan. Absent: Considine, Mull.

#### PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

#### PUBLIC COMMENT

Public comments were accepted by email at [publiccomment@lakecountyha.org](mailto:publiccomment@lakecountyha.org) or by leaving a voice message at (847) 223-1170 ext. 2320. Comments received by 9:00 a.m. on May 20, 2021 are to be read at the appropriate time in the agenda.

No Public Comments were submitted either by email or telephone by 9:00 a.m. on 5/20/21. Chairman Jordan opened the floor for public comment. No one requested to be heard.

MINUTES – 4/15/21 REGULAR MEETING  
MINUTES – 4/15/21 EXECUTIVE SESSION- REAL ESTATE TRANSACTIONS &  
PERSONNEL MATTERS

After discussion, Commissioner Idleburg moved, seconded by Commissioner Malter to approve the Minutes of the April 15, 2021 Regular and Executive Session Minutes – Real Estate Transactions & Personnel Matters. The Board voted as follows: Ayes: Idleburg, Malter, Mishalov, Jordan. Nays: None. Absent and Not Voting: Considine, Mull. Motion Carries.

FINANCE REPORT

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

CFO Khadija Darr reported the list of bills is larger than usual due to the volume of Emergency Rental Assistance payments. She stated this trend will continue until those funds are exhausted.

Khadija reported the auditors from Rubino are on sight and will be through Friday, 5/21/21 when they will deliver an exit interview. The written audit results are several months away.

Khadija stated LCHA received notice from HUD of additional funding for the Emergency Vouchers. LCHA should receive approximately \$562,000 to administer fifty-five (55) vouchers under the EHV program.

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

REPORTS

The following reports for April 2021 were provided.

Public Housing .....	Zachary Stone, Director of Facilities (Exhibit 01)
Procurement.....	Aaron Broeski, Project Manager (Exhibit 02)
Property Disposition .....	Derek Eovaldi, Property Disposition Coordinator (Exhibit 03)
Housing Choice Voucher, PBV <sup>1</sup> , Portability & Collections .....	Jennifer Ferguson, Director of HCV & Compliance (Exhibit 04)

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<sup>1</sup> Project-Based Vouchers

FSS<sup>2</sup>, Housing Counseling, ..... Heidi Semenek, Director of FSS & Special Programs  
Mainstream Vouchers & FUP<sup>3</sup> (Exhibit 05)

Human Resources..... Lefran Elgezdi, Director of Human Resources  
(Exhibit 06)

FOIA/OMA<sup>4</sup>, Travel-Training ..... Valerie Rogers, Executive Secretary/FOIA & OMA  
(Exhibit 07)

Other Matters

1. HUD establishes income limits for all areas of the country and publishes them annually in the Federal Register. They are based upon estimates of median family income with adjustments for family size. The income limits are used to determine eligibility for the HCV & Public Housing programs and for income targeting purposes. Per LCHA’s HCV Administrative Plan and the Public Housing ACOP<sup>5</sup>, at least 75% of the families admitted to our programs during our fiscal year must be extremely low-income families. Income limits are used for eligibility only at admission.

HUD Notice PDR-2021-02, effective 4/1/21, updated income limits. These income limits are listed by dollar amount and family size.

As of 4/1/21, to be eligible for either the Section 8 or Public Housing program, family income cannot be greater than those on the following chart.

Lake County is part of the Chicago-Joliet-Naperville, IL HMFA (HUD Metro FMR Area) HMFA includes Cook County, DuPage County, Kane County, Lake County, McHenry County and Will County.			Persons	In	Family				
Effective 4/1/21	1	2	3	4	5	6	7	8	
Extremely Low Income 30% Income Limits* or >Poverty Guidelines	\$19,600	\$22,400	\$25,200	\$27,950	\$31,040	\$35,580	\$40,120	\$44,660	
Very Low Income - 50% Income Limits*	\$32,650	\$37,300	\$41,950	\$46,600	\$50,350	\$54,100	\$57,800	\$61,550	
Low Income - 80% Income Limits*	\$52,200	\$59,650	\$67,100	\$74,550	\$80,550	\$86,500	\$92,450	\$98,450	
*HUD's Family Median Income Limits for HUD's Metro FMR Area (HMFA) includes Chicago-Joliet-Naperville = \$93,200 Calculations are subject to exceptions.									
2021 HHS poverty guidelines, published in the Federal Register	\$12,880	\$17,420	\$21,960	\$26,500	\$31,040	\$35,580	\$40,120	\$44,660	

2. On 4/23/21, HUD announced it will substantially increase in-person housing inspections by the Real Estate Assessment Center (REAC), beginning on June 1, 2021 for Public Housing and Project Based Voucher rent assisted properties.

<sup>2</sup> Family Self-Sufficiency Program

<sup>3</sup> Family Unification Program

<sup>4</sup> Freedom of Information Act. Open Meetings Act.

<sup>5</sup> Public Housing Admissions and Continued Occupancy Policy

REAC will provide targeted properties with a 28-day advance notice to give PHAs, owners, and property managers adequate time to prepare. HUD has prioritized the properties to be inspected using various risk factors. If a resident does not feel comfortable with an inspector entering their unit, the resident may opt out from the inspection. In those instances, another unit will be selected for an inspection. (See Exhibit 08 for resident notice.)

LCHA immediately scheduled key staff to attend specialized training on both the Uniform Physical Condition Standards (UPCS) and National Standards For The Physical Inspection Of Real Estate (NSPIRE) protocols that will be used by HUD.

HUD will not be issuing inspection scores to PHAs in 2021. Rather, inspectors will only be looking for life threatening deficiencies on the property. Life threatening deficiencies must be fixed within 24 hours of the inspection.

3. HUD has updated the [Housing Choice Voucher \(HCV\) dashboard](#). The [HCV dashboard](#) presents to the general public visualizations of HCV program statistics based on most recently available data taken from, among other places, the Voucher Management System (VMS). The updated dashboard now includes pages on leasing changes, percentages of HCV programs devoted to special purpose vouchers, leasing potential, project-based voucher portfolios, comparing budget and reserves between two states or programs, and comparing leasing and per unit cost (PUC) between two states or programs.

In addition to aggregate national data, the Dashboard also shows data **on individual PHAs**. Housing authorities can be selected, and data can be viewed on things like utilization and budget reserves.

Finally, the Department has also updated the "[HCV Dashboard User Guide & Data Dictionary](#)." The Department has posted a YouTube video discussing and explaining the expansion, which can access [here](#). State is **Illinois** and LCHA is **IL056**.

4. Rubino is the company LCHA contracted to conduct our required independent financial audit for FYE 9/30/20. They are on-site this week working with staff and collecting data. Most information will be downloaded to their portal for ease of access. As you may recall from the past, previous auditors have requested contact information for our Commissioners to speak with them directly. We will notify you should this information be requested from this company.
5. In alignment with the updated CDC guidelines, LCHA has made the following updates for staff.

If staff have been fully vaccinated:

- Resume activities that Staff did prior to the pandemic.
- Resume activities without wearing a mask or staying 6 feet apart, except where required by federal, state, local, tribal, or territorial laws, rules, and regulations, including local business and workplace guidance.
- If Staff has been around someone who has COVID-19, Staff does not need to stay away from others or get tested unless Staff has symptoms.

In general, people are considered fully vaccinated when it has been 2 weeks after their second dose in a 2-dose series, such as the Pfizer or Moderna vaccines, or 2 weeks after a single-dose vaccine, such as Johnson & Johnson's Janssen vaccine.

If Staff doesn't meet these requirements, regardless of age, Staff are NOT fully vaccinated and should keep taking all precautions until Staff are fully vaccinated.

If Staff has been fully vaccinated and wish to stop wearing masks while in the LCHA offices, please stop by Human Resources with vaccination card.

## NEW BUSINESS

### Resolution 2021-59 Authorization to Submit the Section 18 Disposition Application – 37080 N. Avon Drive, Lake Villa, IL

LCHA continues the pursuit of its Repositioning Affordability Objective Plan. ED/CEO Lorraine Hocker noted during a recent conversation with the Director of HUD's Chicago Regional Office, William Dawson III, he remarked that LCHA has some tremendous growth opportunities throughout its inventory/communities.

On 12/17/20, the Board approved submitting the Section 18 Demo/Dispo application for 37080 N. Avon Drive, Lake Villa to HUD. Unfortunately, the letter of support from Lake County was not composed until 1/28/21. HUD's requirement is for Board approval to come AFTER resident and local official approval.

LCHA has received letters of local government support and held the Resident Advisory Board meetings for the Bonnie Brook, Beach Park, Old McHenry Road, Lake Zurich and Grandwood Drive, Gurnee properties. Therefore, we are requesting approval to submit the Section 18 Demo/Dispo applications to HUD for all four (4) properties. (See Exhibit 19 for RAB Summary.)

After discussion, Commissioner Malter introduced the following Resolution:

### **RESOLUTION 2021-59**

### **AUTHORIZATION TO SUBMIT THE SECTION 18 DISPOSITION APPLICATION**

### **FOR 37080 N AVON DRIVE, LAKE VILLA, IL**

**WHEREAS**, the Lake County Housing Authority (LCHA) owns a vacant single-family residential property located at 37080 N Avon Drive, Lake Villa, IL and

**WHEREAS**, LCHA desires to sell the properties to the general public as it aligns with the PHA's goals and Public Housing reposition strategy; and

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

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

**BE IT FURTHER RESOLVED**, the LCHA Executive Director is authorized to execute the final form of the agreements and any supporting HUD documents to facilitate the sale of the property located at 37080 N Avon Drive, Lake Villa, IL.

(See Exhibit 11)

After discussion Commissioner Malter moved, seconded by Commissioner Idleburg to adopt Resolution 2021-59.

Roll Call Vote:

Ayes: .....Idleburg Malter, Mishalov, Jordan

Nays: .....None

Absent: .....Considine, Mull

Abstain: .....None

Motion: .....Carries

Adopted and passed by the Board of Commissioners of the Housing Authority of the County of Lake, Illinois on May 20, 2021.

Resolution 2021-60 Authorization To Submit The Section 18 Disposition Application-  
12305 W. Bonnie Brook Lane, Beach Park, IL

After discussion, Commissioner Malter introduced the following Resolution:

**RESOLUTION 2021-60**

**AUTHORIZATION TO SUBMIT THE SECTION 18 DISPOSITION APPLICATION**

**FOR 12305 BONNIE BROOK, BEACH PARK, IL**

**WHEREAS**, the Lake County Housing Authority (LCHA) owns a vacant single-family residential property located at 12305 Bonnie Brook, Beach Park, IL and

**WHEREAS**, LCHA desires to sell the properties to the general public as it aligns with the PHA's goals and Public Housing reposition strategy; and

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

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

**BE IT FURTHER RESOLVED**, the LCHA Executive Director is authorized to execute the final form of the agreements and any supporting HUD documents to facilitate the sale of the property located at 12305 Bonnie Brook, Beach Park, IL.

(See Exhibit 12)

After discussion Commissioner Malter moved, seconded by Commissioner Idleburg to adopt Resolution 2021-60.

Roll Call Vote:

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

Adopted and passed by the Board of Commissioners of the Housing Authority of the County of Lake, Illinois on May 20, 2021.

Resolution 2021-61 Authorization To Submit The Section 18 Disposition Application-  
24224 N. Old McHenry Road, Lake Zurich, IL

After discussion, Commissioner Malter introduced the following Resolution:

**RESOLUTION 2021-61**

**AUTHORIZATION TO SUBMIT THE SECTION 18 DISPOSITION APPLICATION**

**FOR 24224 OLD MCHENRY ROAD, LAKE ZURICH, IL**

**WHEREAS**, the Lake County Housing Authority (LCHA) owns a vacant single-family residential property located at 24224 Old McHenry Road, Lake Zurich, IL and

**WHEREAS**, LCHA desires to sell the properties to the general public as it aligns with the PHA's goals and Public Housing reposition strategy; and

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

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

**BE IT FURTHER RESOLVED**, the LCHA Executive Director is authorized to execute the final form of the agreements and any supporting HUD documents to facilitate the sale of the property located at 24224 Old McHenry Road, Lake Zurich, IL.

(See Exhibit 13)

After discussion Commissioner Malter moved, seconded by Commissioner Idleburg to adopt Resolution 2021-61.

Roll Call Vote:

Ayes: .....Idleburg Malter, Mishalov, Jordan

Nays: .....None  
Absent: .....Considine, Mull  
Abstain: .....None  
Motion: .....Carries

Adopted and passed by the Board of Commissioners of the Housing Authority of the County of Lake, Illinois on May 20, 2021.

Resolution 2021-64 Authorization To Submit The Section 18 Disposition Application-  
36913 N. Grandwood Drive, Gurnee, IL 60031

After discussion, Commissioner Malter introduced the following Resolution:

**RESOLUTION 2021-64**

**AUTHORIZATION TO SUBMIT THE SECTION 18 DISPOSITION APPLICATION**

**FOR 36913 N. GRANDWOOD DRIVE, GURNEE, IL**

**WHEREAS**, the Lake County Housing Authority (LCHA) owns a vacant single-family residential property located at 36913 N. Grandwood Drive, Gurnee, IL and

**WHEREAS**, LCHA desires to sell the properties to the general public as it aligns with the PHA's goals and Public Housing reposition strategy; and

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

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

**BE IT FURTHER RESOLVED**, the LCHA Executive Director is authorized to execute the final form of the agreements and any supporting HUD documents to facilitate the sale of the property located at 36913 N. Grandwood Drive, Gurnee, IL.

(See Exhibit 14)

After discussion Commissioner Malter moved, seconded by Commissioner Idleburg to adopt Resolution 2021-64.

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



Adopted and passed by the Board of Commissioners of the Housing Authority of the County of Lake, Illinois on May 20, 2021.

Resolution 2021-62 Project Based Voucher Contract Renewal – A Safe Place II - 15 Year Term

LCHA executed a PBV contract with A Safe Place II in July 2011 with a term date expiring July 2021. A Safe Place is the sole provider of services exclusively addressing domestic violence and human trafficking in Lake County, Illinois. Their support of victims and education to the community is invaluable. LCHA believes it is appropriate to renew their PBV contract.

General Knowledge - Differences HCV & PBV:

The Project-Based Voucher (PBV) Program is a discretionary component of the Section 8 Housing Choice Voucher (HCV) program. PHAs may turn to the project-based voucher (PBV) program to help improve their voucher utilization, expand special needs housing, and/or potentially increase neighborhood choice for families.

The biggest difference between the two programs is that HCV is tenant-based assistance, which means subsidy is tied to the family, not the unit. Since tenant-based assistance is tied to the voucher holder, the assistance is portable, meaning it may be used/transferred within the jurisdiction of any housing authority operating an HCV program.

With project-based vouchers, however, the subsidy is tied to the unit, not the family. A tenant who leaves a PBV subsidized project will lose access to the project-based subsidy. However, after one year of assistance in a project-based unit, the family may switch to the tenant-based voucher program and exercise portability if they choose, with some restrictions.

One of the key concepts in understanding project-based vouchers is understanding how they are funded. Under the regulations, a PHA may project-base up to 20% of its total authorized units. No additional funding is provided by HUD. With some exceptions, a PHA may not award more than 25% of the units (within one project) with project-based voucher assistance.

LCHA Project Based Voucher Summary follows.

PBV Property Name	Property Address	HAP Contract Term	Total Units	PBV Units
A Safe Place I (RHI)	Zion	9/1/2015 - 08/31/2030	20	17
A Safe Place II (RHI)	Zion	7/15/2011 - 06/30/2021	20	20
CHAC Colonial Park Apartments (RHI)	748 Sharon Avenue Park City, IL 60085	N/A	320	60
Grayslake Senior Housing - Lakefront	160 Hamelitz Court Grayslake, IL 60030	5/13/2013 - 04/30/2023	70	25
Grayslake Senior Residence - Library Lane	50 Library Lane Grayslake, IL 60030	7/1/2002 - 06/30/2032	148	135
Mundelein Apartments - Fairhaven Crossing (RHI)	407 E. Hawley Street Mundelein, IL 60060	1/20/2017 - 01/01/2032	40	14
TBG Brookstone	2601 Sycamore Drive North Chicago, IL 60064	N/A	170	131
TBG Regency	1430 Renken Drive North Chicago, IL 60064	5/1/2019 - 04/30/2034	50	48
Tiffany Senior Apartments	893 Tiffany Road Anitoch, IL 60002	6/19/2002 - 06/30/2032	38	28
Woodstone Apartments	1501 N. Lorelei Drive Zion, IL 60099	5/14/2012 - 05/31/2027	266	59
Totals	4/30/2021			537

After discussion, Commissioner Idleburg introduced the following Resolution:

**RESOLUTION 2021-62**

**PROJECT BASED VOUCHER CONTRACT RENEWAL**

**A SAFE PLACE II – FIFTEEN (15) YEAR TERM**

**WHEREAS**, A Safe Place II, is a 20-unit Supportive Housing Program complex providing safe, affordable housing, counseling, and support services for survivors of domestic abuse and their children in Zion, IL 60099; and

**WHEREAS**, The Housing Authority of the County of Lake, Illinois and A Safe Place II entered the original Project Based Voucher HAP contract effective July 15, 2011 with a term length of Ten (10) Years; and

**WHEREAS**, in Part 1 of the HAP Contract, HUD 52530-A(1)(e)(3) **Extension of term**, provides for the PHA and owner to agree to enter an extension of the HAP contract at the time of initial HAP contract execution or any time prior to expiration of the contract; and

**WHEREAS**, The Housing Authority of the County of Lake, Illinois and A Safe Place II found it beneficial to continue the contract at the expiration on July 15, 2021; and

**WHEREAS**, both parties agreed to execute a fifteen (15) year extension to the HAP contract for 20 Project Based Voucher units amending the length of term to Fifteen (15) Years expiring July 15, 2036; and

**WHEREAS**, The Housing Authority of the County of Lake, Illinois has determined an extension is appropriate to continue providing affordable housing for low-income families; and

**WHEREAS**, A Safe Place II has proposed to extend the affordability of the 20 units under the Project Based Voucher contract for an additional Fifteen (15) Years; and

**WHEREAS** Project-Based Vouchers are a component of the Housing Choice Voucher program under which a Housing Authority can attach not more than 20 percent of its Consolidated Annual Contributions Contract (ACC) authorized units and The Housing Authority of the County of Lake, Illinois has a Project-Based Voucher program with goals that include the preservation of affordable housing for survivors of domestic abuse and their children; and

**WHEREAS** continuation of the 20 Project-Based Vouchers in the existing program would reflect the total Project-Based Voucher program size to approximately 15 percent of its Consolidated Annual Contributions Contract (ACC) authorized units;

**NOW, THEREFORE, BE IT RESOLVED**, the Housing Authority of the County of Lake, Illinois intends to enter a fifteen (15) year extension to the Project Based Voucher HAP contract for 20 units with A Safe Place II to expire on 7/15/2036.

(See Exhibit 15)

After discussion Commissioner Idleburg moved, seconded by Commissioner Malter to adopt Resolution 2021-62.

Roll Call Vote:

Ayes: .....Idleburg Malter, Mishalov, Jordan

Nays: .....None

Absent: .....Considine, Mull

Abstain: .....None

Motion: .....Carries

Adopted and passed by the Board of Commissioners of the Housing Authority of the County of Lake, Illinois on May 20, 2021.

Resolution 2021-63 Reaffirmation of Authorization to Accept Emergency Housing Vouchers (EHV)

By email/letter on 5/10/21, LCHA was notified of an award of fifty-five (55) new Emergency Housing Vouchers (EHVs) as authorized by the American Rescue Plan Act of 2021 (Public Law No: 117-2) and detailed in PIH 2021-15. (See Exhibits 17, 18).

The American Rescue Plan Act allowed HUD to allocate additional vouchers to PHAs through an allocation formula designed to direct emergency vouchers to the PHAs operating in areas where the EHV's eligible populations have the greatest need while also taking into account PHA capacity and the requirement to ensure geographic diversity, including rural areas. The EHV's are provided to help assist individuals and families who are (1) homeless, (2) at risk of homelessness, (3) fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, or (4) recently homeless.

LCHA is required to officially accept or reject the award and to indicate if the decision is for the entire allotment or a part thereof. LCHA must further indicate their willingness to accept additional EHV from HUD for PHAs who may decline their allotment.

LCHA recommends accepting the full allotment and the willingness to accept additional EHV should they be presented.

After discussion, Commissioner Malter introduced the following Resolution:

**RESOLUTION 2021-63**

**REAFFIRMATION OF AUTHORIZATION TO ACCEPT**

**EMERGENCY HOUSING VOUCHERS**

**WHEREAS**, Section 3202 of the American Rescue Plan Act of 2021 (P.L.117-2) appropriated \$5 billion for new incremental Emergency Housing Vouchers (EHV); and

**WHEREAS**, per PIH 2021-15, Lake County Housing Authority (LCHA) is eligible to receive an EHV funding allocation, as it administers an HCV program through an existing Consolidated Annual Contributions Contract (CACC) with HUD; and

**WHEREAS**, LCHA meets HUD's allocation formula designed to direct emergency vouchers to the PHAs operating in areas where the EHV's eligible populations have the greatest need while also taking into account PHA capacity and the requirement to ensure geographic diversity, including rural areas; and

**WHEREAS**, to ensure that the EHV's assist families who are most in need, HUD requires PHAs to work with community partners, specifically the CoC Program and an established Coordinated Entry (CE) System to determine the best use and targeting for the vouchers along with other resources available in the community; and

**WHEREAS**, LCHA has an operational partnership with Lake County Continuum of Care (CoC) and the ServicePoint Coordinated Entry (CE) System; and

**WHEREAS**, HUD has calculated the EHV allocation in accordance with PIH 2021-15, section 4; and

**WHEREAS**, LCHA has been allocated fifty-five (55) Emergency Housing Vouches by notice dated May 10, 2021; and

**WHEREAS**, Although HUD encourages PHAs to accept the entire EHV allocation, the PHA may choose to accept a lower number of vouchers than the number offered by HUD in the notification, but not less than the minimum allocation of 25 or 15 EHV's, as applicable; and

**WHEREAS**, HUD encourages PHAs to respond to HUD's notification as soon as possible but must provide their acceptance of the allocation (or a portion of the allocation) and the terms and conditions of the program no later than 14 calendar days following HUD's notification;

**NOW, THEREFORE BE IT RESOLVED**, the Board of Commissioners of Lake County Housing Authority reaffirms the approval of the acceptance of fifty-five (55) Emergency Housing Vouchers; and

**BE IT FURTHER RESOLVED**, the Board of Commissioners hereby authorizes the Executive Director/CEO to take all such action, to execute all such required documents, and to make any required submissions to any agency with respect to the final award of the Emergency Housing Vouchers; and

**BE IT FURTHER RESOLVED**, the Executive Director/CEO or her designee shall be automatically authorized to accept/decline/modify any further EHV allotment presented by HUD.

(See Exhibits 16, 17, 18)

After discussion Commissioner Malter moved, seconded by Commissioner Idleburg to adopt Resolution 2021-63.

Roll Call Vote:

Ayes: .....Idleburg Malter, Mishalov, Jordan

Nays: .....None

Absent: .....Considine, Mull

Abstain: .....None

Motion:.....Carries

Adopted and passed by the Board of Commissioners of the Housing Authority of the County of Lake, Illinois on May 20, 2021.

Commissioner Roundtable - Discussion

A conversation was introduced regarding the formation of the Waukegan Housing Authority and allegations of discrimination that may have resulted in its establishment. Deputy Director Ofelia Navarro suggested the Latino Policy Forum ([www.latinopolicyforum.org](http://www.latinopolicyforum.org)) may be a source of historical information.

Executive Session – Personnel Matters

At 12:50 p.m. Commissioner Malter moved, seconded by Commissioner Idleburg to go into Executive Session to discuss Personnel Matters. The Board voted as follows: Ayes: Idleburg, Malter, Mishalov, Jordan. Nays: None. Absent and Not Voting: Considine, Mull. Motion Carries.

The Board returned to open session at 12:58 p.m. and roll call was taken. Present: Idleburg, Malter, Mishalov, Jordan. Absent: Considine, Mull.

The Board discussed Personnel Matters. No action was taken during the Executive Session.

ADJOURNMENT

There being no further business to come before the Board, Commissioner Idleburg moved, seconded by Commissioner Malter to adjourn the meeting. The Board voted as follows: Ayes: Idleburg, Malter, Mishalov, Jordan. Nays: None. Absent and Not Voting: Considine, Mull. Motion Carries. Meeting adjourned at 12:59 p.m.

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Dr. H. Lee Jordan, Jr.  
Chairman

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Lorraine Hocker, Executive Director/CEO  
Secretary/Treasurer