

**PHA Name :** Housing Authority Of The County Of Lake, Il.

**PHA Code :** IL056

**MTW Supplement for PHA Fiscal Year Beginning :** (MM/DD/YYYY): 10/1/2023

**PHA Program Type:** Combined

**MTW Cohort Number:** Landlord Incentives

**MTW Supplement Submission Type:** Annual Submission

**B. MTW Supplement Narrative.**

Our short-term goal is to decrease the number of voucher holders living in low-income areas by increasing landlord participation in opportunity areas. With an increase in supply of rental units for families to choose from, the choices of where to live will increase. As families gain housing in opportunity areas with better schools and lower crime, they might be able to achieve better economical choices and in turn become self-sufficient. The opportunity areas will be changed slightly and will now be defined by HUD's deconcentrating initiatives where the property is located in a census tract that is considered low poverty. Our long-term goal is to reduce Housing Assistance Payments as the families achieve better opportunities for employment. A new goal is to increase the number of Project Base units in areas with low poverty rates which will also give families more choices of rental units.

**C. The policies that the MTW agency is using or has used (currently implement, plan to implement in the submission year, plan to discontinue, previously discontinued).**

<b>1. Tenant Rent Policies</b>	
a. Tiered Rent (PH)	Not Currently Implemented
b. Tiered Rent (HCV)	Not Currently Implemented
c. Stepped Rent (PH)	Not Currently Implemented
d. Stepped Rent (HCV)	Not Currently Implemented
e. Minimum Rent (PH)	Not Currently Implemented
f. Minimum Rent (HCV)	Not Currently Implemented
g. Total Tenant Payment as a Percentage of Gross Income (PH)	Not Currently Implemented
h. Total Tenant Payment as a Percentage of Gross Income (HCV)	Not Currently Implemented
i. Alternative Utility Allowance (PH)	Not Currently Implemented
j. Alternative Utility Allowance (HCV)	Not Currently Implemented
k. Fixed Rents (PH)	Not Currently Implemented
l. Fixed Subsidy (HCV)	Not Currently Implemented
m. Utility Reimbursements (PH)	Not Currently Implemented
n. Utility Reimbursements (HCV)	Not Currently Implemented
o. Initial Rent Burden (HCV)	Not Currently Implemented
p. Imputed Income (PH)	Not Currently Implemented
q. Imputed Income (HCV)	Not Currently Implemented
r. Elimination of Deduction(s) (PH)	Not Currently Implemented
s. Elimination of Deduction(s) (HCV)	Not Currently Implemented
t. Standard Deductions (PH)	Not Currently Implemented
u. Standard Deductions (HCV)	Not Currently Implemented
v. Alternative Income Inclusions/Exclusions (PH)	Not Currently Implemented
w. Alternative Income Inclusions/Exclusions (HCV)	Not Currently Implemented
<b>2. Payment Standards and Rent Reasonableness</b>	
a. Payment Standards- Small Area Fair Market Rents (HCV)	Not Currently Implemented
b. Payment Standards- Fair Market Rents (HCV)	Not Currently Implemented
c. Rent Reasonableness – Process (HCV)	Not Currently Implemented
d. Rent Reasonableness – Third-Party Requirement (HCV)	Not Currently Implemented
<b>3. Reexaminations</b>	
a. Alternative Reexamination Schedule for Households (PH)	Not Currently Implemented
b. Alternative Reexamination Schedule for Households (HCV)	Not Currently Implemented
c. Self-Certification of Assets (PH)	Not Currently Implemented
d. Self-Certification of Assets (HCV)	Not Currently Implemented
<b>4. Landlord Leasing Incentives</b>	
a. Vacancy Loss (HCV-Tenant-based Assistance)	Currently Implementing
b. Damage Claims (HCV-Tenant-based Assistance)	Not Currently Implemented
c. Other Landlord Incentives (HCV- Tenant-based Assistance)	Currently Implementing
<b>5. Housing Quality Standards (HQS)</b>	
a. Pre-Qualifying Unit Inspections (HCV)	Not Currently Implemented
b. Reasonable Penalty Payments for Landlords (HCV)	Not Currently Implemented
c. Third-Party Requirement (HCV)	Not Currently Implemented
d. Alternative Inspection Schedule (HCV)	Not Currently Implemented
<b>6. Short-Term Assistance</b>	
a. Short-Term Assistance (PH)	Not Currently Implemented
b. Short-Term Assistance (HCV)	Not Currently Implemented
<b>7. Term-Limited Assistance</b>	
a. Term-Limited Assistance (PH)	Not Currently Implemented
b. Term-Limited Assistance (HCV)	Not Currently Implemented
<b>8. Increase Elderly Age (PH &amp; HCV)</b>	

Increase Elderly Age (PH & HCV)	Not Currently Implemented
<b>9. Project-Based Voucher Program Flexibilities</b>	
a. Increase PBV Program Cap (HCV)	Plan to Implement in the Submission Year
b. Increase PBV Project Cap (HCV)	Not Currently Implemented
c. Elimination of PBV Selection Process for PHA-owned Projects Without Improvement, Development, or Replacement (HCV)	Not Currently Implemented
d. Alternative PBV Selection Process (HCV)	Plan to Implement in the Submission Year
e. Alternative PBV Unit Types (Shared Housing and Manufactured Housing) (HCV)	Not Currently Implemented
f. Increase PBV HAP Contract Length (HCV)	Not Currently Implemented
g. Increase PBV Rent to Owner (HCV)	Not Currently Implemented
h. Limit Portability for PBV Units (HCV)	Not Currently Implemented
<b>10. Family Self-Sufficiency Program with MTW Flexibility</b>	
a.PH Waive Operating a Required FSS Program (PH)	Not Currently Implemented
a.HCV Waive Operating a Required FSS Program (HCV)	Not Currently Implemented
b.PH Alternative Structure for Establishing Program Coordinating Committee (PH)	Not Currently Implemented
b. HCV Alternative Structure for Establishing Program Coordinating Committee (HCV)	Not Currently Implemented
c.PH Alternative Family Selection Procedures (PH)	Not Currently Implemented
c.HCV Alternative Family Selection Procedures (HCV)	Not Currently Implemented
d.PH Modify or Eliminate the Contract of Participation (PH)	Not Currently Implemented
d.HCV Modify or Eliminate the Contract of Participation (HCV)	Not Currently Implemented
e.PH Policies for Addressing Increases in Family Income (PH)	Not Currently Implemented
e.HCV Policies for Addressing Increases in Family Income (HCV)	Not Currently Implemented
<b>11. MTW Self-Sufficiency Program</b>	
a.PH Alternative Family Selection Procedures (PH)	Not Currently Implemented
a.HCV Alternative Family Selection Procedures (HCV)	Not Currently Implemented
b.PH Policies for Addressing Increases in Family Income (PH)	Not Currently Implemented
b.HCV Policies for Addressing Increases in Family Income (HCV)	Not Currently Implemented
<b>12. Work Requirement</b>	
a. Work Requirement (PH)	Not Currently Implemented
b. Work Requirement (HCV)	Not Currently Implemented
<b>13. Use of Public Housing as an Incentive for Economic Progress (PH)</b>	
Use of Public Housing as an Incentive for Economic Progress (PH)	Not Currently Implemented
<b>14. Moving on Policy</b>	
a. Waive Initial HQS Inspection Requirement (HCV)	Not Currently Implemented
b.PH Allow Income Calculations from Partner Agencies (PH)	Not Currently Implemented
b.HCV Allow Income Calculations from Partner Agencies (HCV)	Not Currently Implemented
c.PH Aligning Tenant Rents and Utility Payments Between Partner Agencies (PH)	Not Currently Implemented
c.HCV Aligning Tenant Rents and Utility Payments Between Partner Agencies (HCV)	Not Currently Implemented
<b>15. Acquisition without Prior HUD Approval (PH)</b>	
Acquisition without Prior HUD Approval (PH)	Not Currently Implemented
<b>16. Deconcentration of Poverty in Public Housing Policy (PH)</b>	
Deconcentration of Poverty in Public Housing Policy (PH)	Not Currently Implemented
<b>17. Local, Non-Traditional Activities</b>	
a. Rental Subsidy Programs	Not Currently Implemented
b. Service Provision	Not Currently Implemented

**C. MTW Activities Plan that Housing Authority Of The County Of Lake, IL. Plans to Implement in the Submission Year or Is Currently Implementing**

<b>4.a. - Vacancy Loss (HCV-Tenant-based Assistance)</b>
<p><b>Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative</b></p> <p>Vacancy Loss activity is to incentivize a landlord's continued participation in the HCV program. The vacancy loss would be limited to one month's rent in between HCV tenants.</p> <p>This activity is likely to be effective in LCHA's market as successful landlords in opportunity areas will realize the benefit of receiving rental income during a unit turnover. By continuing their participation in the HCV rental subsidy program and renting to another HCV family, they will minimize their downtime and expense to relet.</p>
<p><b>Which of the MTW statutory objectives does this MTW activity serve?</b></p> <p>Housing choice</p>
<p><b>What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.</b></p> <p>Increased expenditures</p>
<p><b>Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?</b></p> <p>The MTW activity applies only to a subset or subsets of assisted households</p>
<p><b>Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households?</b></p> <p>New admissions and currently assisted households</p>
<p><b>Does the MTW activity apply to all family types or only to selected family types?</b></p> <p>The MTW activity applies to all family types</p>
<p><b>Does the MTW activity apply to all HCV tenant-based units and properties with project-based vouchers?</b></p> <p>The MTW activity applies to specific tenant-based units and/or properties with project-based vouchers</p>
<p><b>Please describe which tenant-based units and/or properties with project-based vouchers participate in the MTW activity.</b></p> <p>Tenant-based units located in opportunity areas will be able to participate in the Vacancy Loss Activity. Opportunity areas will be defined by HUD's deconcentrating initiatives where the property is located in a census tract where less than 10% of the residents live below the poverty level as determined by the most recent US census data.</p>
<p><b>Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.</b></p> <p>As of this date, there have been three vacancy payments made to landlords. This is the initial year of MTW activity, and the belief is that the staff has started to create goodwill towards current landlords as well as new landlords in opportunity areas.</p>
<p><b>Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?</b></p> <p>No</p>
<p><b>Does this policy apply to certain types of units or to all units all HCV units or only certain types of units (for</b></p>

**example, accessible units, units in a low-poverty neighborhood, or units/landlords new to the HCV program?**

Certain types of units only

**What is the maximum payment that can be made to a landlord under this policy?**

One month's rent

**How many payments were issued under this policy in the most recently completed PHA fiscal year?**

3

**What is the total dollar value of payments issued under this policy in the most recently completed PHA fiscal year?**

\$5,534

#### **4.c. - Other Landlord Incentives (HCV- Tenant-based Assistance)**

**Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative**

The other Landlord Incentive Activity is giving one month's rent to new landlords who execute a HAP Contract with an HCV family in an opportunity area. This activity will attract new landlords to the HCV program. It is marketed to new landlords in conjunction with additional services from the Housing Counseling program and the Family Self-Sufficiency program. The goal is to help more landlords understand the program better, and in turn, increase the number of landlords that are more likely to rent to an HCV family.

**Which of the MTW statutory objectives does this MTW activity serve?**

Self-sufficiency; Housing choice

**What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.**

Increased expenditures

**Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?**

The MTW activity applies to all assisted households

**Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.**

This is the first year of the MTW activity and LCHA has accomplished partnering with 20 new landlords in opportunity areas. A landlord liaison was hired to continue outreach for new landlords and educate those with possible interest in renting to HCV families.

**Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?**

No

**Does this policy apply to certain types of units or to all units all HCV units or only certain types of units (for example, accessible units, units in a low-poverty neighborhood, or units/landlords new to the HCV program?)**

To all units

**What is the maximum payment that can be made to a landlord under this policy?**

One month's rent

**How many payments were issued under this policy in the most recently completed PHA fiscal year?**

20

**What is the total dollar value of payments issued under this policy in the most recently completed PHA fiscal year?**

\$36,662

**9.a. - Increase PBV Program Cap (HCV)**

**Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative**

Increase PBV Program Cap up to the lower of 50% of the authorized units or 50% of the budget authority. The goal is to project base units in census tracts with a poverty rate of 20% or less, favoring projects that provide supportive housing to persons with disabilities or to the elderly.

**Which of the MTW statutory objectives does this MTW activity serve?**

Housing choice

**What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.**

Neutral (no cost implications)

**Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?**

The MTW activity applies to all assisted households

**Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.**

This is a new MTW Activity and its implementation is due to the need of available units in opportunity areas.

**Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?**

No

**What percentage of total authorized HCV units will be authorized for project-basing?**

50.00%

**9.d. - Alternative PBV Selection Process (HCV)**

**Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative**

Implement new Project Base developments using an Alternative Selection Process. Alternative competitive processing of 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. Many of the efforts are duplicated when developers are committed to serving low-income families. Accepting an alternative competitive process will help decrease time in developing more units for families.

**Which of the MTW statutory objectives does this MTW activity serve?**

Housing choice

**What are the cost implications of this MTW activity? Pick the best description of the cost implications based on**

**what you know today.**

Neutral (no cost implications)

**Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?**

The MTW activity applies to all assisted households

**Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.**

This is a new MTW Activity, and the change will help increase available units to families.

**Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?**

No



<b>D.</b>	<b>Safe Harbor Waivers.</b>
<b>D.1</b>	<p><b>Will the MTW agency submit request for approval of a Safe Harbor Waiver this year?</b></p> <p>No Safe Harbor Waivers are being requested.</p>

<b>E.</b>	<b>Agency-Specific Waiver(s).</b>
<b>E.1</b>	<p><b>Agency-Specific Waiver(s) for HUD Approval:</b></p> <p>The MTW demonstration program is intended to foster innovation and HUD encourages MTW agencies, in consultation with their residents and stakeholders, to be creative in their approach to solving affordable housing issues facing their local communities. For this reason, flexibilities beyond those provided for in Appendix I may be needed. Agency-Specific Waivers may be requested if an MTW agency wishes to implement additional activities, or waive a statutory and/or regulatory requirement not included in Appendix I.</p> <p>In order to pursue an Agency-Specific Waiver, an MTW agency must include an Agency-Specific Waiver request, an impact analysis, and a hardship policy (as applicable), and respond to all of the mandatory core questions as applicable.</p> <p>For each Agency-Specific Waiver(s) request, please upload supporting documentation, that includes: a) a full description of the activity, including what the agency is proposing to waive (i.e., statute, regulation, and/or Operations Notice), b) how the initiative achieves one or more of the 3 MTW statutory objectives, c) a description of which population groups and household types that will be impacted by this activity, d) any cost implications associated with the activity, e) an implementation timeline for the initiative, f) an impact analysis, g) a description of the hardship policy for the initiative, and h) a copy of all comments received at the public hearing along with the MTW agency's description of how the comments were considered, as a required attachment to the MTW Supplement.</p> <p><b>Will the MTW agency submit a request for approval of an Agency-Specific Waiver this year?</b></p> <p>No Agency-Specific Waivers are being requested.</p>
<b>E.2</b>	<p><b>Agency-Specific Waiver(s) for which HUD Approval has been Received:</b></p> <p><b>Does the MTW agency have any approved Agency-Specific Waivers?</b></p> <p>MTW Agency does not have approved Agency-Specific Waivers</p>

<b>F.</b>	<b>Public Housing Operating Subsidy Grant Reporting.</b>
<b>F.1</b>	Total Public Housing Operating subsidy amount authorized, disbursed by 9/30, remaining, and deadline for disbursement, by Federal Fiscal Year for each year the PHA is designated an MTW agency.

Federal Fiscal Year (FFY)	Total Operating Subsidy Authorized Amount	How Much PHA Disbursed by the 9/30 Reporting Period	Remaining Not Yet Disbursed	Deadline
2022	\$309,099	\$309,099	\$0	2026-09-30
2023	\$394,529	\$0	\$394,529	2027-09-30

<b>G.</b>	<b>MTW Statutory Requirements.</b>	
<b>G.1</b>	<b>75% Very Low Income – Local, Non-Traditional.</b> HUD will verify compliance with the statutory requirement that at least 75% of the households assisted by the MTW agency are very low-income for MTW public housing units and MTW HCVs through HUD systems. The MTW PHA must provide data for the actual families housed upon admission during the PHA's most recently completed Fiscal Year for its Local, Non-Traditional program households.	
<b>Income Level</b>		<b>Number of Local, Non-Traditional Households Admitted in the Fiscal Year*</b>
80%-50% Area Median Income		
49%-30% Area Median Income		
Below 30% Area Median Income		
Total Local, Non-Traditional Households		<b>0</b>

\*Local, non-traditional income data must be provided in the MTW Supplement form until such time that it can be submitted in IMS-PIC or other HUD system.

<b>G.2</b>	<b>Establishing Reasonable Rent Policy.</b>
<b>Has the MTW agency established a rent reform policy to encourage employment and self-sufficiency?</b> Yes	

<b>G.3</b>	<b>Substantially the Same (STS) – Local, Non-Traditional.</b>
The total number of unit months that families were housed in a local, non-traditional rental subsidy for the prior full calendar year.	0 # of unit months
The total number of unit months that families were housed in a local, non-traditional housing development program for the prior full calendar year.	0 # of unit months

**Number of units developed under the local, non-traditional housing development activity that were available for occupancy during the prior full calendar year:**

PROPERTY NAME/ ADDRESS	0/1 BR	2 BR	3 BR	4 BR	5 BR	6+ BR	TOTAL UNITS	POPULATION TYPE*	if 'Population Type' is Other	# of Section 504 Accessible (Mobility)**	# of Section 504 Accessible (Hearing/ Vision)	Was this Property Made Available for Initial Occupancy during the Prior Full Calendar Year?	What was the Total Amount of MTW Funds Invested into the Property?
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<b>G.4</b>	<b>Comparable Mix (by Family Size) – Local, Non-Traditional.</b>
To demonstrate compliance with the statutory requirement to continue serving a 'comparable mix' of families by family size to that which would have been served without MTW, the MTW agency will provide the number of families occupying local, non-traditional units by household size for the most recently completed Fiscal Year in the provided table.	

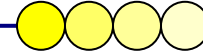
Family Size:	Occupied Number of Local, Non-Traditional units by Household Size
1 Person	0
2 Person	0
3 Person	0
4 Person	0
5 Person	0
6+ Person	0
Totals	<b>0</b>

H.	Public Comment
Attached you will find a copy of all of the comments received and a description of how the agency analyzed the comments, as well as any decisions made based on those comments.	

I.	Evaluations.
Yes - This table lists evaluations of Housing Authority Of The County Of Lake, Il.'s MTW activities, including the names of evaluators and available reports	

**Table I.1 - Evaluations of MTW Policies**

Title and short description	Evaluator name and contact information	Time period	Reports available
Landlord Incentives Evaluation to determine the most effective strategies to increase landlord participation in the Housing Choice Voucher program.	Naganika Sanga, PhD naganika_sanga@abtassoc.com Social Science Research Monitoring Eval Associate Social and Economic Policy Division   Abt Associates O: +1 301.347.5027 <a href="http://abtassociates.com">http://abtassociates.com</a>	10/01/2022 - 9/30/25	Tracking records of landlords who receive incentive and vacancy payments.



### Public Hearing Meeting Summary

June 14, 2023 at 1 p.m.

To receive comment on the proposed changes to Lake County Housing Authority's Annual PHA Plan for Fiscal Year 2024

Public access to this meeting was available as follows:

Join in person at  
33928 North US Highway 45  
Grayslake, IL 60030

or via Zoom at <https://us02web.zoom.us/j/81411524087>  
Meeting ID: 814 1152 4087  
or telephone 312-626-6799

The Public Hearing for the Housing Authority of the County of Lake, Illinois, was held, June 14, 2023, at 1:00 p.m. for the purpose of receiving public comment/questions on the proposed FY 2024 Annual PHA Plan.

Comments were accepted via email to [Onavarro@lakecountyha.org](mailto:Onavarro@lakecountyha.org) or by US mail to Ofelia Navarro, 33928 North US Highway 45, Grayslake, IL 60030 or by leaving a voice mail message at (847) 223-1170 ext. 2320. Comments received by 12:00 noon on 6/14/2023 were to be read at the appropriate time during the meeting. No comments were received.

Ms. Navarro explained all proposed revisions are available for public review and comment for a forty-five (45) day period from April 19, 2023 and will be through June 14, 2023. They have been posted in all offices and were made available upon request. The summaries and plans are also available on our website. ([www.lakecountyha.org](http://www.lakecountyha.org) )

A Resident Advisory Board Meeting for the Housing Authority of the County of Lake, Illinois, was held to receive resident input to the draft FY 2024 Annual PHA Plan April 26, 2023, at 3:00 p.m. by teleconference pursuant to executive order 2023-06 signed by Governor Pritzker and guidance provided by legal counsel. Public access to this meeting was available as follows: via Zoom at <https://us02web.zoom.us/j/89051160421?pwd=bEs5UVRheHNIUIRTVGpWU3d4T2s1Zz09> Meeting ID: 890 5116 0421, Passcode: 122942; or dial by your location +1 312 626 6799 US (Metro Chicago).

Copies of the proposed Plans can be obtained on our website at [www.lakecountyha.org/administrative-plan-policies](http://www.lakecountyha.org/administrative-plan-policies) or by calling (847) 223-1170 ext. 2500.

Lake County Housing Authority published notices<sup>1</sup> in a newspaper of local circulation informing the public that the information is available for review and inspection, and that a public hearing will take place on June 14, 2023, at 1:00 p.m. Public access to this meeting was available as follows:

<https://us02web.zoom.us/j/81411524087>, Meeting ID: 814 1152 4087; or telephone 312-626-6799.

Physically present at 33928 North US Highway 45, Grayslake, IL on 6/14/23:

LCHA Deputy Director, Ofelia Navarro  
LCHA Executive Director/CEO, Lorraine Hocker  
LCHA Executive Assistant, Katrina Gofron-Ellison  
LCHA Property Disposition Coordinator, Derek Eovaldi  
LCHA Director of FSS & Special Programs, Heidi Semenek  
Consultant, Corinne Jordan

Members of the Public: None.

### **PUBLIC HEARING**

Deputy Director Ofelia Navarro called the session to order at 1:07 p.m.

#### **WELCOME & INTRODUCTION**

Ms. Navarro welcomed everyone and introduced LCHA staff. At 1:07 p.m. she noted no members of the public were present and announced the meeting would remain open for to allow for late arrivals.

#### **PURPOSE OF THE PUBLIC HEARING**

The purpose of the Public Hearing is to accept comment from members of the public on the proposed FY 2023 Annual PHA Plan.

#### **AVAILABILITY AND POSTING OF MATERIALS**

Ms. Navarro explained all proposed plans have been available for public review and comment for a forty-five (45) day period from April 19, 2023 through June 14, 2023. The plans are available on our website ([www.lakecountyha.org](http://www.lakecountyha.org)) or provided upon request.

#### **RECAP OF NEXT STEPS BY OFELIA NAVARRO**

On June 26, 2023, the proposed plans will be presented to the Board of Commissioners for approval. If approved, the proposed plans are then forwarded to HUD. If all levels of review are approved, implementation of the plans is scheduled for October 1, 2023.

#### **QUESTIONS AND/OR COMMENTS**

Deputy Director Navarro invited any other comment or questions.

#### **ADJOURNMENT**

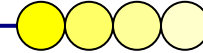
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<sup>1</sup> Published *Daily Herald* 4/28/23, 5/03/23, 5/10/23, 5/17/23, 5/22/23, 5/29/23 & 6/08/23.

Ms. Navarro thanked everyone for their participation. Ms. Navarro adjourned the session at 1:12 p.m.



Lake County Housing Authority  
33928 North U.S. Highway 45  
Grayslake, IL 60030



## Resident Advisory Board Meeting Summary

April 26, 2023 at 3 p.m.

To receive comment on the proposed changes to Lake County Housing Authority's  
PHA Plan for Fiscal Year 2024

Pursuant to executive order 2023-06 signed by Governor Pritzker and guidance provided by legal counsel, the Lake County Housing Authority conducted all of this Resident Advisory Board meeting by use of telephonic means without allowing a physical presence. Public access to this meeting was available as follows:

via Zoom at

<https://us02web.zoom.us/j/89051160421?pwd=bEs5UVRheHNIUIRTVGpWU3d4T2s1Zz09>

Meeting ID: 890 5116 0421

Passcode: 122942

or

Dial by your location

+1 312 626 6799 US (Metro Chicago)

The Resident Advisory Board Meeting for the Housing Authority of the County of Lake, Illinois, was held, April 26, 2023 at 3:00 p.m. for the purpose of receiving resident comment/questions on the Draft PHA Plan for Fiscal Year 2024.

Physically present at 33928 North US Highway 45, Grayslake, IL:

Lorraine Hocker, Executive Director/CEO

Ofelia Navarro, Deputy Director

Corinne Jordan, Contractor

Valerie Rogers, Executive Secretary

Katrina Gofron-Ellison, Executive Assistant

Resident Advisory Board Members:

Mrs. Mariam Jackson

Mr. Jackson

Ms. Elida Brooks

### **RESIDENT ADVISORY BOARD MEETING**

Materials were posted to the Lake County Housing Authority website ([www.lakecountyha.org](http://www.lakecountyha.org)) and made available to any non-attending parties requesting them.

Deputy Director Ofelia Navarro called the session to order at 3:05 p.m.

## WELCOME & INTRODUCTION

Ms. Navarro welcomed everyone, introduced herself, and LCHA staff introduced themselves.

## PURPOSE OF THE RAB MEETING

Each year HUD requires the Housing Authority of the County of Lake, IL to develop a Five-Year and Annual Agency Plan with input from its residents, program participants and partners in the community at large. The plan includes a description of housing needs, programs, policies and a section relating to capital expenditures. The purpose of the RAB Meeting is to accept comments from program participants on the proposed changes to Draft PHA Plan for Fiscal Year 2024.

## REVIEW OF THE PROPOSED CHANGES

- Housing Choice Voucher Administrative Plan
  - If lease between a landlord and tenant continues on a yearly basis the landlord will need to request an increase before the lease renews. If the lease continues on a monthly basis landlords will be allowed one increase per year.
  - Applicants are given 120 days initially to find a unit. LCHA is proposing a limit for extensions to be 90 days or three 30-day extensions.
- Admissions and Continued Occupancy Policy (ACOP) – Public Housing
  - Description of visitor vs. guest
    - Adding definitions of covered person, visitor, and guest.
    - Overnight guests and visitors are permitted if they register with the public housing manager. Registration allows LCHA to do a criminal history on adult guests who stay overnight.
  - Broader definition of family to be more inclusive
  - Public housing for over-income tenants – if a tenants 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 the limit for two more consecutive years the tenant must move out of public housing in six months.
  - HUD increased the net family asset threshold for using imputed interest from \$5,000 to \$50,000 to encourage tenants to have more savings.
  - For individuals over 62 or disabled the allowance given has increased from \$400 to \$525.
  - HUD established restrictions on net family assets not to exceed \$100,000 and/or if you own any property suitable for residence in order to be admitted to or continue occupancy in public housing.
- Moving To Work
  - LCHA initiated the landlord incentive program that gives landlords bonuses for renting to Housing Choice Voucher (HCV) families in opportunity areas and offers a bonus for vacancy loss if the unit is rented to another HCV family.
  - The original opportunity areas were defined by the same method used by the State of Illinois. LCHA is removing that method and utilizing HUD's de-concentration initiative where the property is eligible if located in a census tract where less than 10% of the residents live below poverty.
  - The maximum amount of time in between HCV family leases will be 120 days in order to receive the vacancy loss bonus.



- One of the MTW demonstration program options allows for a PHA to Project Base units up to the lower of 50% of the authorized units or up to 50% of the budget authority. LCHA plans on increasing the Project Base program as defined above.
- The option of using an Alternative Selection Process to award Project Base vouchers will be used and will include those developments that were awarded Low Income Housing Tax Credits, HOME funding, or CDBG funding.
- Demolition and Disposition of Public Housing Properties
  - LCHA currently has 141 scattered site homes. Through Section 18 application under Scattered Sites, LCHA is able to sell the homes to individuals in the private sector and/or other social service affordable housing entities to maintain and preserve the housing as affordable housing which means the tenant can stay in the home or move to a different location. Tenants are issued a Tenant Protection Voucher (TPV) as long as they meet the eligibility requirements for housing assistance. In most cases, the families have been able to stay in the home.
  - LCHA plans to apply to HUD for approval of 14 homes to be considered on May 1 and an additional 8 homes on June 1, 2023.

#### PUBLIC QUESTIONS AND/OR COMMENTS

A resident asked for clarification regarding the timeline of when the aforementioned 22 homes are to be sold. Mrs. Hocker explained that the application process with HUD will begin in May and June for those homes, but the approval process can take up to six months and then if/when they are approved a 90 day notice will be sent and meetings will be held with the families.

#### RECAP OF NEXT STEPS BY OFELIA NAVARRO

Ms. Navarro explained all proposed revisions are available for public review and comment for a forty-five (45) day period from April 26, 2023, and will be through June 14, 2023. They have been posted in all offices and were made available upon request. The summaries and plans are also available on our website ([www.lakecountyha.org](http://www.lakecountyha.org)).

LCHA will then review all comments for possible incorporation.

A Public Hearing will be held June 14, 2023, at 10:00 a.m. to receive comments from the public.

On July 6, 2023, the proposed changes will be presented to the Board of Commissioners for approval. If approved, the proposed changes are then forwarded to HUD for approval.

If all levels of review are approved, implementation of the changes is scheduled for October 1, 2023.

#### ADJOURNMENT

Ms. Navarro thanked everyone for their participation. Ms. Navarro adjourned the session at 3:34 p.m.

#### ADDITIONAL PUBLIC QUESTIONS AND/OR COMMENTS

Ms. Navarro received an additional question/comment from Mr. Jackson following the close of the meeting. Mr. Jackson called to express his interest in purchasing the public housing unit where he and Mrs. Jackson currently live. Ms. Navarro explained that there is no guarantee it will be sold as LCHA

RAB Meeting

4/26/23

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needs to go through the Section 18 process that includes the HUD approval process. Ms. Navarro recommended he begin by going through LCHA's first time homebuyers' program and provided him with the information for registration.

**RESOLUTION 2023-39**

**APPROVING AND AUTHORIZING THE SUBMISSION OF  
THE FY 2024 ANNUAL PHA PLAN**

**WHEREAS**, the United States Housing Act of 1937 as amended by Section 511 of the Quality Housing and Work Responsibility Act of 1998 (QHWRA) created the requirement for submission of 5-Year and Annual PHA Plans by all PHAs administering the Public Housing and/or Housing Choice Voucher (HCV) programs; and

**WHEREAS**, pursuant to 24 CFR 903, the Housing Authority of the County of Lake (LCHA) is required to submit a PHA Annual Plan; and

**WHEREAS**, LCHA has been determined to be a *Standard Performing* PHA under the Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) as of the last annual assessment of the PHA before the submission of the Five-Year or Annual Plans and therefore required to submit an Standard Performing Annual Plan; and

**WHEREAS**, the attached FY 2024 Annual PHA Plan has been drafted in consultation with the Authority's Resident Advisory Board; and

**WHEREAS**, the requisite public notices and hearings have been given and held; and

**WHEREAS**, the Executive Director/Chief Executive Officer has prepared said plans as attached, 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 PHA FY 2024 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.

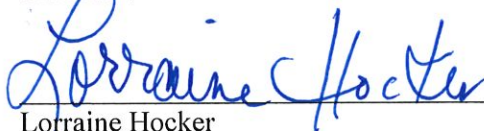
(See Exhibits 22, 23)

ADOPTED, by the Board of Commissioners of the Housing Authority of the County of Lake and signed in authentication of its passage, the 26th day of June 2023.



Dr. H. Lee Jordan, Jr.  
Chair  
Board of Commissioners  
Lake County Housing Authority

ATTEST:



Lorraine Hocker  
Executive Director/Chief Executive Officer  
Secretary/Treasurer

**PUBLIC HEARING NOTICE & INVITATION  
FOR COMMENT**

Lake County Housing Authority  
DRAFT FY 2024 PHA Annual Plan  
Wednesday, June 14, 2023 at 1:00 p.m.  
33928 North US Highway 45, Grayslake, IL 60030  
Notice is hereby given that the Housing Authority of the  
County of Lake Illinois will hold a public hearing on  
Wednesday, June 14, 2023 at 1:00 p.m. for the purpose of  
receiving public comment on its DRAFT FY 2024, PHA  
Annual Plan.

The meeting will be open to public and be available  
telephonically through the Zoom platform as follows:

Join Zoom Meeting  
<https://us02web.zoom.us/j/81411524087>  
Meeting ID: 814 1152 4087  
Or Telephone 312 626 6799  
and enter Meeting ID 814 1152 4087

Comments can be submitted via email to [Onavarro@lakecountyha.org](mailto:Onavarro@lakecountyha.org), by US mail to Ofelia Navarro, 33928 North US Highway 45, Grayslake, IL 60030 or by leaving a voice mail message at (847) 223-1170 ext. 2320. Copies of the proposed Plans can be obtained on our website at [www.lakecountyha.org/administrative-plan-policies](http://www.lakecountyha.org/administrative-plan-policies) or by calling (847) 223-1170 ext. 2500. The public comment period will begin 4/19/23 and conclude on 6/14/23. Comments can be submitted by:

- Email to [Onavarro@lakecountyha.org](mailto:Onavarro@lakecountyha.org)
- USPS mail to Ofelia Navarro at the address listed above
- Voicemail at 847.223.1170 ext. 2320.

Copies of the proposed plan can also be obtained by calling (847) 223-1170 ext. 2500.  
Published Daily Herald 4/28,5/03,5/10,5/17,5/22, 5/29, 6/8/2023 (4599143)

## CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

# Lake County Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Lake County DAILY HERALD**. That said **Lake County DAILY HERALD** is a secular newspaper, published in Libertyville, Lake County, State of Illinois, and has been in general circulation daily throughout Lake County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **Lake County DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 04/28/2023 - 06/08/2023 in said **Lake County DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY *Daula Baltz*  
Designee of the Publisher of the Daily Herald

Control # 4599143





**MTW CERTIFICATIONS OF COMPLIANCE****U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
OFFICE OF PUBLIC AND INDIAN HOUSING****Certifications of Compliance with Regulations:  
Board Resolution to Accompany the MTW Supplement to the Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Moving to Work Public Housing Agency (MTW PHA) listed below, as its Chairperson or other authorized MTW PHA official if there is no Board of Commissioners, I approve the submission of the MTW Supplement to the Annual PHA Plan for the MTW PHA Fiscal Year beginning (10/01/2023), hereinafter referred to as "the MTW Supplement", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the MTW Supplement and implementation thereof:

- (1) The PHA made the proposed MTW Supplement 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 MTW Supplement and invited public comment.
- (2) The MTW PHA took into consideration public and resident comments (including those of its Resident Advisory Board(s) or tenant associations, as applicable) before approval of the MTW Supplement by the Board of Commissioners or Board of Directors in order to incorporate any public comments into the annual MTW Supplement.
- (3) The MTW PHA certifies that the Board of Directors has reviewed and approved the budget for the Capital Fund Program grants contained in the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1 (or successor form as required by HUD).
- (4) The MTW PHA will carry out the MTW Supplement 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), and title II of the Americans with Disabilities Act of 1990 (42 U.S.C. 12101 et seq.) all regulations implementing these authorities; and other applicable Federal, State, and local civil rights laws.
- (5) The MTW Supplement is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
- (6) The MTW Supplement 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 to Fair Housing Choice, for the MTW PHA's jurisdiction and a description of the manner in which the MTW Supplement is consistent with the applicable Consolidated Plan.
- (7) The MTW PHA will affirmatively further fair housing, which means that it will: (i) take meaningful actions to further the goals identified by the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR 5.150-5.180 and 903.15; (ii) take no action that is materially inconsistent with its obligation to affirmatively further fair housing; and (iii) address fair housing issues and contributing factors in its programs, in accordance with 24 CFR 903.7(o)(3) and 903.15(d). Note: Until the PHA is required to submit an AFH, and that AFH has been accepted by HUD, the PHA must follow the certification requirements of 24 CFR 903.7(o) in effect prior to August 17, 2015. Under these requirements, the PHA will be considered in compliance with the certification requirements of 24 CFR 903.7(o)(1)-(3) and 903.15(d) if it: (i) examines its programs or proposed programs; (ii) identifies any impediments to fair housing choice within those programs; (iii) addresses those impediments in a reasonable fashion in view of the resources available; (iv) works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and (v) maintains records reflecting these analyses and actions.
- (8) The MTW PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975 and HUD's implementing regulations at 24 C.F.R. Part 146.
- (9) In accordance with 24 CFR 5.105(a)(2), HUD's Equal Access Rule, the MTW 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.
- (10) The MTW 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.
- (11) The MTW 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.
- (12) The MTW PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
- (13) The MTW PHA will comply with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment.
- (14) The MTW 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.

- (15) The MTW PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
- (16) The MTW PHA will provide HUD or the responsible entity any documentation needed to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58. Regardless of who acts as the responsible entity, the MTW PHA will maintain documentation that verifies compliance with environmental requirements pursuant to 24 Part 58 and 24 CFR Part 50 and will make this documentation available to HUD upon its request.
- (17) With respect to public housing and applicable local, non-traditional development the MTW 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.
- (18) The MTW PHA will keep records in accordance with 2 CFR 200.333-200.337 and facilitate an effective audit to determine compliance with program requirements.
- (19) The MTW PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
- (20) The MTW PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200.
- (21) The MTW PHA must fulfill its responsibilities to comply with and ensure enforcement of housing quality standards as required in PIH Notice 2011-45, or successor notice, for any local, non-traditional program units. The MTW PHA must fulfill its responsibilities to comply with and ensure enforcement of Housing Quality Standards, as defined in 24 CFR Part 982, for any Housing Choice Voucher units under administration.
- (22) The MTW PHA will undertake only activities and programs covered by the Moving to Work Operations Notice in a manner consistent with its MTW Supplement and will utilize covered grant funds only for activities that are approvable under the Moving to Work Operations Notice and included in its MTW Supplement. MTW Waivers activities being implemented by the agency must fall within the safe harbors outlined in Appendix I of the Moving to Work Operations Notice and/or HUD approved Agency-Specific or Safe Harbor Waivers.
- (23) All attachments to the MTW Supplement have been and will continue to be available at all times and all locations that the MTW Supplement is available for public inspection. All required supporting documents have been made available for public inspection along with the MTW Supplement and additional requirements at the primary business office of the PHA and at all other times and locations identified by the MTW PHA in its MTW Supplement and will continue to be made available at least at the primary business office of the MTW PHA.

Lake County Housing Authority

IL056

**MTW PHA NAME**

**MTW PHA NUMBER/HA CODE**

*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).*

Lorraine Hocker

Secretary/Treasurer

**NAME OF AUTHORIZED OFFICIAL**

**TITLE**

*Lorraine Hocker*

*07/17/2023*

**SIGNATURE**

**DATE**

*\* Must be signed by either the Chairperson or Secretary of the Board of the MTW PHA's legislative body. This certification cannot be signed by an employee unless authorized by the MTW PHA Board to do so. If this document is not signed by the Chairperson or Secretary, documentation such as the by-laws or authorizing board resolution must accompany this certification.*