



October 10, 2024

We recently sent out a notice and updated our website, as well as the Yardi Rent Cafe Portal, to inform you that there may be significant changes to the current Public Housing Program. Below, we've outlined the potential changes that could affect you.

### **Lake County Housing Authority Disposition Plan 2024**

The Lake County Housing Authority (LCHA) currently manages 435 public housing units, including 334 senior units and 101 scattered-site homes, townhomes, and duplexes. Over the years, federal funding for public housing has become inconsistent and insufficient to maintain and improve these units.

To address this challenge, LCHA is considering a solution called the Section 18 Demolition/Disposition program. This program allows us to sell some of our scattered-site public housing units and use the proceeds to maintain existing and expand affordable housing in Lake County.

This fall (Q4 2024), we plan to submit an application to the Department of Housing and Urban Development (HUD) to dispose (sell) of approximately thirteen (13) homes. If approved, the entire process may take 8 to 12 months, possibly longer.

### **What This Means for Affected Residents**

If your home is part of this change, you will receive a Tenant Protection Voucher (TPV), which works similarly to a Section 8 Housing Choice Voucher (HCV). One key difference is that your current public housing subsidy is tied to your unit, while a TPV is tied to you. This means you can use the voucher to rent housing anywhere in Lake County or even elsewhere in the United States, as long as the landlord accepts HCVs, the unit meets Housing Quality Standards (HQS), and the rent is reasonable.



## **Next Steps and How You Can Get Involved**

Over the next few weeks, we will finalize details of the Disposition Plan, and we encourage feedback from current residents before we submit our application to HUD. We are here to answer any questions you may have. Please feel free to reach out to us using the contact information below.

Additionally, we invite you to attend our next Resident Advisory Board (RAB) meeting on Wednesday, October 23rd. Information on how to participate is attached.

Finally, we have included a Frequently Asked Questions (FAQ) section at the end of this letter to address common concerns, and we will continue to keep you updated as we have more information.

Thank you for your attention to this matter.

Thank you,

*Derek Eovaldi*

Derek Eovaldi  
Disposition Coordinator  
[deovaldi@lakecountyha.org](mailto:deovaldi@lakecountyha.org)

Lorraine Hocker  
Executive Director/CEO  
[lhocker@lakecountyha.org](mailto:lhocker@lakecountyha.org)

Janet Lennemann  
Resident Opportunity and Social Service Coordinator  
[jlennemann@lakecountyha.org](mailto:jlennemann@lakecountyha.org)

**DISPOSITION AND SALE OF VARIOUS LAKE COUNTY HOUSING AUTHORITY  
PROPERTIES LISTED BELOW**

The Lake County Housing Authority will be conducting a  
Resident Advisory Board (RAB) meeting In-Person on:  
**Wednesday, October 23, 2024 @ 10:30 AM**

**Please Join in Person at:**  
33928 North US highway 45 Grayslake, IL 60030

The Lake County Housing Authority will be conducting a  
Resident Advisory Board (RAB) meeting via ZOOM on:  
**Wednesday, October 23, 2024 @ 3:30 PM**

**Join via Zoom Meeting at:**  
<https://us02web.zoom.us/j/87605980223?pwd=wuz6uWZ4D6MURji2xCaKSeebjHgnXk.1>

**Meeting ID: 876 0598 0223**

**Passcode: 844080**

**Or CALL IN via phone at:**

**312 626 6799**

It is LCHA's intent to consult with the RAB on the disposition of thirteen (13) properties  
in the following seven (7) communities in Lake County:

**Scattered Sites East / AMP 4**

Beach Park, Grayslake, Waukegan

**Scattered Sites West / AMP 5**

Antioch, Ingleside, Lake Villa, Wauconda

If you are unable to attend the meeting but would like to submit a comment, you can email at  
[PublicComment@lakecountyha.org](mailto:PublicComment@lakecountyha.org) or leave a voicemail (847) 223-1170 x2320.

This letter is important to you and should be retained. If you are 62 years of age or older or a  
person with disabilities and require special assistance, please contact me and arrangements will  
be made to accommodate your needs.

### **Frequently Asked Questions (FAQs)**

Q: What is a Section 18 Demolition/Disposition?

A: In a nutshell, the Section 18 Disposition allows public housing agencies to demolish or sell their public housing units.

Q: Why is this happening?

A: Over the last decade, the government's funding for public housing has fallen far behind. The result is that these units need improvements without money to pay for them. Also, the proceeds from the sale of the properties will allow LCHA to acquire and rehab affordable housing units in Lake County.

Q: Is this going to happen?

A: It most likely will happen, however, it is still in the application process and subject to approval from HUD.

Q: When is the application being submitted and approved?

A: We plan to submit the application to HUD this Fall, 2024. It should take at least 3-6 months for the application to be approved.

Q: How long will this process take?

A: The exact timeline is not known. We expect to submit the Section 18 application to HUD within the next 60 days and it may take 3 to 6 months for HUD to approve the application. The total project will likely take between 8-12 months. Like many aspects of this process, the timeframe is subject to change, and we will keep you informed when we have concrete information.

Q: Will my home be sold?

A: Most of the homes will be sold.

Q: Will I have to move out of my home?

A: No.

Q: Will my rent change?

A: For most residents, rent will be close to the amount you currently pay

Q: What are Tenant Protection Vouchers (TPVs)?

A: These are HCV that pay a portion of your rent. You can take your voucher with you to use at any property that fits in the Small Area Payment Standards, the landlord accepts the voucher for the unit and must meet HQS requirements.

Q: What is involved for residents during the transition to TPVs?

A: Residents will not have to do anything until after we get approval for both the Section 18 application and Tenant Protection Voucher application. We will contact you when it is time for your next steps.

Q: Will I receive help with moving expenses?

A: Yes. Residents will receive monetary assistance for relocation costs, as well as assistance in finding alternate housing. The exact amounts will be determined later in the process.