



Tax Saving Program

THE DEADLINE TO SUBMIT AN APPLICATION IS
NOVEMBER 30, 2025.



FAQ'S Housing Choice Voucher Tax Abatement Saving Program

What is the Tax Savings Program?

- “For the purpose of promoting access to housing near work and in order to promote economic diversity throughout Illinois and to alleviate the concentration of low-income households in areas of high poverty, a housing opportunity area tax abatement program is created.” - The People of the State of Illinois, represented in the General Assembly, Public Act 098-0957.
- The Tax Abatement Savings Program offers a property-tax break for renting to tenants who have Housing Choice Voucher Program (Section 8) vouchers through the Lake County Housing Authority.

Do I have to participate?

- No, the program is voluntary.

How much will I save if I apply?

- The Tax Abatement Program can reduce the Equalized Assessed Valuation of the property by up to 19%, which lowers the tax you pay.
- The state law says, “The portion eligible for abatement shall be determined by reducing the equalized assessment value by a percentage calculated using the following formula: 19% of the equalized assessed value of the property multiplied by a fraction where the numerator is the number of qualified units and denominator is the total number of dwelling units located within the property.”
- $\text{Abatement} = \text{Equalized Assessment Value} \times 19\% \times (\text{Qualified Units} / \text{Total Number of Units})$
 - Please talk to your financial adviser about how much the program may cut your property tax bill.

How does it work?

- If your property qualifies, the abatement (reduction) would be reflected on next year's property- tax bill (ex: 2024 taxes payable in 2025). You can qualify for the abatement a maximum of 10 times.

Do I have to apply each year?

- Yes, it's an annual program and it requires an annual application.

What happens after I apply?

- Once your application is received the Lake County Housing Authority will need to verify that the information on the application is correct and the property does indeed qualify.
 - If we find the property does not qualify – we will mail back the application fee along with a letter explaining why the property did not qualify.
 - If we find the property does qualify – The application fee will be processed, and your property information will be sent to the tax accessors office no later than December 31st. You will not receive a letter saying the property qualified.

What's the deadline to apply?

- **LCHA will not accept any applications after November 30th**

