

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 later in September 2021. It should take at least 60-90 days 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 60-90 days for HUD to approve the application. The total project will likely take between 8-24 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.