



## South Metro Housing Options

June 28, 2019

Name  
Address  
Address

Dear Resident:

We recently sent correspondence to inform you that some significant changes may be happening with your current housing program and encouraged you to attend one of the in-person meetings. Many of you took advantage of the opportunity to meet with SMHO staff to discuss the changes, but some of you did not. Therefore, we are providing you with information that describes the potential changes.

### **Public Housing Disposition Plan 2019**

South Metro Housing Options (SMHO) administers a Public Housing portfolio of 143 units (72 units at Bradley House and 71 units of scattered site single-family homes and duplexes). The federal funds for public housing are inconsistent and have been dwindling over the years, leaving us with insufficient money to maintain and improve our public housing units. SMHO has been exploring ways to deal with this financial situation.

The best solution is a program called Section 18 Demolition/Disposition. This program will allow us to demolish or dispose of our scattered site Public Housing units and use the proceeds from the sales to increase our affordable housing stock. We plan to apply for this program towards the end of July 2019. The application will be submitted to the Department of Housing and Urban Development (HUD) and we expect the approval process to take 2-3 months. If the application is approved, the entire process should take approximately 8-12 months, and possibly longer.

Current Public Housing residents that are impacted by this change will receive a Tenant Protection Voucher (TPV), which is very similar to a Section 8 Housing Choice Voucher (HCV). There are several differences between your current Public Housing program and the HCV/TPV program. One of the biggest differences is that your current housing subsidy under the Public Housing program is attached to your unit, whereas your housing subsidy with the TPV will be attached to you. That means you can use your voucher on housing located in Littleton or other locations across the United States, as long as the landlord of the available unit accepts the

voucher, the unit meets Housing Quality Standards (HQS) and the rent is within the established rental limits.

Many details of this plan and application will be determined over the next few weeks, as HUD encourages us to get feedback from current residents and answer any questions you may have before we apply. Please reach out to us if you have any questions or concerns, our contact information is below. Also, if you have not met with us in person and would like to do so, please contact us to set up a meeting. There is a Frequently Asked Questions section at the end of this document, and we will keep you updated throughout this process when we have more details. Thank you.

Corey Reitz, Executive Director  
303-991-5310

Kathie Covell, Resident Services Manager  
303-794-3276



## 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 SMHO to acquire and/or build hundreds of affordable housing units in Littleton, which the community is in dire need of.

**Q: Is this definitely 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 July 2019. It should take at least 60 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 8-12 months. Like many aspects of this process, the timeframe is subject to change, and we will keep you informed when we know more concrete information.

**Q: Will my home be sold?**

**A:** Most of the homes will be sold and a few will be demolished.

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

**A:** Yes.

**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 vouchers that pay a portion of your rent. You are able to take your voucher with you to use at any property that fits in the payment standards, the landlord accepts the voucher for the unit and meets 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.

