



Bloomington Housing Authority

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What is Section 18?

- Section 18 is the demolition or disposition of a public housing authority (PHA) property. Section 18 allows public housing authorities to demolish and redevelop their properties under certain conditions. Disposition is the transfer of public housing properties to private developers and other authorities. The BHA is choosing a Section 18 Blend option that allows private developers and housing nonprofits to take re-finance public housing properties to improve their physical condition and long-term financial stability.

Why is the Bloomington Housing Authority using Section 18?

- The Bloomington Housing Authority has elected to use a Section 18 RAD Blend option on their property because it enables us to use more of the designated RAD funding. By following the criteria of this program, the BHA has greater opportunity to receive more funding for this specific project.

How does Section 18 affect tenants?

- There a multitude of rights that tenants will have post renovation of Section 18 and completion of the RAD program. For starters, tenants **will not** be subject to rescreening. Tenants will have the right to return to their original community (original units cannot be guaranteed). There will be continued participation in Resident Opportunity and Self Sufficiency (ROSS). Termination notifications will follow similar policies as the public housing program. Grievance procedures will continue to be adhered to. If a tenant occupies a RAD voucher for more the year, that tenant is provided the option for choice-mobility to receive a standard housing-choice voucher (HCV).
- See attached map for units that will be given Tenant Protection Voucher (TPV) subsidy.