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DAVID ESTRELLA
DIRECTOR

**RENTAL ASSISTANCE DEMONSTRATION PROGRAM (RAD)
RESIDENT INFORMATION NOTICE (RIN)**

September 5, 2025

Dear Resident:

You are invited to one of the resident meetings listed below to talk about the Housing Authority of the County of San Diego's (HACSD) plans to convert Dorothy Street Manor, L Street Manor, Melrose Manor, and Town Center Manor, from the public housing program to Section 8 project-based voucher rental assistance under the Rental Assistance Demonstration (RAD)/ Section 18 Small PHA Blend.

RAD is a voluntary program run by the U.S. Department of Housing and Urban Development (HUD). Under RAD, HUD will change the way it provides rental assistance to the property from public housing to a long-term Section 8 assistance contract. The Section 8 program would make it easier for the housing authority to access money to repair and improve the properties, either now or in the future.

The meeting information is:

**RAD/Section 18 Small PHA Blend Conversion
Thursday, September 18, 2025**

Chula Vista Public Library
365 F Street
Chula Vista, CA 91910

Meeting Schedule			
Time	Session #	Language	Location
2:00 p.m.	01	English	CV Library Conference Room
3:00 p.m.	02	Spanish	CV Library Conference Room
5:30 p.m.	03	English	CV Library Conference Room
6:30 p.m.	04	Spanish	CV Library Conference Room

If you need interpretation in languages other than Spanish, including American Sign Language, or if you need a reasonable accommodation to attend one of the above listed meetings, please contact Nancy Varshay at least 72 hours prior to the meeting date. She may be reached by phone at (858) 694-8758 or by email at publichousing.hhsa@sdcounty.ca.gov.

This letter describes your rights under RAD and explains how a RAD conversion might affect you. Whether we participate in RAD or not, you will still get rental assistance.

Your Right to Information

With this letter, we have included “**Attachment #1**,” which is a description of RAD Residents Rights and “**Attachment #2**” our current plans for the property. At the meeting, we will describe the RAD program and our current ideas in more detail. If we submit an application to HUD and are accepted into the program, we will have at least two (2) additional meetings with you about our plans. You have the right to hear about major changes in the plans for the project, and we will invite you to additional meetings if key features of the plans change. You also have a right to organize and to form a **resident council** to serve as your voice and to help you become well informed about the RAD plans.

Your Right to Rental Assistance

Our decision to participate in RAD does not affect your rental assistance eligibility. You are not subject to new eligibility screening. If we satisfy all HUD requirements and the property is placed under a Section 8 Housing Assistance Payment (HAP) contract, you have a right to ongoing rental assistance as long as you comply with the requirements of your lease. **In most cases, your rent will not change with the conversion from public housing to Section 8.** In the rare event that your rent calculation would change (most commonly, when you are paying a “flat rent”), the increase would be phased in over time if the increase is more than 10% or \$25/ month.

Your Right to Relocation Assistance

While we are not anticipating the need for relocation during the conversion process, in some situations, we may need to relocate you from your unit temporarily in order to complete repairs or do construction. Since we are at the beginning of the planning process for the RAD conversion, we don’t yet know whether you will need to move. You **do not** need to move now.

If we require you to move, even temporarily, you are entitled to certain relocation protections under the RAD rules, including, in all cases, advance written notice and detailed information about the move. The other specific relocation protections depend on the

situation, but may include advisory services, moving assistance, payments and other assistance.

Your Right to Return

If you need to move out of your residency temporarily for repairs, you have the right to return to your unit once construction work is done. If the plans involve the transfer of the rental assistance to a different site, you may need to move to the new site to keep your rental assistance (provided that it is within a reasonable distance of your current home), but you still have a right to an assisted unit.

You get to return to a RAD Section 8 unit unless **you choose** to move somewhere else. If you believe the plans prevent you from exercising your right to return, you have the right to object to the plans. RAD program rules require us to make sure that anyone who wants to return can do so.

Don't Put Your Rights at Risk!

You are always welcome to move based on your household's needs and personal goals. However, if the RAD effort will require relocation and you choose to move from the property on your own without waiting for instructions from us, you may lose your eligibility for relocation payments and assistance.

The RAD conversion, and any relocation associated with it, must be implemented consistent with fair housing and civil rights requirements. If you need a reasonable accommodation due to a disability, or have other questions about the RAD conversion, you will be provided with a Relocation Assistant Consultant contact information once they are on board. The Consultant will be able to assist you and your family. If you need to appeal a decision made by us, or if you think your rights aren't being protected, you may contact Alejandra Sigala at HUD's Los Angeles Field Office. She may be reached at Alejandra.M.Sigala@hud.gov.

Because we are very early in the process, the plans for the RAD conversion are likely to change. We are holding resident meetings to share our current ideas and will keep you informed about major changes to these ideas as we develop our plans. You should also share with us any information you have on repairs that need to be made, since you know the property best. We will give that information to the people who are helping us figure out what work needs to be done at the property.

We hope this letter gives you useful information about your rights. We are also including with this letter a fact sheet (**Attachment #3**) that may help you understand the RAD program better. We encourage you to come to the resident meetings to learn more about how the RAD conversion would impact your property and you. You may also reach the

Public Housing team by emailing publichousing.hhsa@sdcounty.ca.gov or calling (858) 694-8758 with any questions or feedback. If you have additional questions about RAD and would like to contact HUD directly, you can do so by sending an email to rad@hud.gov.

Sincerely,

A handwritten signature in black ink, appearing to be 'Robin Ramirez', written over the word 'Sincerely,'.

Robin Ramirez
Human Services Program Manager

Attachments: #1 RAD Residents Rights
 #2 Plans for the Property
 #3 Resident's Fact Sheet

RAD RESIDENT RIGHTS

In Public Housing



What's Inside?

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Know your Rights

As a resident of a public housing property that is participating in RAD you have the following rights:

Prior to conversion

- Receive notice and participate in meetings
- Comment on the conversion plans

At conversion

- To maintain residency in the property
- If temporary relocation is necessary, you are provided relocation protections and a right to return

After conversion:

- Pay no more than 30% of adjusted income in rent
- Right to participate in a resident organization.
- Right to exercise "Choice-Mobility"
- Your lease must be renewed and you cannot be evicted without cause
- Right to termination and grievance procedures.

What is RAD?

Public Housing Agencies (PHAs) use the Rental Assistance Demonstration (RAD) Program to preserve affordable housing and improve properties by "converting" their form of federal assistance to the Section 8 program. PHAs choose to convert to either: Section 8 project-based voucher (PBV) or Section 8 project-based rental assistance (PBRA).



The Tempo at Encore, Tampa Housing Authority

PBV and PBRA both attach long-term rental assistance to properties, so current and future residents never pay more than 30% of their adjusted gross income (total income minus allowable deductions) in rent. After a property converts to PBV or PBRA, your public housing lease ends and you will sign a Section 8 lease with the "owner" who in many cases will continue to be the PHA. You will still have the same core rights that you have as a public housing tenant but will also gain new rights and protections under RAD.

This brochure provides greater detail on each of the resident rights and protections that HUD requires as a public housing property converts through RAD.

Key Preservation Principles of RAD

<i>Conversion is Voluntary</i>	Public housing agencies (PHAs) voluntarily choose to convert a public housing property through RAD in order to preserve, repair, and in some cases, redevelop the property.
<i>Property Improvements</i>	PHAs must show HUD that the property will address any repair needs and remain in good condition after conversion.
<i>One-for-one Replacement</i>	PHAs must preserve the same number of affordable dwelling units (with minor allowances for reductions).
<i>Long-term Preservation</i>	The property must be placed under a long term Section 8 assistance contract that must renew each time it expires.
<i>Public Stewardship</i>	Properties must be owned or controlled by a public or non-profit body after RAD conversion.

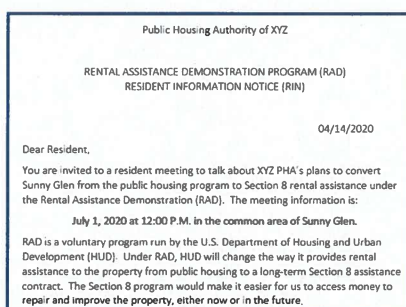
PHA Conversion Process



Residents can ask about impacts to their rent, repairs on the property, and whether there will be relocation. Participating in resident meetings throughout the RAD process is the best way to ensure your voice is heard.

Pre-Conversion: Resident Notification

Residents have a right to be notified of project plans and any potential changes. Before submitting a RAD application to HUD, PHAs must issue a written notification to resident organizations and issue a Resident Information Notice (RIN) to each resident. The RIN will describe the PHA's initial conversion plans and will notify you of the first resident meeting, where RAD resident rights and project plans will be discussed in detail. A PHA must hold at least two resident meetings before submitting its application.



Read all notices! All residents will receive a RIN.
A GIN is issued when a household could be relocated.

Relocation is generally not required during a RAD conversion, but if it is part of the plan, a PHA must issue a General Information Notice (GIN), which includes your rights under RAD and a law called the Uniform Relocation Assistance and Real Property Acquisitions Act (URA), which gives residents rights to relocation assistance.

When HUD issues a RAD Conversion Commitment (RCC), the PHA must notify residents that conversion has been approved and address anticipated timing, duration, revised terms of the lease and house rules, any anticipated relocation, and opportunities and procedures for the exercise of choice mobility, when available.

All materials must be accessible to those with hearing, visual, and other communication-related disabilities and to those with limited English proficiency.

Pre-Conversion: Resident Engagement

After PHAs hold two resident meetings and submit a RAD Application, HUD issues a Commitment to Enter into Housing Assistance Payments (CHAP), which serves as an initial award. The PHA then proceeds to develop a more robust conversion plan. A PHA must have at least one meeting with residents after a CHAP is issued, but before requesting a Concept Call with HUD, when it will describe its progress towards submitting a Financing Plan. After the Concept Call, but before submission of a Financing Plan, the PHA must have an additional resident meeting. At each of these resident meetings, the PHA will discuss conversion plans, respond to questions, and collect resident feedback. Residents and resident organizations are encouraged to meet prior to resident meetings to organize questions and feedback. PHAs are required to hold additional resident meetings when there are substantial changes to conversion plans or when HUD grants the PHA extensions.

A PHA must prepare comprehensive written responses to resident comments collected during resident meetings. HUD reviews resident comments and concerns when deciding whether to grant an (RCC), which is the step before the RAD transaction reaches the final stage—closing.

PHA Plan. Note that in addition to meeting with residents of the converting project, a PHA must also amend its PHA Plan to reflect the proposed RAD conversion and solicit community input. As part of this process, a PHA will hold separate public meetings and collect comments.



Residents should ask about any impacts converting to Section 8 may have on their rent, repairs that might be done on the property, and whether residents will need to be relocated temporarily.

Right to Remain and Return

No resident may be permanently involuntarily displaced. All residents must be offered the ability to remain in or, if temporary relocation is necessary, to return to the property. Residents who are not asked to relocate have a right to remain at the property. If you are temporarily relocated, you have a right to return to the property. A PHA may choose to offer residents alternative housing options, instead of returning to the property. It is fully your choice whether or not to accept an alternative housing option. You cannot be denied your right to remain in or

return to a property based on any HUD re-screening criteria, income eligibility, or income targeting. The unit you return to must not leave you "under-housed," meaning the unit must have at least the number of bedrooms you are allowed under the PHA's rules. The new unit must also provide the same main features of your previous unit.

In some RAD conversions, the assistance is transferred to a new site. In these cases, residents have the right to reside in a unit at the new site.

A PHA will pay for reasonable increases in housing costs, packing and moving assistance, and reasonable costs associated with transferring utilities and associated deposits.

Right to Relocation Assistance

Most RAD conversions do not require relocation, but if relocation is necessary, residents will receive an early indication through a General Information Notice (GIN) at the CHAP phase. The GIN is not your notice to relocate.

If you must relocate, you will receive separate notices and have further discussions with the PHA to go over relocation options and process.

Relocation can take many forms. Residents can relocate within the property or may be temporarily relocated off-site. Alternatively, a resident may accept a PHA's offer for a permanent off-site housing option. In all cases, the PHA must cover reasonable packing and moving expenses, any increases in housing

costs, and other related expenses.

If you must relocate, you will receive a separate "Notice of Relocation." The Notice of Relocation will provide a time frame for when relocation may occur — at least 30 days for relocation that will last for a year or less or at least 90 days for relocation that will last more than a year. Except in extraordinary circumstances, relocation cannot occur prior to the issuance of the RAD Conversion Commitment (RCC).

Relocations lasting more than a year are subject to special provisions under the Uniform Relocation Act which require relocation assistance and benefits, including relocation advisory services.

Option to Move With a Voucher ("Choice-Mobility")

After living in the property for a certain period, residents of a RAD PBV or PBRA property have the option to request a tenant-based voucher in order to move from the property and rent a unit in another property. This option is referred to as "Family Right To Move" in your lease. It is the resident's decision whether or not to exercise this option.

For conversions to PBV, residents may request to move with a voucher anytime after living at the property for one year. When you wish to exercise this "choice-mobility" option, you will contact your PHA to request a tenant-based voucher.

For conversions to PBRA, unless the PHA has been granted a good-cause exemption (please consult with your PHA), residents may request to move with a voucher anytime after living at the property for two years. When you wish to exercise this option, you will generally contact the owner, unless they have provided a means for you to contact the PHA directly.

If a voucher is not immediately available, your family is given priority to receive the next available voucher.

After living at the property for a period, a resident may elect to move out with a tenant-based voucher in order to move closer to a job, family, better schools, or any other reason.

Email questions and comments directly to HUD at: rad@hud.gov

hud.gov/rad

Preserving and improving affordable housing across America

Residents and resident organizations are encouraged to use resource desk data

Ongoing Right to Participate in a Resident Organization

RAD residents have the right to establish and operate a resident organization that addresses issues related to the living environment, including the terms and conditions of residency, and activities related to housing and community development. Resident organizations are independent from management, meet regularly, operate democratically, and represent all residents. If your property does not have a resident organization, owners must allow residents and outside resident organizers to conduct activities that include distributing leaflets, knocking on doors, and otherwise making contact with residents. Owners must reasonably make available on-site space for resident meetings, which must be accessible to people with disabilities. Finally, Owners must make available at least \$25 per unit per year for resident participation activities, including resident education, organizing around tenancy issues, and training. At least \$15 per unit per year must be made available to the resident organization for eligible activities.

Ongoing Right to Grievance Procedures

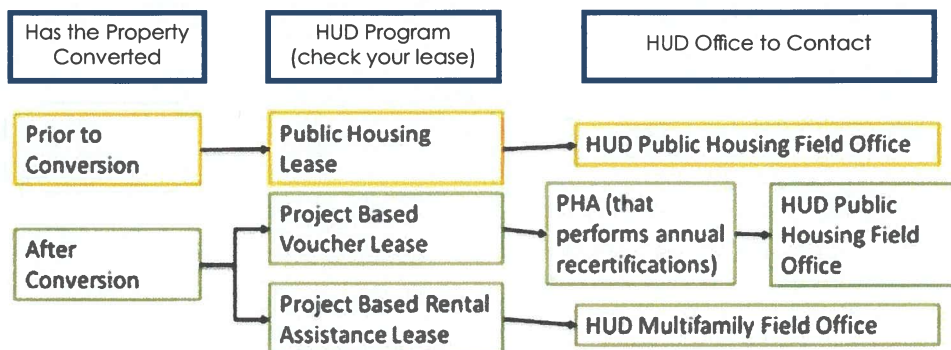
Owners must provide residents advanced written notification of any lease termination. Further, residents have a right to address disputes, grievances, and adverse actions taken by an owner. Residents must be provided with notice of the reasons for any a proposed adverse action, an opportunity for an informal hearing, and a written decision within a reasonable time-frame.

Informal hearings at PBV properties are performed by the PHA, while hearings at PBRA properties are performed by an impartial member of the project owner's staff. The grievance process must be outlined in your lease.

Need More Information?

Typically, the best place to start when you have questions or issues related to a RAD conversion is to have a discussion with your property manager or PHA. However, there are other resources residents may access to gather additional information:

- Find resources at www.hud.gov/RAD/residents
- Email RAD@hud.gov
- Use www.radresource.net to track the status of RAD projects. By accessing the "DATA" spoke on the "RAD for PHAs" part of the site (pictured), users can create custom data exports, searchable by state or PHA
- If your question or issue is not adequately addressed, you can seek additional assistance. The appropriate HUD contact will depend on what program your property falls under: public housing, Project-Based Voucher, or Project Based Rental Assistance. If you're not sure, check your lease. The graphic below identifies which HUD office is most appropriate.



Attachment #2

Plans for the Property

RAD/Section 18 Small PHA Blend Conversion

- **Properties Impacted by Conversion:** Dorothy Street Manor, 778 Dorothy Street, Chula Vista, CA 91911; "L" Street Manor Apartments, 584 "L" Street, Chula Vista, CA 91911; Melrose Manor Apartments, 1678 Melrose Avenue, Chula Vista, CA 91911; and Town Center Manor, 434 F Street, Chula Vista, CA 91910.

HUD Development Number: CA 108000001

Conversion Type: RAD/Section 18 Small PHA Blend

- **Conversion Declaration:** This property will be undergoing a RAD/Section 18 Small PHA Blend conversion, pursuant to PIH Notice 2021-07 and RAD Notice H-2019-09/PIH-2019-23 (REV-4), as amended.
- **Affordability & Relocation Notes:** No permanent displacement. All residents will be provided with the right to return. Units will remain affordable to low-income households. Resident relocation is not anticipated at this time.
- **Accessibility Compliance:** the properties will meet or exceed **HUD accessibility requirements** post-conversion.
- **Physical Improvements to Sites:** Rehabilitation work to be completed per approved CNA/PNA. Improvements include energy-efficiency upgrades, accessibility modifications, and critical and immediate modernization of units and common areas.
- **Legal Entity & Ownership:** The properties will be owned/controlled by a Single Legal Entity, an affiliate of the Housing Authority.

Rental Assistance Demonstration (RAD)

FACT SHEET #1

RAD Overview



What is RAD?

RAD stands for Rental Assistance Demonstration. RAD is a tool developed by the U.S. Department of Housing and Urban Development (HUD) to address living conditions in public housing properties. RAD allows public housing authorities to “convert” public housing subsidy into a Section 8 subsidy that is tied to the property. **These fact sheets are intended for residents of public housing properties that may be participating in RAD.**



Why was RAD Created?

Public housing properties across the country need billions of dollars to pay for the repair of broken systems or replacement of outdated appliances. Public housing authorities (PHAs) do not have enough money to keep their public housing properties in good condition and make the necessary repairs. As a result, many public housing residents nationwide have seen conditions at their property worsen.

RAD was created to allow PHAs to access additional sources of funding to maintain, repair, and replace public housing properties. After a RAD conversion, the federal government continues to provide rental assistance through a Section 8 contract and ensures the property remains permanently affordable; residents continue to benefit from the same rights and protections that they had under the public housing program.



What is a RAD Conversion?

A RAD Conversion is the process of changing how the rent subsidy is delivered to a property from the Public Housing program to a Project-Based Section 8 program.



What are PHAs Required to do in a RAD Conversion?

The requirements that PHAs must follow in order for a public housing property to participate in RAD is described in the RAD Implementation Notice published by HUD ([PIH 2019-23/H 2019-09](#)). They include:

- ✓ **The PHA is required to consult with residents throughout the conversion process and consult with the community and Resident Advisory Board (RAB) through the PHA Plan process.**
- ✓ **No resident may be displaced involuntarily. Every resident has a right to remain in the property or to return to the property if temporary relocation is necessary in order to complete repairs or construction.**
- ✓ **The PHA is required to show that it is repairing or replacing all broken or outdated items at the property.** While an inspector will identify the items that need to be replaced or repaired, residents are encouraged to communicate known issues directly to the PHA.
- ✓ **The public housing units must be replaced one-for-one, with limited exceptions.** This means that generally there must be the same amount of affordable housing after the RAD conversion. HUD allows units to be eliminated that have been vacant for 2 or more years, permits up to 5% reduction in total affordable housing units, and allows housing units to convert to community space for services. However, such reductions are rare.
- ✓ **The PHA or a non-profit must continue to own or control the property following RAD conversion.** In most cases the PHA continues to own the property directly. In some cases, the PHA will partner with other affordable housing providers.
- ✓ **All properties enter a long-term (15 to 20 years) Section 8 contract that must be renewed each time that it expires.** This ensures that the property will remain affordable permanently.
- ✓ **Residents keep the same basic rights from public housing and gain a new right to request a “choice-mobility” voucher.** After living in a RAD property for either 1 or 2 years, a family may request a voucher that they can use to rent a qualifying home of their choosing. With the voucher they will continue to pay 30% of their adjusted income towards rent.

These and many other topics are covered in the remaining fact sheets.



Will I Keep My Rental Assistance?

In a word...Yes. **No resident can be displaced involuntarily or pay an unaffordable rent.**

Residents of public housing developments participating in RAD are guaranteed the right to ongoing housing assistance. All residents will either remain in their property, or if temporary relocation is needed to make repairs, be offered the opportunity to return to the property after repairs have been completed. Residents may also choose to accept an alternative housing option, if offered. **Residents under lease in the public housing program cannot be rescreened when the property comes under a Section 8 contract.**



Will RAD Affect My Rent?

Most residents will not have rent increases because of RAD. Like in most public housing, Section 8 residents pay 30% of their income towards rent and utilities. As in public housing, your rent will increase if your income increases and decrease if your income decreases.

However, if you are currently paying a “flat rent” in public housing, your rent will transition to a new formula based on the lower of the Total Tenant Payment minus any utility allowance or other rents in the area. If this transition leads to a rent increase, your new rent may be phased in over 3 to 5 years. Under RAD, you will never pay more than 30% of your household’s adjusted income towards rent. (For more information, see **Fact Sheet #6: Rent**)



Will I Have to Move?

Most repairs made as part of RAD allow you to stay in your home during construction. However, some apartments and buildings need more extensive repairs that require residents to move out during construction.

In these cases, the PHA will pay for temporary relocation and you will be protected by RAD relocation rules. You will have the **right to return** to the property once construction is completed.

If construction at your property takes longer, the PHA may offer you other housing options, such as another public housing unit or a **tenant-based voucher** that you can use to rent a qualifying home you choose and continue paying 30% of your income towards rent. (For more information, see **Fact Sheet #9: RAD and Relocation**)



Will RAD Affect My Rights Under My Lease?

RAD maintains the resident processes and rights under public housing, including:

- Requires lease renewal, except with good cause (For more information, see [Fact Sheet #7: Your Lease](#))
- A right to organize and have access to tenant participation funds to support resident organizing and participation (For more information, see [Fact Sheet #8: Resident Organizing and Funding](#))
- Procedures for hearing grievances and minimum timelines for being notified if your assistance is being terminated. (For more information, see [Fact Sheet #10: Resident Grievance and Termination Rights](#))
- Continued participation in FSS, ROSS, or Jobs Plus, while funding remains available. (For more information, see [Fact Sheet #11: Family Self-Sufficiency & Resident Opportunities And Self-Sufficiency](#))

RAD also gives residents a significant new right to request a tenant-based, “choice-mobility,” voucher. (For more information, see [Fact Sheet #12: Choice Mobility](#))



Who Will Own and Manage the Property?

Most but not all public housing is owned by a public housing authority (PHA) and most, but not all, RAD converted properties are also owned by a PHA. Sometimes, the owner of the property changes through RAD. However, in all cases RAD requires that a public entity, generally the PHA, or a non-profit retain ownership or control of the property. In some cases, particularly when the PHA is using the Low-Income Housing Tax Credit (LIHTC) program to fund repairs, the PHA may partner with other housing organizations to own the property together. As with some public housing properties today, the PHA may partner with another company, including a for-profit, to manage the property day-to-day.



How Can I Be Involved?

HUD encourages residents and their PHAs to work together during the RAD conversion process. PHAs are required to hold meetings with residents and send notices at various stages in the conversion process to educate residents about RAD and provide updates on plans. Once the RAD application has been accepted, HUD encourages PHAs to hold quarterly meetings with residents. During these meetings, you can **learn about the conversion plans, ask questions, express concerns, and provide comments**. The PHA must submit your comments and its responses to HUD. (For more information, see [Fact Sheet #5: Resident Engagement and Consultation](#))



How Will the PHA Ensure Everyone Can Participate in the RAD Process

PHAs must provide adequate notice of meetings and work to reduce barriers to resident participation. For example, by providing childcare or refreshments. Meetings should be convenient (place and time) for residents and accessible to residents with disabilities.

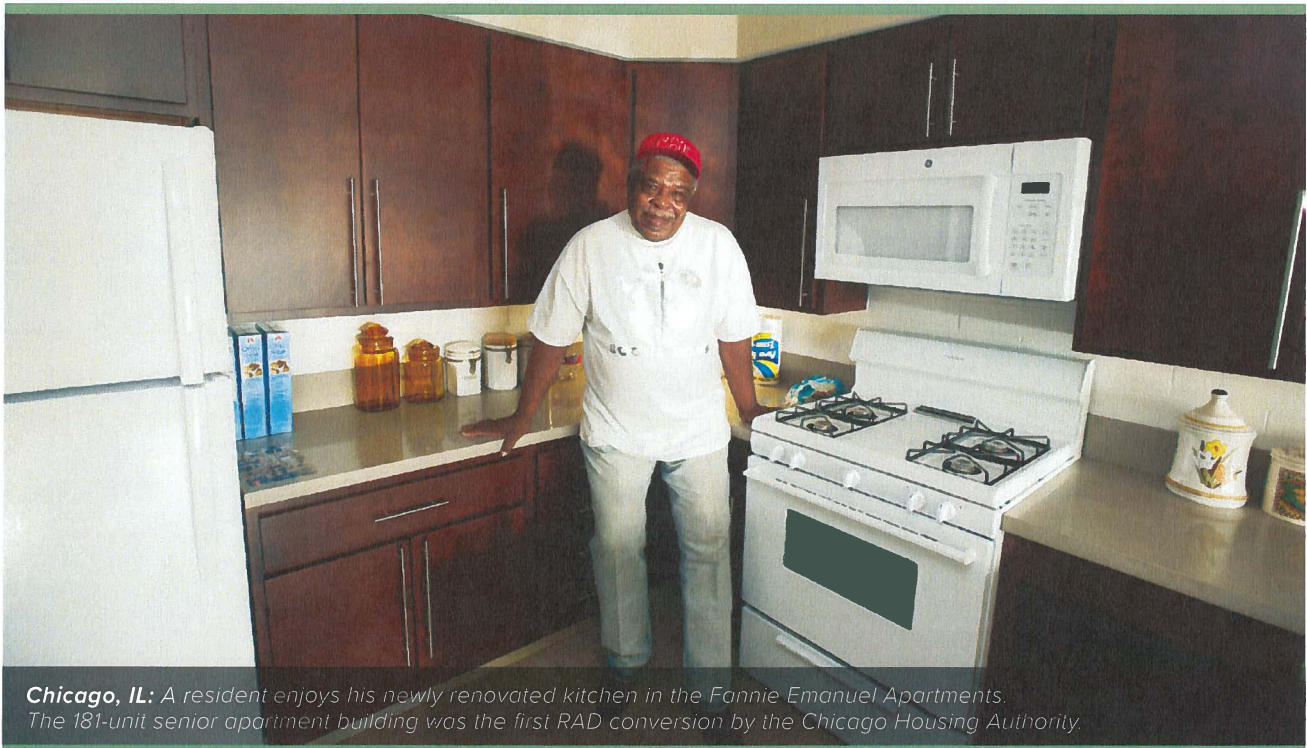
Meeting notifications and materials must be available in accessible formats. PHAs must use effective communication for people with disabilities including providing materials in appropriate alternative formats (Braille, large type, accessible email, etc.), and providing sign language interpreters and assistive listening devices at meetings as needed. Electronic (virtual) or in-home meetings should be offered when needed.

The PHA must provide meaningful access to its programs and activities for people who have a limited ability to read, speak, or understand English. Language assistance may include providing translated notices and oral interpretation of meetings.



Who Can I Talk to if I Have Questions?

You should talk to a PHA representative if you have specific questions about the RAD conversion process and the specific plans for your property. You may also direct any questions to HUD at rad@hud.gov and Office of Recapitalization staff will respond confirming receipt and indicating next steps.



Chicago, IL: A resident enjoys his newly renovated kitchen in the Fannie Emanuel Apartments. The 181-unit senior apartment building was the first RAD conversion by the Chicago Housing Authority.