



PUBLIC HOUSING REPOSITIONING

Resident Meeting - **SEPTEMBER 18, 2025**

RAD/SECTION 18 SMALL PHA BLEND

Public Housing Properties shown from top to bottom:
Town Centre Manor, Dorothy St. Manor, L St. Manor & Melrose Manor



Agenda Overview



1. Welcome/Introductions
2. Agenda Overview and Meeting Reminders
3. Public Housing Repositioning
4. Timeline
5. What is Coming?
6. Q&A



Meeting Reminders

- Silence your technology (phone, watch, tablet)
- Save all questions and feedback until the presentation is completed
- During Q&A please actively listen and take turns speaking



Public Housing Repositioning

RESIDENT COMMUNICATIONS



Resident Information Notice (RIN) Mailed on 09/04/25 via Certified Mail

- Rental Assistance Demonstration (RAD) Resident's Rights
- Plans for the Property
- Resident Fact Sheet

Resident Meeting Flyer

**PUBLIC HOUSING
FINANCIAL REPOSITIONING**

SEP 18
2:00 p.m.
5:30 p.m.

RESIDENT MEETING

Meeting Location
City of Chula Vista Library / Civic Center Branch Auditorium
365 F Street, Chula Vista, CA 91910
English Sessions start promptly at 2:00 p.m. and 5:30 p.m.

WHAT'S HAPPENING?
Dorothy Street, L Street, Meixner Avenue, and Town Centre Mansions will soon go through a RAD/Section 18 Blend financial conversion. At this meeting, we will talk about the Resident Information Notice (RIN) letter you received in the mail, explain the current and next steps in the repositioning process, and go over how you and your family will benefit from this conversion.

WHY IS IT HAPPENING?
We are changing financial platforms from Public Housing to Section 8 Project Based Vouchers. This conversion will provide more revenue to enhance your quality of life and provide Choice Mobility in the future.

WHAT DOES IT MEAN FOR YOU?
We strongly encourage you to participate in all future meetings as we will continue to provide you with more information and obtain your feedback throughout this process.

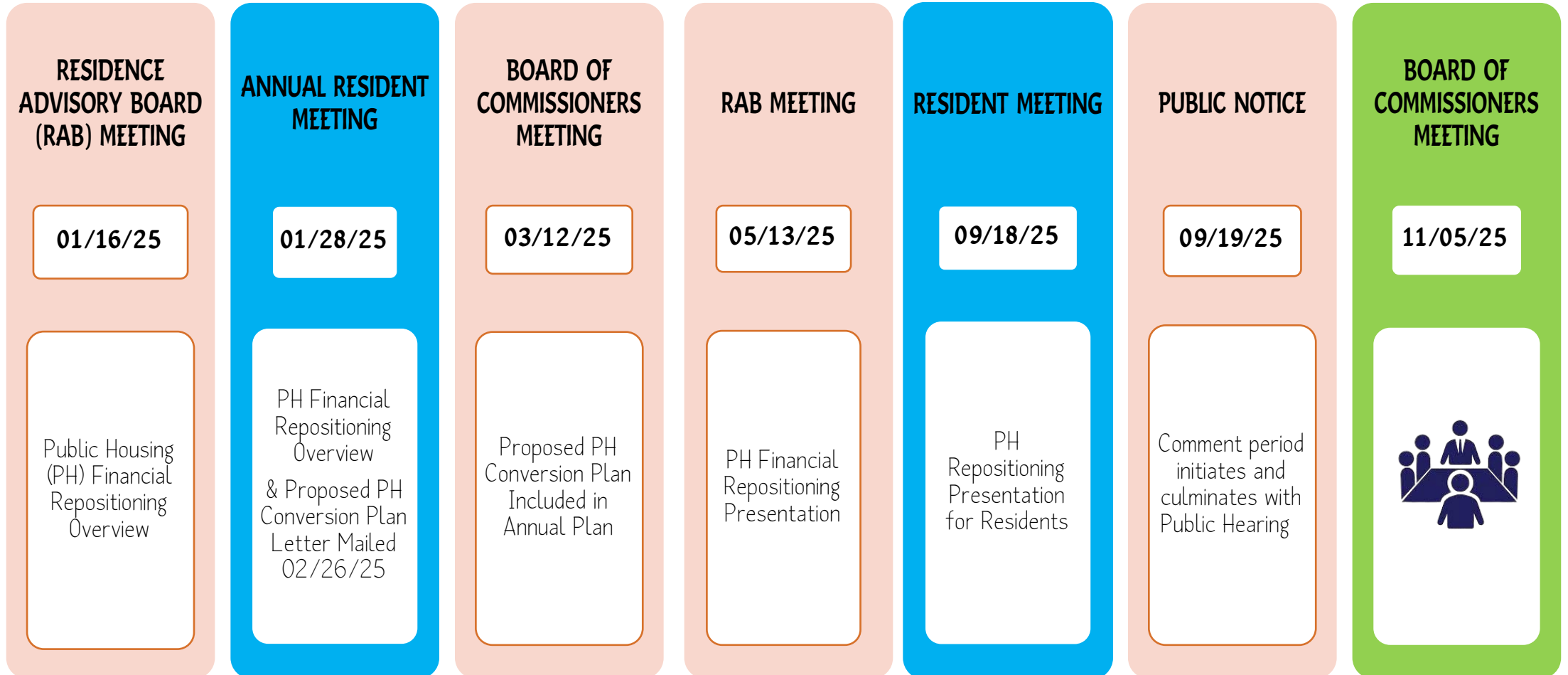
Interpretation in languages other than Spanish, including American Sign Language, must be requested 72 hours prior to the meeting. Please submit your request for language accommodations to Nancy Varshay at (619) 634-6758 or email: publichousing.hhsa@sdcountry.ca.gov

Disclaimer: The City of Chula Vista Public Library does not advocate nor endorse the views or positions expressed by the user of its facilities



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Timeline Overview



Public Housing Repositioning

**“Public Housing”
Program**



**“Section 8”
Project-Based Vouchers (PBV’s)**



Affordable Housing



Public Housing Repositioning



KIMMERLY GARDINA, DSW, MSW
DEPUTY CHIEF
ADMINISTRATIVE OFFICER

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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

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

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Attachment #1: Resident Rights

RAD RESIDENT RIGHTS In Public Housing

What's Inside?

Right to Notice	2
Right to Comment	2
Relocation Rights	3
Right to Return	3
Choice Mobility	3
Resident Organizations	4
Monitoring Progress	4

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

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).

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

Conversion is voluntary	Public housing agencies (PHAs) voluntarily choose to convert to public housing priority through RAD in order to preserve, repair, and in some cases, redevelop the property.
Property improvements	PHAs must show HUD that the property will address any repair needs and remain in good condition after conversion.
One-for-one Replacement	PHAs must preserve the same number of affordable housing units (with minor allowances for reductions).
Long-term Preservation	The property must be placed under a long-term Section 8 assistance contract that must renew each time it expires.



The Grand at Encanto, a public housing building

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.

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Attachment #3 Resident's Fact Sheet

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.

Page 1 To contact HUD about RAD, email rad@hud.gov or hud.gov/RAD/residents/PublicHousingResidents



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Public Housing Repositioning



RESIDENT BENEFITS

- Same rights as Public Housing
- Residents can remain in their units
- No need to re-screen
- More funds for Capital Improvements
- Choice Mobility



Public Housing Repositioning



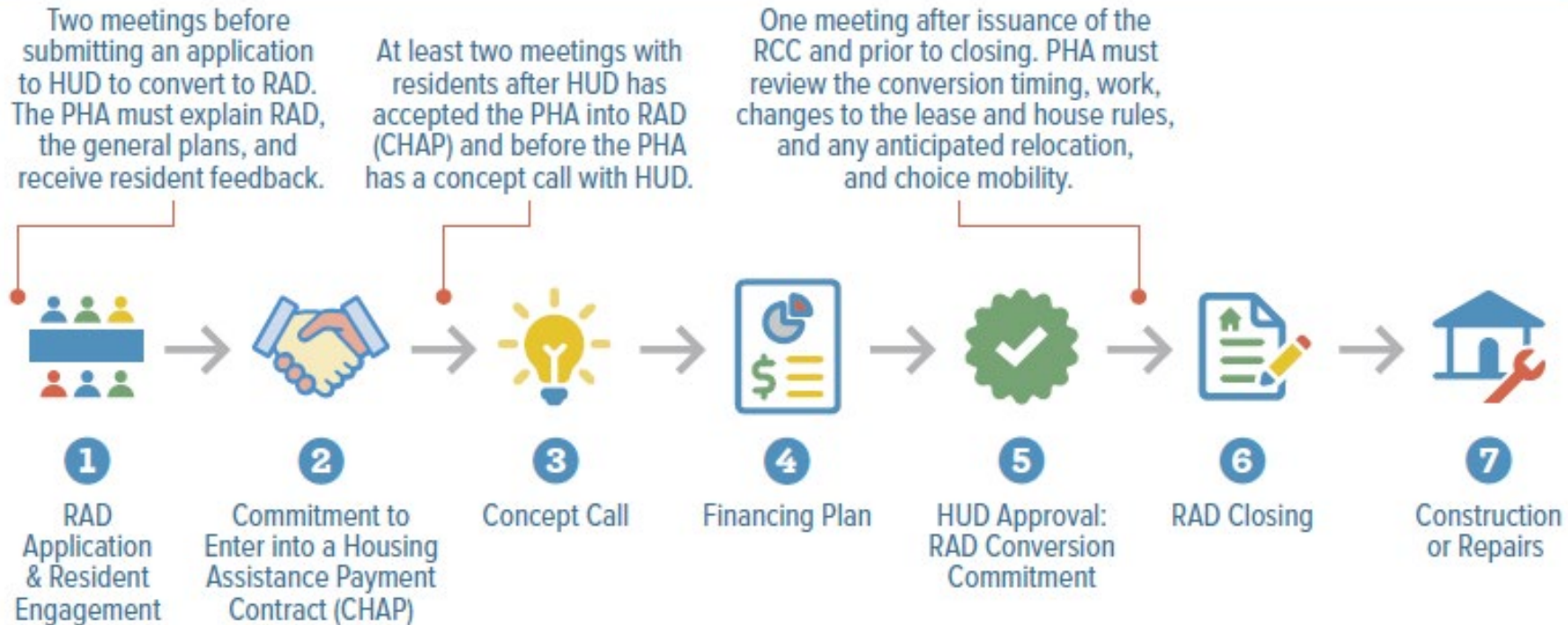
CIVIL RIGHTS

- RAD Civil Rights
- Fair Housing Act
- Title VI of the Civil Rights Act of 1964
- Section 504 of the Rehabilitation Act of 1973
- Title II and III of the Americans with Disabilities Act, Executive Order 11063 and HUD Regulations at 24 C.F.R. part 107



Timeline Overview

REQUIRED PHA MEETINGS DURING THE RAD CONVERSION PROCESS



What is Coming?

CAPITAL IMPROVEMENTS

PHASE I (COMPLETED 11/2024)

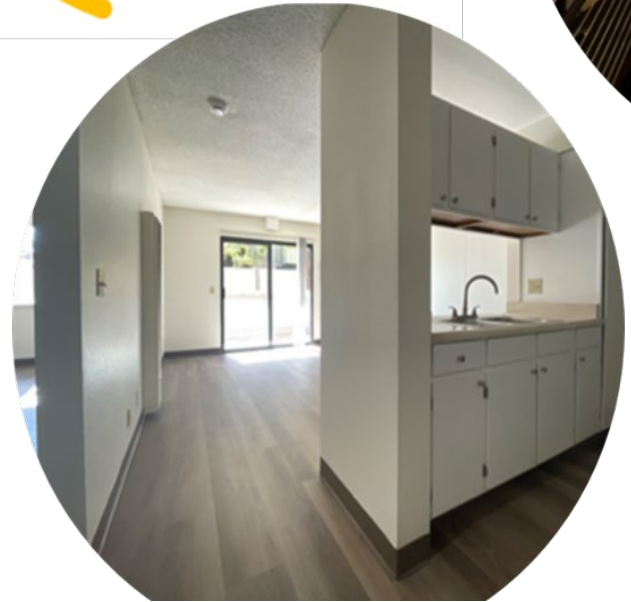
Town Centre Manor

- Major System Upgrades
 - Fire Safety Systems
 - Electrical and Plumbing
 - ADA Accessibility
 - Elevator Modernization
- Temporary Relocation

PHASE II (Planned)

Dorothy & Melrose Manor

- Exterior
 - Walkways, Parking lot, and Curb Repairs
 - ADA Accessibility
 - Storm Drain Repairs



What is Coming? (continued)

Future Repairs

HUD REQUIRED

- Capital Needs Assessment
- Physical Needs Assessment

CAPITAL NEEDS ASSESSMENT (CNA)

- Long-term Financial Roadmap for the Future Repairs

PHYSICAL NEEDS ASSESSMENT (PNA)

- Evaluates Current Condition of the Properties

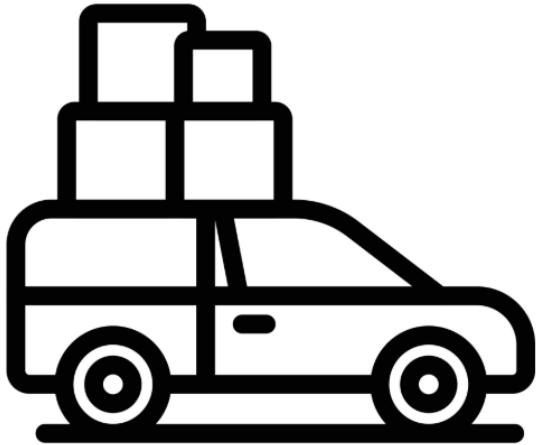


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What is Coming? (continued)

RELOCATION Plan (If needed)

- HACSD **does not** anticipate resident relocation during the conversion process.
- Relocation benefits, if needed, will be the same for all families.
 - If necessary, relocation activities would apply. HACSD would provide relocation assistance for the payment of actual and reasonable relocation expenses to residential tenants.
 - Relocation Consultant Services will be provided as needed.



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What is Coming? (continued)

CONVERSION & POST-CONVERSION ACTIVITIES

- Housing Quality Standards (HQS) Inspections
- Lease Transition
- Resident Protections
- Rehabilitation of Critical and Immediate Physical Needs
- Choice Mobility



SUMMARY

- Dorothy Street, L Street, Melrose, and Town Centre Manors
- Public Housing to Section 8 Vouchers
- HACSD Maintains Ownership through Separate Legal Entity Formation
- Same Resident Benefits
- Same Resident Rights
- Relocation
- Choice Mobility
- Upcoming Meetings





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Gabriela Nevins- Project Manager – Gabriela.Nevins@sdcounty.ca.gov



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