

REPOSICIONAMIENTO FINANCIERO DE VIVIENDA PUBLICA

Junta de Residentes – 18 de Septiembre del 2025

RAD/SECTION 18 SMALL PHA BLEND

Propiedades de Vivienda Publica de arriba hacia abajo:
Town Centre Manor, Dorothy St. Manor, L St. Manor & Melrose Manor



Resumen de la Agenda



- Bienvenida/Presentaciones
- Resumen del Orden del Día y Recordatorios para la Junta
- Reposición Financiera de la Vivienda Pública
- Cronología
- ¿Qué Sigue?
- Preguntas y Respuestas



Recordatorios para la Junta



- Silencie su tecnología: telefono, reloj, o tableta
- Guarde todas sus preguntas y comentarios hasta que haya terminado la presentación
- Durante la sesión de Preguntas y Respuestas, escuche atentamente y tome la palabra por turnos

Reposicionamiento de Vivienda Pública

COMUNICACION CON LOS RESIDENTES



Aviso de Información para Residentes (RIN) Enviado por Correo Certificado en Septiembre 4, del 2025

- Derechos del Residente de la Demonstración de Asistencia para el Alquiler (RAD)
- Planes para las Propiedades
- Hoja Informativa para los Residentes

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
385 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, Meados Avenue, and Town Center residents will move to through a RAD/Section 19 Based 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 process.

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) 534-5738 or email: publichousing.hhsa@sdcounty.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.

Folleto de la Junta de Residentes



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Cronología

JUNTA DEL CONSEJO ASESOR DE LOS RESIDENTES (RAB)

01/16/25

Panorama General
de
Reposicionamiento
Financiero de la
Vivienda Publica

JUNTA ANUAL DE LOS RESIDENTES

01/28/25

Resumen del
Reposicionamien
to Financiero y
Propuesta del
Plan de
Conversion de la
Vivienda Publica.
Carta Enviada
02/26/25

JUNTA DE COMISIONADOS (BOC)

03/12/25

Plan de
Conversion de la
Vivienda Publica
Incluido en el
Plan Anual

JUNTA DEL CONSEJO ASESOR DE LOS RESIDENTES (RAB)

05/13/25

Presentacion
de
Reposicionamie
nto Financiero
de las
Viviendas
Publicas

JUNTA DE LOS RESIDENTES

09/18/25

Presentacion de
Reposicionamien
to Financiero de
la Viviendas
Publicas para
Los Residentes

AVISO PUBLICO

09/19/25

El Periodo de
Comentatios
Inicia y Culmina
con una
Audiencia
Publica

JUNTA DE COMISIONADOS

11/05/25



Reposicionamiento de Vivienda Pública

Programa de
“Vivienda Pública”



“Sección 8”
Vales de Sección 8 (PBV’s)



Vivienda Asequible



Reposicionamiento de Vivienda Pública



KIMBERLY GARDINA, DSW, MSW
DEPUTY CHIEF
ADMINISTRATIVE OFFICER

HEALTH AND HUMAN SERVICES AGENCY
HOUSING AND COMMUNITY DEVELOPMENT SERVICES
3889 RUFFIN RD, SAN DIEGO, CA 92123
(619) 584-4801 | FAX: (619) 487-9713

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

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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 property 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 kind of choice, choice housing authority

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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Reposicionamiento de Vivienda Pública

BENEFICIOS PARA LOS RESIDENTES



- Mismos derechos que en La Vivienda Pública
- Los residentes pueden permanecer en sus unidades
- No es necesario volver a evaluar la vivienda
- Mas fondos para Mejoras de las Propiedades
- Movilidad de Elección



Reposicionamiento de Vivienda Pública



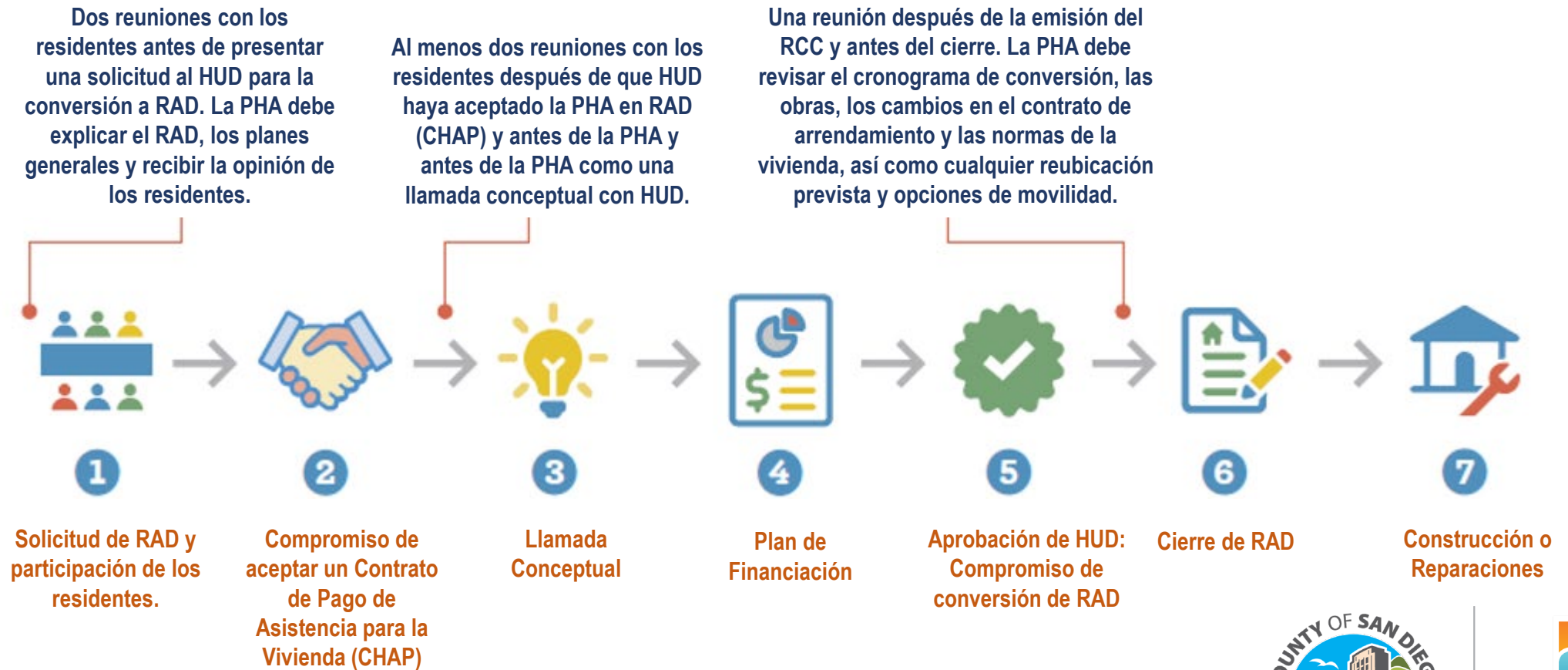
DERECHOS CIVILES

- Derechos Civiles de RAD
- Ley de Vivienda Justa
- Título VI de la Ley de Derechos Civiles de 1964
- Sección 504 de la Ley de Rehabilitación de 1973
- Títulos II y III de la Ley de Estadounidenses con Discapacidades, Orden Ejecutiva 11063 y Reglamentos de HUD en 24 C.F.R. parte 107



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Cronología: Juntas Requeridas por HUD Durante el Proceso de Conversion



¿Que Sigue?

MEJORIAS A LAS PROPIEDADES

FASE I (COMPLETADA 11/2024)

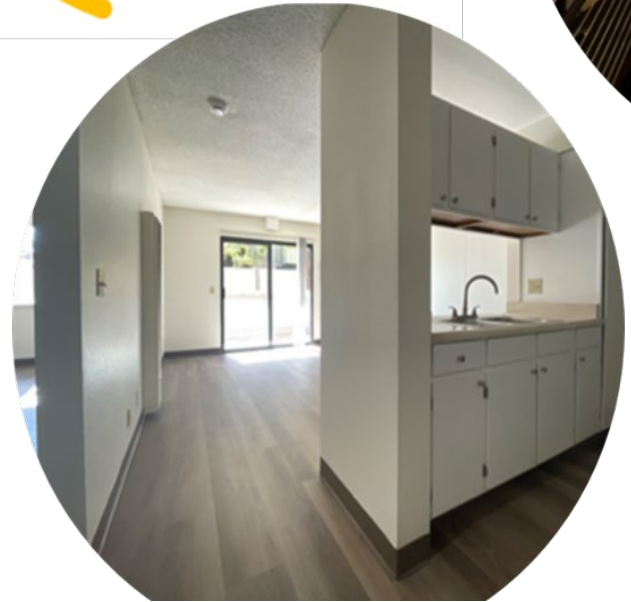
Town Centre Manor

- Mejoras de Sistemas
 - Sistema de Seguridad Contra Incendios
 - Electricos y Plomeria
 - Accesibilidad (ADA)
 - Ascensores
- Reubicación Temporal de los Residentes

FASE II (EN PROCESO)

Dorothy & Melrose Manor

- Exteriores
 - Reparación de Banquetas, Estacionamientos y Bordillos
 - Accesibilidad (ADA)
 - Reparación de Desagües Pluviales



¿Que Sigue? (continuando)

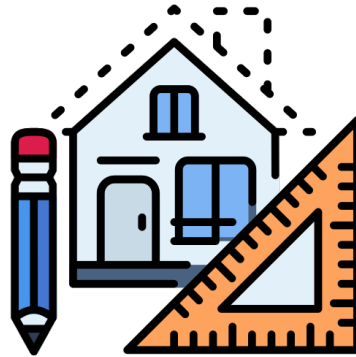
Reparaciones a Futuro

REQUISITOS DE HUD

- Evaluación de Necesidades de Capital
- Physical Needs Assessment

EVALUACION DE NECESIDADES DE CAPITAL (CNA)

- Mapa de Ruta Financiera a largo plazo para las reparaciones a futuro



EVALUACION DE NECESIDADES PHYSICAS (PNA)

- Evalua el estado actual de las propiedades

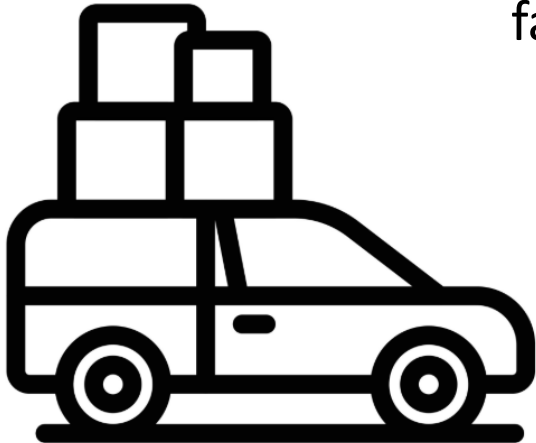


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¿Que Sigue? (continuando)

PLAN DE REUBICACION (Solamente si es necesario)

- HACSD **no prevé** la reubicación de residents durante el proceso de conversión.
- Los beneficios de reubicación, de ser necesarios, serán los mismos para todas las familias.
 - De ser necesario, se aplicarán las medidas de reubicación. El Condado de San Diego proporcionará asistencia para la reubicación para el pago de los gastos reales y razonables de reubicación a los inquilinos.
 - Se proporcionarán Servicios de Asesoría de Reubicación Según sea Necesario



¿Que Sigue? (continuando)

ACTIVIDADES DE CONVERSION Y POST-CONVERSION

- Inspecciones de Estándares de Calidad de Vivienda (HQS)
- Transición de Arrendamientos (Contratos de Alquiler)
- Protección de Residentes
- Rehabilitación de Necesidades Físicas Críticas e Inmediatas
- Movilidad Elegida

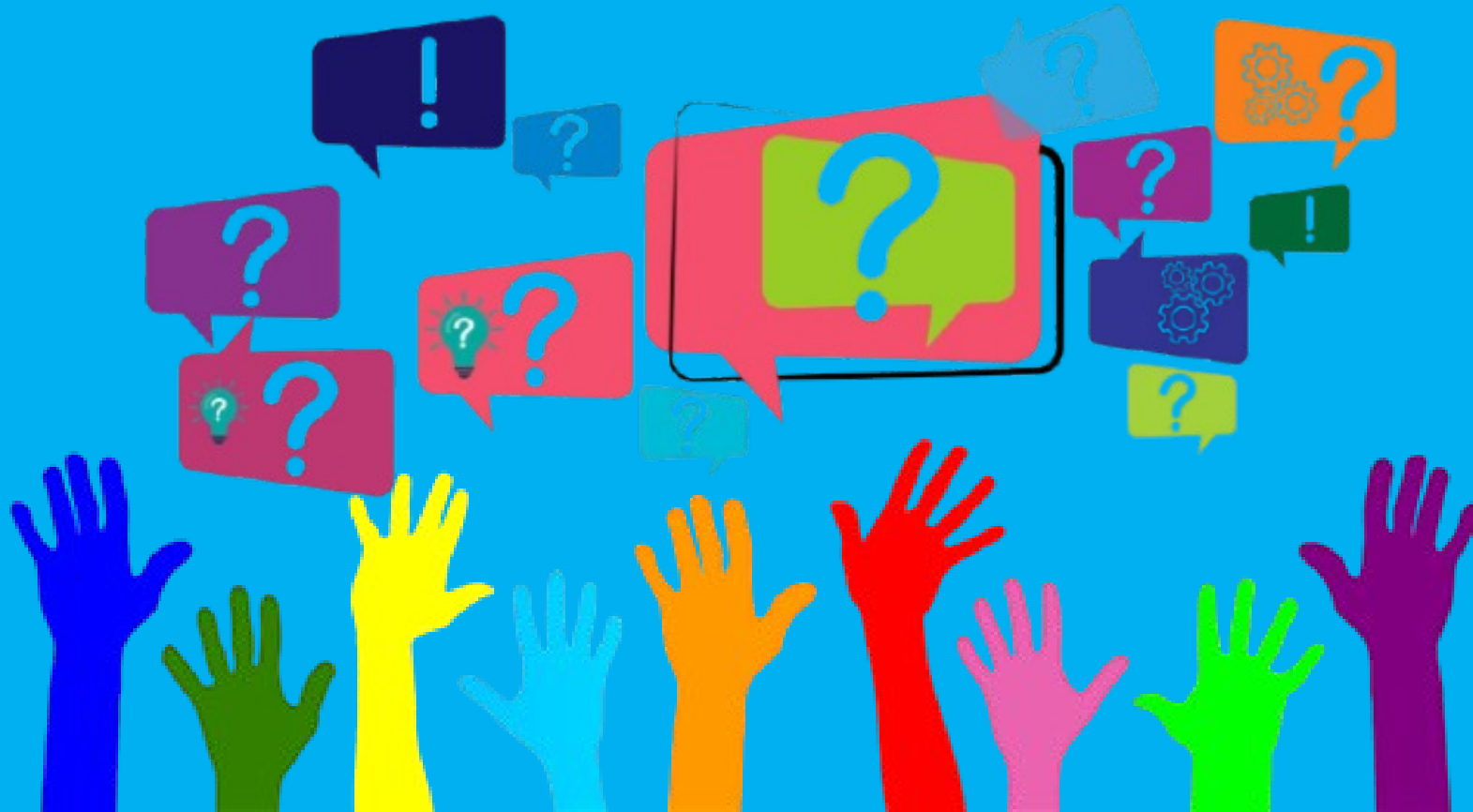


EN RESUMEN

- Dorothy Street, L Street, Melrose, and Town Centre Manors
- **Vivienda Pública** a **Vales de Sección 8**
- HACSD Mantiene la Propiedad Mediante la Constitución de una Entidad Legal Independiente
- Mismos Beneficios para los Residentes
- Mismos Derechos para los Residentes
- Reubicación
- Choice Mobility
- Próximas Juntas



PREGUNTAS



Robin Ramirez – Program Manager- Robin.Ramirez@sdcounty.ca.gov

Nancy Varshay – Resident and Property Management Liaison- Nancy.Varshay@sdcounty.ca.gov or PublicHousing.HHSA@sdcounty.ca.gov

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



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