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Dear Public Housing Residents,

Thank you to everyone who was able to attend one of the four RAD/Section 18 Small PHA Blend Financial Repositioning meetings held at the City of Chula Vista Library on September 18, 2025.

At the meetings, we:

- Reviewed the Resident Information Notice (RIN) and the enclosed attachments.
- Shared a timeline of past, current, and upcoming meetings.
- Explained what financial repositioning means for you.
- Reviewed your resident rights and benefits under this process.
- Discussed past improvements at Town Centre Manor and upcoming improvements planned for Dorothy Street and Melrose Manors.
- Explained the Capital Needs and Physical Needs Assessment reports required by HUD.
- Described what happens during and after the conversion process.

The presentations, offered in English and Spanish, gave an overview of the Small PHA Blend process and what it could mean for residents living at Dorothy Street, L Street, Melrose, and Town Centre Manors.

Printed copies of the presentations (English and Spanish) are available from your property managers and are also posted on our website at www.sdhcd.org under the Public Housing page.

Since not everyone was able to attend, we are including some frequently asked questions as well as a summary of the questions and answers from all four meetings with this letter. We will continue to hold more meetings in the coming months and will keep you updated. Your input is important to us as we move through the public housing financial repositioning process.

If you have questions, concerns, or feedback about any of the topics discussed, please contact HACSD staff by email at publichousing.hhsa@sdcounty.ca.gov or by phone at (858) 694-8758.

Sincerely,

Robin Ramirez

ROBIN RAMIREZ, Program Manager
Housing Authority of the County of San Diego

Enclosures:

- Questions and Answers from Repositioning Resident Meeting, September 18, 2025
- RAD Fact Sheet- Resident Organizing and Funding

FINANCIAL REPOSITIONING

FREQUENTLY ASKED QUESTIONS

- 1) What is Public Housing Financial Repositioning?
 - a. Financial repositioning is the process of changing how the funding from HUD is delivered to a property, from the Public Housing program to a Project-Based Section 8 program.
- 2) Why does the County Housing Authority want to financially reposition the Public Housing developments?
 - a. The Public Housing funding is insufficient to cover rising operations and maintenance costs, thus limiting resources for long-term building improvements. Repositioning will allow for an increase in revenue to keep the properties in good condition, to extend the long-term affordability of the sites, and to provide residents with additional housing opportunities.
- 3) What does it mean to move from the Public Housing program to the Section 8 Project-Based Voucher (PBV) program under the Rental Assistance Demonstration (RAD)/Section 18 Small PHA Blend?
 - a. Under RAD, it means that each unit will have a Section 8 project-based voucher (PBV) tied to it. Under Section 18, the housing authority will be issued Tenant Protection Vouchers (TPVs) for each impacted unit at the site. These TPVs will be project-based at the site. Therefore, all converted units will fall under the Section 8 program as PBVs.
- 4) What's the difference between a tenant-based Section 8 Housing Choice Voucher (HCV) and a Project-Based Voucher (PBV)?
 - a. An HCV tenant-based voucher is awarded to a family, and the subsidy goes with that family to the unit they choose to lease. If the person ends up moving, the voucher assistance goes with them to be used at the new unit. A PBV is tied to the unit, not the person living in the unit. Should the tenant in a PBV unit leave that property, the voucher (aka subsidy) stays with the unit and will be utilized by the new tenant that moves into the unit.
- 5) What is Choice Mobility?
 - a. Choice Mobility provides the opportunity for a PBV holder to request an HCV tenant-based voucher after completion of a 12-month lease. The County Housing Authority will take into consideration every request for an HCV tenant-based voucher based on available funding and program utilization at the time of the request.
- 6) Will residents be evicted or lose their rental assistance as a result of repositioning?
 - a. No, each resident in good standing has the right to live in the property after conversion, have a lease, and retain the same rights that they currently have under the Public Housing program.

- 7) Will resident rents increase?
 - a. Resident rents will most likely be the same as it is under the Public Housing program, generally no more than 30% of the household's adjusted income. Since the project-based voucher program also sets resident rents at 30% of adjusted rent, most residents will not have rent increases as a result of repositioning. A resident who is currently paying the public housing flat rent may see a change in rent, but any increase will be phased in.
- 8) How long does it take to go through the repositioning process?
 - a. The County Housing Authority is estimating that it will take about 18 months from the time an application is submitted to HUD. This could change depending on the timing of HUD approvals and the County's submission of documents.
- 9) What happens if the conversion is not approved?
 - a. The properties will continue to operate as Public Housing.

QUESTIONS FROM REPOSITIONING RESIDENT MEETINGS September 18, 2025

Choice Mobility

- 1) How long will it take to get a voucher?
 - a. Your public housing assistance will change to project-based voucher (PBV) assistance when the conversion is finalized. We are currently estimating the repositioning process to take about 18 months to be completed. At the time of conversion, you will sign a new lease. After living in the PBV unit for one year, you gain the right to request a Section 8 Housing Choice Voucher (HCV) through what is called Choice Mobility. When a voucher becomes available, you would then be able to move out of the property into the private market, taking that assistance with you.
- 2) Do we have to request a voucher one year after conversion? Can I request it three or even ten years later?
 - a. As long as you remain in good standing, you are welcome to continue living in your unit. Requesting a voucher to move after a year is the earliest you can request a voucher, but the right to request a voucher years later still remains.
- 3) Do we wait one year from today to request a voucher?
 - a. No, it's one year after the repositioning or conversion is finalized. If we are approved to apply in November of 2025 and if it takes approximately 18 months to be converted, then the conversion would be finalized in the spring of 2027. The earliest you could request a voucher would be one year later, in the spring of 2028. These dates are subject to change, however, depending on how quickly the

conversion process takes between HUD and the Housing Authority. We will continue to meet with you and provide information throughout each step of the process.

- 4) Should I request a voucher even if I'm not ready to move?
 - a. No, only request a voucher once you lived in your unit for at least a year after conversion and when you are interested in moving.
- 5) If I request and get a voucher later on, can I use it at my current unit?
 - a. No, the properties will be continue to be assisted with the project-based vouchers (PBVs). A tenant-based Section 8 voucher is what allows you to be able to take your assistance with you to other properties, whether it's within San Diego County or somewhere else across the nation.
- 6) If I want to move out of state, such as to New Jersey, with Section 8, will they do a credit check on me?
 - a. Most landlords will do their own screening when you apply to rent their unit, even if you have a voucher. The screening may include things like a credit check, rental history, or background check.
- 7) Will my credit rating or history affect me from qualifying for Section 8?
 - a. No, your credit history does not affect your eligibility for a Section 8 voucher under the repositioning process.

However, if you later decide to use a Section 8 Housing Choice Voucher (HCV) to move to a private rental, the landlord may run a credit or background check as part of their normal screening process. That decision is up to each landlord, not the Housing Authority.

- 8) Do I have to apply to the Section 8 waiting list as part of this process? If I've already been on the waiting list for many years, will repositioning affect it?
 - a. No, you will not need to wait on the Section 8 Housing Choice Voucher waiting list until selected to request a voucher through the repositioning process. Once the conversion is finalized, and after living at the property for at least a year, you may request a voucher to move. If you are already on the waiting list and get selected during or after the repositioning process, you may choose to complete the application process and potentially obtain a voucher that way as well.

Repositioning

- 1) What do you mean by a separate legal entity or LLC?
 - a. A separate legal entity (SLE), such as a Limited Liability Company (LLC), will need to be formed as part of the repositioning process to transfer the ownership of the properties. The SLE will be an arm of the County Housing Authority and is needed as the County Housing Authority cannot both own the properties and administer the project-based voucher contract.

- 2) If I am currently on a payment plan, would the arrangement change under the new legal entity?
 - a. It shouldn't but it is important to remain in good standing by continuing to pay your rent and any payments due under a repayment plan on time.
- 3) Will people with disabilities get accommodation through the repositioning process and if relocation is needed?
 - a. Persons with disabilities may request a reasonable accommodation at any time. While temporary relocation is not anticipated during the conversion process, should it be required, a relocation consultant will meet with each household to determine any housing needs, including those for persons with disabilities.
- 4) In the event that repositioning is not approved, would we still have Public Housing?
 - a. Yes, we would continue to operate through the Public Housing program.

Improvements

- 1) What repairs or improvements will be made as a result of repositioning? Will there be any upgrades to the interior of the units?
 - a. A new Physical Needs Assessment (PNA) and a Capital Needs Assessment (CNA) will be conducted in the next few months. A PNA evaluates the current condition of the properties and focuses on what needs repair or replacement while the CNA focuses on estimating the future costs for the property maintenance and repairs. You will be notified when the assessments will be taking place at your property.

The results of these assessments will help identify the priorities for repairs or updates to the properties as well as plan future improvements. For example, the recent renovations completed at Town Centre Manor and the upcoming exterior improvements at Dorothy Manor and Melrose Manor were identified in a prior PNA.

As we move through this process, we will share more information as well as encourage your feedback regarding future repairs, updates, or plans for the properties.

- 2) Do we have to wait until after conversion to have any immediate repairs addressed?
 - a. No, if you have a need for an immediate repair, such as leaky faucet or a clogged drain, please continue to submit a work order with the property manager so it can be repaired right away.
- 3) How come everything was not renovated at Town Centre last year? Why were there still issues with the boiler earlier this month?
 - a. The renovations at Town Centre last year focused on upgrading major building systems including those to fire safety, electrical and plumbing, as well as ADA accessibility improvements. The boiler was replaced as part of the project. We understand that the boiler had issues earlier in September and we worked with

technicians, maintenance staff, and SDG&E to get it repaired as quickly as possible. Everything has been repaired but if you should experience issues with your hot water or the water pressure again, please be sure to alert property management right away.

The anticipated increase in revenue after repositioning, will help fund future improvements at not only Town Centre, but the other sites as well.

The Public Housing team remains available to further discuss any other questions regarding last year's Town Centre project. Please connect with staff after this repositioning meeting, at an upcoming Town Centre meeting or by phone at (858) 694-8758 or by email at publichousing.hhsa@sdcounty.ca.gov.

- 4) Who do we contact if maintenance is not fully cleaning up after themselves after completing a repair at Town Centre?
 - a. You may contact your property manager with your concerns directly or you may reach out to Nancy Varshay with the Public Housing team, and she will follow up with the property management company. She may be reached at (858) 694-8758 or at publichousing.hhsa@sdcounty.ca.gov.

Involvement

- 1) What is the Resident Advisory Board (RAB) and who participates?
 - a. The RAB provides valuable feedback and recommendations to the County Housing Authority regarding plans and policies, ensuring that residents' voices are heard in the decision-making process. The RAB consists of participants in the Section 8 Housing Choice Voucher program and/or Public Housing program. There are seven (7) voting members who are appointed for three (3) year terms.
- 2) Where do the RAB Meetings take place?
 - a. RAB meetings are open to the public and take place at the office of Housing and Community Development Services (HCDS) located at 3989 Ruffin Road, San Diego, CA 92123. A virtual link is also provided for people interested in attending remotely. RAB meetings occur several times a year and notice is provided in several ways including by email, on the HCDS website, and posted in the HCDS lobby and at the Public Housing sites.

If you would like to subscribe to receive emails and updates about various County of San Diego programs and services, including housing, you may sign-up here: [County of San Diego, California](#).

- 3) How can I become a RAB member?
 - a. Be on the lookout for recruitment announcements to be considered for a position on the RAB or as one of the Tenant Commissioners. In addition to the RAB, there are two appointed Tenant Commissioners that serve two-year terms on the Board of Commissioners. The Board of Commissioners is the governing body of the

County Housing Authority and is comprised of the five (5) members of the County of San Diego Board of Supervisors and two (2) Tenant Commissioners. As the governing body, the Board oversees the administration of the Housing Choice Voucher and Public Housing Programs and is responsible for approving program activities, such as the Agency Plan, the annual budget, requests for funding, changes in program administration and implementation of new housing programs.

Information on how to apply for any open positions are included in the recruitment announcement. Notices are provided by email, online, in the HCDS office, and at the Public Housing sites.

- 4) How do I contact RAB members?
 - a. By attending one of the RAB meetings or by reaching out by email to hcsdboards.hhsa@sdcounty.ca.gov.
- 5) As the RAB is not just for Public Housing residents, how do we make sure that our specific needs are heard and met?
 - a. We value and appreciate your feedback. Along with the RAB meetings held several times a year, the Public Housing resident meetings that we are holding and will continue to hold throughout the repositioning process along with site specific meetings are great ways to share your ideas, questions, or concerns. As we continue with the repositioning process, individual meetings may also be held to discuss any specific questions, impacts, or needs your household may have.

If you can't attend a meeting, you can stay informed by reading information mailed to you and posted on the HCDS website. You can also reach out to the Public Housing team directly by calling (858) 694-8758 or emailing publichousing.hhsa@sdcounty.ca.gov.

You might also consider applying to be a Tenant Commissioner or a member of the RAB the next time a vacancy occurs. Additionally, just as you are able to do as a Public Housing resident, after conversion, you still retain your right to form and maintain a resident organization. Please see the enclosed RAD Fact sheet.

- 6) Will residents be informed when or if repositioning is approved?
 - a. Yes! We plan on meeting with you several more times throughout the repositioning process and providing information every step of the way. We encourage you to keep participating in meetings and reading the information sent out.
- 7) Will updates also be provided online?
 - a. Yes, information will continue to be posted on the Public Housing webpage of the HCSD website, www.sdhcd.org.

FACT SHEET #8

Resident Organizing and Funding



When a public housing property converts through RAD, residents keep their rights to organize and receive funding from the property owner to support resident participation. This Fact Sheet explains how those rights work under RAD.



Will I Have a Right to Organize After a RAD Conversion?

YES! Residents of properties converted through RAD have the right, and are encouraged, to form and operate a **Resident Organization**. HUD recognizes the importance of resident involvement in improving the quality of life for residents. Resident organizations and councils work to improve resident satisfaction and participate in initiatives that enable residents to create a positive living environment for all families.

Under the public housing program these rights are guaranteed under the regulation 24 CFR Part 964. HUD has maintained these rights after conversion. Property owners must continue to recognize legitimate resident organizations, encourage the formation of an organization if one does not exist, provide funding to support these organizations, and give reasonable consideration to the concerns raised by these organizations. Resident councils are encouraged to meet regularly with the property owner, often the PHA, to discuss issues, plan activities, and review progress. **However, instead of looking to 24 CFR Part 964 for tenants' rights, residents at RAD properties will now be covered under 24 CFR Part 245.** This section includes stronger and more specific protections for tenant organizing. In addition to the rights included in this section, resident councils at RAD properties continue to be eligible for tenant participation funds.



What Makes a Resident Organization “Legitimate”?

To be considered “legitimate,” your resident organization must:

- Be established by the residents of the property;
- Meet regularly;
- Operate democratically;
- Represent all residents at the property; and
- Be completely independent from the property owner, management and their representatives, and public housing authority.

If there is no legitimate resident organization at your property, HUD encourages your property owner to actively engage residents and develop a constructive working relationship.

Fact Sheet #8: Resident Organizing and Funding



What Are Protected Resident Organizing Activities?

The owner must allow residents and resident organizers to:

- Contact other residents;
- Conduct surveys of residents to determine interest in establishing an organization or to offer information about an organization;
- Distribute leaflets in the lobby and common areas and place leaflets at or under residents' doors;
- Post information on bulletin boards;
- Assist residents to participate in resident organization activities;
- Hold regularly scheduled meetings in a location where residents can easily attend and which management staff may not attend unless invited;
- Conduct other reasonable activities; and
- Coordinate a response on behalf of residents to proposed actions such as changing from owner-paid utilities to resident-paid utilities, reducing resident utility allowances, increase rent, and major construction or modernization work at your property.

In addition to these activities, property owners must allow residents and resident organizers to conduct other reasonable activities related to the establishment or operation of a resident organization. Property owners cannot require residents and resident organizers to obtain permission before taking the actions described here. Owners and managers must also allow the resident association, or residents looking to create an association, use of any community room or other available and appropriate space for meetings, though they may charge a reasonable fee.



Will My Resident Organization Still Receive Resident Participation Funding After RAD?

After a RAD conversion, your property owner must continue to set aside **resident participation funding in the amount of \$25 per occupied unit per year**. For example, in a 100-unit property, the owner must make available \$2,500 each year to support resident participation. These funds follow the same rules and procedures that apply under the public housing program.

Of the \$25 per occupied unit, the project owner must make at least \$15 of this amount available to the "legitimate" resident organization to fund resident participation activities such as resident education, organizing around tenancy issues, and training activities. The owner may provide the entire \$25 per occupied unit to the tenant organization or may use up to \$10 of this amount to directly pay for costs to administer resident participation activities.

If your resident council had unused resident participation funds before participating in RAD, that money will still be available for your resident organization's use after the conversion.

Fact Sheet #8: Resident Organizing and Funding

A resident council and owner must enter into a written agreement on the use of the Tenant Participation Fund. The written agreement should include:

1. Eligible uses of funds;
2. A budget from the resident organization;
3. How the resident organization will request funds; and
4. How the resident council will account for funds that have been spent.

Residents organizations may consult their local legal aid office with questions or concerns before signing a written agreement with your new property owner.

Role of Project Owner

- Enter into a written agreement with the resident organization;
- Provide tenant participation funds to the resident organization;
- Administer funds reasonably, including establishing a policy on how the resident organization makes requests for funds; and
- Ensure that funds are used for eligible purposes.

Role of Resident Organization

- Enter into a written agreement with the Project Owner;
- Submit a budget for the use of the Tenant Participation funds;
- Certify that all resident council expenditures will be used for eligible uses; and
- Provide accounting to Project Owner for the use of the funds.

Eligible Uses of Funds

A complete list of eligible uses of funds is in [PIH Notice 2021-16](#). Allowable uses include, but are not limited to:

1. Consultation and outreach efforts that support active interaction between the owner and residents,
2. Activities that inform residents on issues that affect resident households and their living environment,
3. Resident surveys,
4. Community activities that enhance resident participation,
5. Leadership development, household training, and orientation and training for new and existing residents on resident responsibilities,
6. Resident council elections and organizing,
7. Planning revitalization, safety and security, property management and maintenance, and capital improvements,

Fact Sheet #8: Resident Organizing and Funding

8. The cost of reasonable refreshments and light snacks at resident meetings,
9. Stipends to elected resident council officers who serve as volunteers, and
10. Self-sufficiency and capacity building activities.

Please note that even where a property has not established a resident organization, the owner is still required to utilize the resident participation funding to support the creation of a resident organization and for eligible uses listed above.



What Are Resident Organizers?

A "resident organizer" is a person who assists other residents in establishing and operating a resident organization, and who is not an employee or representative of current or prospective owners, managers, or their agents. Under RAD, property owners must allow resident organizers to assist residents in establishing and operating resident organizations. Resident organizers can be residents of the property they are organizing, or they can live elsewhere. If a property has a consistently enforced, written policy against canvassing, then a resident organizer who does not live at the property must be accompanied by a resident while on the property. If a property has a written policy favoring canvassing, or no policy about canvassing, any resident organizer must be afforded the same privileges and rights of access as other uninvited outside parties in the normal course of operation.



Cleveland, OH: Resident leaders from Bohn Tower and staff from the Cuyahoga Metropolitan Housing Authority discuss the completed RAD conversion and the role residents played in the process.