

B.1 NEW ACTIVITIES

PBV

HACSD currently has 387 units across 13 developments in operation.

The two most recent developments are La Sabila and Windsor Pointe. La Sabila is a new construction PBV development located in an unincorporated area of San Diego County near Vista with 42 PBV units. Windsor Pointe is an existing development, located in Carlsbad with 6 HUD-VASH units. Both developments have executed their HAP contract and leasing units as of January 2026.

HACSD has 119 units across four PBV developments that will be in operation in 2026.

Union Tower located in National City will have 24 HUD-VASH PBV units for low income (30-60% AMI) VASH families with an estimated completion date of May 2026.

Villa Serena II located in San Marcos will have 15 PBV units for homeless low income (30-50% AMI) families that experience serious mental illness with an estimated completion date of June 2026.

Alvarado Senior Village located in Fallbrook will have 53 PBV units for homeless low income (30-50% AMI) homeless seniors and seniors experiencing serious mental illness with an estimated completion date of April 2026.

Palomar Point, located in Chula Vista will have 7 HUD-VASH PBV units and 20 PBV units for low income (30-50% AMI) homeless individuals and Veterans with an estimated completion date of October 2026.

There are 333 PBV units across eight developments that will be in operation in 2027 or later.

FUNDING OPPORTUNITIES

HACSD will also pursue additional vouchers or funding opportunities for which it may be eligible for and will create new or expand on current partnerships as required or to provide additional opportunities for program participants or residents.

PUBLIC HOUSING CONVERSION PLAN

HACSD has applied to HUD to financially reposition the 121 public housing units, located at four sites throughout the City of Chula Vista (AMP CA108000001). Through the RAD/Section 18 Small PHA Blend (Small PHA Blend) process HACSD will convert public housing to project-based voucher assistance. If the Small PHA Blend is approved, all existing eligible public housing residents would receive Project-Based Vouchers (PBVs) to replace the rent subsidy provided through the public housing program.

It is HACSD's intent to maintain the 121 units as affordable to low and very low-income households. All residents would have the right to remain in their existing unit paying an affordable rent. Through the Small PHA Blend process, up to 90% of the units, or other amount identified

by HUD, in the Converting Project may be converted to tenant protection vouchers (TPVs) awarded through a Section 18 disposition approval. The TPVs will be used to attach PBVs to the Section 18 units through a non-competitive process as outlined in PIH Notice 2017-21. The other units would convert to PBVs through a Rental Assistance Demonstration (RAD) process. It is anticipated that all of the public housing units would thereby be replaced by PBV assistance.

- Residents with a PBV will be eligible to request a tenant-based Section 8 Housing Choice Voucher (HCV) and request to move with their voucher one year after the conversion is complete contingent on funding. Units vacated by a household will be filled through a PBV waiting list, identified in the HCV Administrative Plan.

Although no involuntary relocation is anticipated, HACSD will provide relocation assistance as necessary.

The ownership of the 121 units will be transferred to a separate legal entity which will serve as owner. HACSD will likely serve as the sole member of the legal entity in order to retain an ownership interest in the properties. A HUD approved independent entity will also be secured to perform required administrative tasks, such as rent reasonableness determinations and inspections. Upon completion of the conversion, the HACSD will close out the existing Public Housing portfolio. HACSD reserves the right to develop units from their Faircloth Authority inventory through HUD's Restore Rebuild program, which allows HACSD to fully utilize their Faircloth unit capacity before exiting the program. HACSD anticipates a full close out of the Public Housing program when the public housing properties are converted through RAD, and the full utilization of their Faircloth capacity is complete.

Following the completion of the Small PHA Blend and transfer of properties, the separate legal entity will retain ownership while exploring potential disposition options for the four sites. Disposition activities may be completed via a ground lease to an affordable housing developer. The properties will remain affordable under a long-term housing agreement.

PUBLIC HOUSING IMPROVEMENTS

HACSD has started the planning process for several site repairs to take place at the public housing developments during FY 2026-27. Improvements will include, but may not be limited to, ADA enhancements, parking lot upgrades, and walkway renovations. Additional projects may also be identified through surveys conducted in FY 2025-26

DECONCENTRATION POLICY

HACSD's deconcentration policy is aimed at helping families find units outside areas of poverty or minority concentration. HACSD implements small area fair market rents and provides maps and descriptions of areas representing low poverty areas within the jurisdiction and surrounding areas for the purpose of informing families of housing opportunities for families. HACSD also does outreach to landlords and provides information on the availability of lists of landlords or other

ATTACHMENT C

parties willing to assist families to obtain housing in areas outside of minority and high poverty concentration.