

**CLERK OF THE BOARD OF SUPERVISORS  
EXHIBIT/DOCUMENT LOG**

**MEETING DATE & AGENDA NO. 11/05/2025 # HA01**

**STAFF DOCUMENTS (Numerical)**

No.	Presented by:	Description:
1.	Staff	8-page PowerPoint Presentation
2.		
3.		
4.		

**PUBLIC DOCUMENTS (Alphabetical)**

No.	Presented by:	Description:
A.		
B.		
C.		
D.		
E.		

**Item # HA01: Noticed Public Hearing – Adopt a Resolution Approving the Financial Repositioning of Public Housing Units Through the HUD Rental Assistance Demonstration/Section 18 Small Public Housing Authority Blend Conversion; Authorize the Application for the Financial Repositioning, the Transition of the Public Housing Program to a Project-Based Funding Platform, the Formation of One or More Separate Legal Entities, The Declaration of Surplus Land And Issuance of Request for Proposals to Partner With an Affordable Housing Developer; Find That These Are Not Projects Defined in the State CEQA Guidelines**

Kimberly Giardina, DSW, Executive Director, Housing Authority of the County of San Diego

David Estrella, Director, Housing and Community Development Services

Nick Martinez, Assistant Director, Housing and Community Development Services

**November 5, 2025**





# Public Housing Properties



## Dorothy Street Manor



**778 Dorothy Street  
22 Units**

## L Street Manor



**584 L Street  
16 Units**

## Melrose Manor



**1678 Melrose  
24 Units**

## Town Center Manor

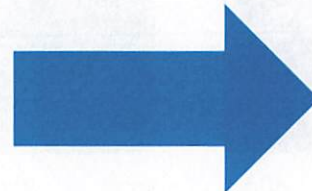


**434 F Street  
59 Units**

# Financial Repositioning Overview



**Public Housing  
Program**



**Rental  
Assistance  
Demonstration  
(RAD)/ Section  
18 Small PHA  
Blend**



**Section 8 “Project-  
Based Vouchers”**



# Financial Repositioning Benefits



Enhanced revenue to operate, maintain and update the properties

Current residents retain right to stay and continue to pay affordable rent

Residents have flexibility to move with assistance

Preservation as affordable housing for the future

# Organizational Structure



- Administration of the Project Based Vouchers
- Ownership and Management of the Properties
- Ground lease and Take over Management and Future Improvements



# Community Outreach



**6**  
Resident Meetings



**Collaboration with the City  
of Chula Vista**



**10**  
Media Publications



**134,326**  
Residents Emailed

# Recommendations



- Find that These Are Not Projects Defined in the State CEQA Guidelines
- Authorize the Application Submittal to HUD for the Financial Repositioning through RAD/Section 18 Small PHA Blend Conversion
- Approve the Transition from Public Housing to Project-Based Vouchers upon Conversion
- Adopt Resolution to Approve the Public Housing Financial Repositioning through HUD RAD/Section 18 Small PHA Blend Conversion
- Formation of LLC as a Separate Legal Entity
- Declaration of Exempt Surplus Land and Issuance of Request for Proposals to Partner with an Affordable Housing Developer
- Hold a Public Hearing



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