

**County of Ventura  
Urban County Entitlement Area  
FY 2010 Consolidated Plan Extension  
  
Substantial Amendment**

July 2013

**County of Ventura**  
County Executive Office  
800 S. Victoria Avenue  
Ventura, CA 93009



## Table of Contents

<b>Executive Summary.....</b>	<b>1</b>
<b>Chapter 1: Introduction.....</b>	<b>1</b>
<b>A. Planning Framework .....</b>	<b>1</b>
<b>B. Program Description .....</b>	<b>1</b>
1. Community Development Block Grant (CDBG) .....	1
2. HOME Investment Partnership (HOME).....	2
3. Emergency Solutions Grant (ESG) .....	2
4. Housing Opportunities for Persons with AIDS (HOPWA) .....	3
<b>C. Geographic Areas Covered .....</b>	<b>3</b>
<b>D. Lead Agency.....</b>	<b>4</b>
<b>Chapter 2: Community Participation .....</b>	<b>5</b>
<b>A. Citizen Participation Plan .....</b>	<b>5</b>
<b>B. Outreach to the Community.....</b>	<b>5</b>
1. Methods Used to Obtain Community Input.....	5
2. Public Hearings .....	8
<b>Chapter 3: Housing and Community Development Needs.....</b>	<b>9</b>
<b>A. Community Profile .....</b>	<b>9</b>
1. Demographic and Household Characteristics .....	9
2. Economic and Employment Profile .....	16
3. Income Profile .....	16
<b>B. Household Profile .....</b>	<b>22</b>
1. Household Trends.....	22
2. Household Composition and Size .....	22
3. Overcrowding .....	23
4. Special Needs Populations .....	25
5. Estimates of Current Housing Needs.....	40
<b>C. Homeless Needs.....</b>	<b>44</b>
1. Background.....	44
2. Homeless Subpopulations .....	45
3. Persons Threatened with Homelessness.....	52
4. Inventory of Facilities and Services .....	53
5. Continuum of Care Gap Analysis .....	59
<b>D. Housing Market Conditions .....</b>	<b>62</b>
1. Housing Growth.....	62

2.	Housing Type.....	63
3.	Housing Tenure and Vacancy.....	65
4.	Housing Costs and Affordability.....	66
5.	Housing Condition.....	70
6.	Public and Assisted Housing .....	72
7.	Barriers to Affordable Housing .....	78
<b>E.</b>	<b>Fair Housing .....</b>	<b>84</b>
1.	Fair Housing Services .....	84
2.	Analysis of Impediments to Fair Housing Choice.....	85
<b>F.</b>	<b>Community Development Needs .....</b>	<b>85</b>
1.	Community Facilities.....	86
2.	Public Services.....	87
3.	Infrastructure Improvements .....	88
4.	Economic Development.....	89
5.	Needs by Jurisdiction .....	89
	<b>Chapter 4: Housing and Community Development Strategic Plan .....</b>	<b>92</b>
<b>A.</b>	<b>Overall Strategic Theme.....</b>	<b>92</b>
1.	Consolidated Plan Goals .....	92
2.	Resources Available and Geographic Distribution.....	93
3.	Criteria for Establishing Priorities .....	94
4.	Performance Measures and Outcomes .....	94
5.	Summary of Five-Year Priorities and Objectives.....	95
<b>B.</b>	<b>Housing .....</b>	<b>99</b>
<b>C.</b>	<b>Public Facilities and Infrastructure Improvements.....</b>	<b>101</b>
<b>D.</b>	<b>Economic Development and Anti-Poverty .....</b>	<b>103</b>
1.	Economic Development Collaborative-Ventura County (EDC-VC) .....	103
2.	Workforce Investment Board (WIB) .....	105
<b>E.</b>	<b>Homeless Services .....</b>	<b>107</b>
1.	Ventura County Homeless and Housing Coalition (VCHHC) .....	107
2.	10-Year Strategy to End Homelessness .....	45
<b>F.</b>	<b>Community and Supportive Services .....</b>	<b>111</b>
<b>G.</b>	<b>Planning and Administration.....</b>	<b>112</b>
<b>H.</b>	<b>Lead Based Paint Reduction Strategy .....</b>	<b>113</b>
1.	Childhood Lead Poisoning Prevention Program (CLPPP) .....	113
2.	Housing Preservation Programs.....	114



<b>I. Overcoming Barriers to Affordable Housing.....</b>	<b>114</b>
<b>J. Institutional Structure and Coordination .....</b>	<b>122</b>
1. Institutional Structure .....	122
2. Coordination.....	124
<b>K. Monitoring.....</b>	<b>127</b>
1. CDBG.....	127
2. HOME Program.....	128
3. ESG Program.....	129

## **Appendices**

Appendix A: Public Outreach

Appendix B: Affordable Housing

Appendix C: Analysis of Impediments to Fair Housing Choice

Appendix D: Citizen Participation Plan

Appendix E: Detailed Income Data on Special Needs Populations

Appendix F: Proposed Projects, Funding, and Goals for FY 2013-14

Appendix G: Listing of Proposed Projects for FY 2013-14

## List of Tables

Table 1: 2009 Survey of Housing and Community Development Results .....	6
Table 2: 2012 Survey of Housing and Community Development Results .....	7
Table 3: Population Growth .....	10
Table 4: Age Distribution (2000).....	11
Table 5: Racial/Ethnic Distribution (2000).....	13
Table 6: Racial and Ethnic Composition (By Jurisdiction).....	14
Table 7: Ventura County Employment Profile (2000) .....	16
Table 8: Income Distribution .....	18
Table 9: Household Income by Race/Ethnicity in Urban County (2000).....	19
Table 10: Income by Household Type .....	19
Table 11: Household Growth.....	22
Table 12: Household Composition .....	23
Table 13: Overcrowding in Ventura County .....	24
Table 14: Overcrowding by Tenure .....	25
Table 15: Special Needs Population .....	26
Table 16: Licensed Community Care Facilities .....	27
Table 17: Elderly and Frail Elderly in Ventura County .....	29
Table 18: Families with Children .....	37
Table 19: Large Households .....	38
Table 20: Housing Assistance Needs of Low and Moderate Income Households .....	41
Table 21: Urban County Tenure Profile.....	42
Table 22: Homeless Population by Jurisdiction (2009) .....	45
Table 23: Emergency Shelter Facilities .....	57
Table 24: Transitional Housing Facilities .....	58
Table 25: Permanent Supportive Housing Facilities.....	59
Table 26: Geographical Distribution of Emergency Shelter Facilities .....	60
Table 27: Geographical Distribution of Transitional Housing Facilities.....	60
Table 28: Continuum of Care Gaps Analysis Ventura County .....	61
Table 29: Homeless and Special Needs Populations .....	62
Table 30: Housing Growth in Ventura County.....	63
Table 31: Housing Stock Mix .....	64
Table 32: Large Units in Ventura County.....	65
Table 33: Tenure and Vacancy in Ventura County .....	66
Table 34: Tenure by Income Group (Ventura County) .....	66
Table 35: Home Prices in Ventura County.....	67
Table 36: Average Apartment Rents by City .....	68
Table 37: Housing Affordability .....	69
Table 38: Housing Overpayment (Cost Burden) by Tenure.....	70
Table 39: Age of Housing Stock (2000).....	70
Table 40: Housing Units with LBP Occupied by Lower/ Moderate Income Households in Urban County .....	72
Table 41: Race/Ethnicity of Public Housing Tenants .....	73
Table 42: Race/Ethnicity of Housing Choice Voucher Recipients.....	74
Table 43: Characteristics of Housing Choice Voucher Recipients .....	75
Table 44: Affordable Housing Units by Jurisdiction .....	76
Table 45: SOAR Measures by Jurisdiction (1995-2000).....	81

Table 46: Development Fees .....	83
Table 47: Estimated Entitlement Five-Year Expenditures .....	94
Table 48: Housing Needs and Priorities .....	96
Table 49: Community Development Needs.....	97
Table 50: Quantified Objectives for Special Needs Populations.....	98
Table 51: Housing Program Providers by Type of Housing and Jurisdiction.....	125

## List of Figures

Figure 1: Age Characteristics.....	11
Figure 2: Areas of Minority Concentration .....	15
Figure 3: Low and Moderate Income Areas.....	21
Figure 4: Licensed Community Care Facilities.....	28
Figure 5: Affordable Housing in the Urban County.....	77

# Executive Summary

---

The 2010 Consolidated Plan Extension satisfies the statutory requirements of the Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME), and Emergency Solutions Grant (ESG) programs. The ESG program transitioned from the Emergency Shelter Grant program during the second year of this consolidated plan period. Subsequently, beginning FY 2013-14, the County Entitlement Area will no longer receive ESG allocations. The Consolidated Plan must include the following components:

- An assessment of Ventura County's housing and community development needs;
- A strategy that establishes priorities for addressing identified housing and community development needs; and
- A one-year Action Plan that outlines intended uses of HUD and other resources.

HUD regulations require that the needs assessment and housing and community development strategy cover a three- to five-year planning period. This Consolidated Plan extension addresses the period from July 1, 2010 to June 30, 2015, which completes the five-year planning period. The one-year Action Plan is updated annually. The Action Plan for FY 2013-2014 is provided as a separate document.

The County views this requirement to update the Consolidated Plan as an opportunity to reassess housing, community, and economic development needs and those priorities, programs, and resources that will best meet the challenges ahead.

## Citizen Participation

To encourage citizen participation in the development of the 2010-2012 Consolidated Plan, Ventura County and its partner cities provided numerous public participation opportunities:

- One **community meeting** was held at the County of Ventura Government Center, located at 800 S. Victoria Avenue, on November 23, 2009 to gather input regarding the housing and community development needs of specific neighborhoods.
- The County conducted a **preliminary public hearing** on December 3, 2009, at 8:30 a.m. to solicit input on the County's proposed uses of CDBG, HOME, and ESG funds for FY 2010-11 and the FY 2010-12 Consolidated Plan.
- On March 10, 2010, at 8:30 a.m., a **second public hearing** was held to discuss specific recommended projects to be funded in FY 2010-11.
- On May 4, 2010, at 10 a.m., the County conducted the third and **final public hearing** before the Board of Supervisors to adopt the FY 2010-12 Consolidated Plan.

- A **Community Survey** was conducted in 2009, which assessed housing and community development needs. This was distributed to residents and service providers and made available online (on the websites of all participating jurisdictions in the Urban County) and at various public locations throughout the County, including public counters, libraries, and job/career centers.

#### **Consolidated Plan Extension:**

- A second **Community Survey** was conducted in 2012, which assessed housing and community development needs. This was made available online and at various public locations throughout the County, including public counters, libraries, and job/career centers.
- The County conducted a **preliminary public hearing** on October 11, 2012, at 8:30 a.m. to solicit input on the County's proposed uses of CDBG, HOME, and ESG funds for FY 2013-14.
- On March 6, 2013, at 8:30 a.m., a **second public hearing** was held to discuss specific recommended projects to be funded in FY 2013-14 and the 2010 Consolidated Plan Extension.

A 30-day public review of the Draft Consolidated Plan was provided from April 1 through April 30, 2013. All public hearings, and the public comment period were publicized in the Ventura County Star, Thousand Oaks Star, Oxnard Star, Simi Valley Star, Moorpark Star, and Camarillo Star. Certificate of publication is included Appendix A.

- On May 7, 2013, at 10:30 a.m., the County conducted the third and **final public hearing** before the Board of Supervisors to adopt the FY 2013-14 Action Plan and 2010 Consolidated Plan Extension.
- On July 17, 2013, at 2:00 p.m., the County conducted an additional public hearing for the Substantial Amendments to the FY 2013-14 Action Plan and 2010 Consolidated Plan Extension to accommodate changes in CDBG and HOME funding and also the lack of anticipated ESG funding.

A 40-day public review of the Substantial Amendment to the Consolidated Plan was provided from June 8 through July 17, 2013. All public hearings, and the public comment period were publicized in the Ventura County Star, Thousand Oaks Star, Oxnard Star, Simi Valley Star, Moorpark Star, and Camarillo Star. Certificate of publication is included Appendix A.

#### **Housing and Community Development Needs**

Housing needs identified in the Consolidated Plan are summarized below:

- Approximately 19 percent of Non-Hispanic White residents earned extremely low and low incomes. However, 38 percent of Hispanic or Latino residents and 26 percent of Black or African American residents were considered extremely low or low income households.

- The elderly comprised a significant percentage of low and moderate income households, at 11 percent of the Urban County total.
- The 2000 Census documented 27,975 persons in 11,162 "subfamilies" in Ventura County, indicating a large number of the County's households contained more than one family.
- The 2000 Census documented a total of 12,910 Ventura County residents employed in the farming, forestry, and fishing and hunting industries, representing approximately two percent of the County population.
- Large households were most likely to experience housing problems, regardless of income. Approximately 89 percent of extremely low income and 88 percent of low income large-family renters suffered from a housing problem.
- In general, renter-households had a higher level of housing problems (52 percent compared to owner-households 39 percent).
- Among the other household types, a high percentage of elderly households also suffered housing problems. Approximately three quarters of extremely low income and 65 percent of low income elderly renters suffered from a housing problem.
- Large family renter-households had a disproportionate need (89 percent) compared to all renter-households (79 percent).
- Elderly renter-households had a disproportionate need in relations to a housing cost burden, exceeding 50 percent of gross income (55 percent) compared to elderly owner-households (45 percent).
- Large family renters exhibited the highest level of housing problems (88 percent).
- In addition, 65 percent of all low income elderly renter-households had housing problems, compared to 41 percent of elderly owner-households.
- Housing cost burden affected owner-households to a higher degree than renter-households. Approximately 21 percent of owner-households spent more than half of their income towards housing compared to approximately four percent of renter-households.
- Large family renter-households and large family owner-households experienced the highest level of housing problems (83 percent and 89 percent, respectively) compared to all other moderate income households.
- A significantly higher proportion of low income renter-households experienced housing problems (80 percent) compared with low income owner-households (66 percent).
- A higher proportion of moderate income large family renter-households experienced housing problems (83 percent) compared with all other moderate income households (58 percent).

- Approximately 87 percent of low income (31 percent to 50 percent AMI) Asian households reported having housing problems, compared to 73 percent of all Urban County households in this income category. In addition, 32 percent of Asian renter-households with moderate and middle/upper incomes reported having housing problems, compared to just 22 percent of all Urban County renter-households in this income category.
- Approximately 95 percent of extremely low income (<30 percent AMI) Black or African American renter- households reported having housing problems, compared to 79 percent of all the renter- households in the Urban County at this income category. In addition, 100 percent of low income (31 percent to 50 percent AMI) Black or African American owner-households reported having housing problems, compared to 66 percent of all Urban County owner-households in this income category. Similarly, 81 percent of moderate income (51 percent to 80 percent AMI) Black or African American owner-households reported having housing problems, compared to 58 percent of all Urban County owner-households in this income category.
- Over 83 percent of Hispanic or Latino households with low incomes (31 percent to 50 percent AMI) reported having housing problems, compared to 73 percent of all Urban County households in this income category. In addition, 73 percent of Hispanic or Latino households with moderate incomes (51 percent to 80 percent AMI) also reported having housing problems, compared to 58 percent of all Urban County households in this income category. Overall, 64 percent of all Hispanic or Latino households reported having housing problems, compared to just 43 percent of all Urban County households.
- All (100 percent) Native American owner households with moderate incomes (51 percent to 80 percent AMI) reported having housing problems, compared to 58 percent of all Urban County owner households in this income category.
- According to CHAS data, approximately 52 percent of all renters in the Urban County experienced some form of housing problems in 2000, 36 percent had a cost burden, and approximately 17 percent had a severe cost burden.
- Over 65 percent of the Urban County housing stock was over 30 years of age and over 45 percent was over 40 years of age in 2000.

Community Development needs identified in the Consolidated Plan are summarized below:

- A number of parks and recreation facilities in the Urban County are in need of rehabilitation.
- Several public facilities in the Urban County are in need of critical upgrades and rehabilitation.
- Funds are needed for the creation, rehabilitation, and maintenance of a neighborhood-based One-Stop Service Center and Family Resource Center to provide cost effective, high quality, information, resources, and services for low income children and families.



- Family Support Services are needed within low and very low income populations where child abuse, substance abuse, domestic violence, depression, mental illness, learning disabilities, physical disabilities, and lack of skills impact children and adults who find it difficult to access systems of care.
- The overall demand for licensed child care will continue to grow in Ventura County.
- Youth programs are necessary to enhance character development and mitigate juvenile delinquency.
- There is a need in the Urban County to maintain all existing bus services, especially all senior and disabled services, in all participating jurisdictions.
- The County has a need for employment training programs and services.
- A number of commercial and industrial properties in the Urban County are also in need of rehabilitation.

### **Housing and Community Development Strategy – Priorities and Goals**

The County Entitlement Area plans to accomplish the following goals to address the priorities outlined in this 2010 Consolidated Plan Extension which incorporates the goals from the three-year 2010 Consolidated Plan to reflect goals for the five-year period:

<b>Priority</b>	<b>FY 2013-14 Goal</b>	<b>Five Year Goal</b>
Increase availability of affordable ownership housing	0 units	10 units
Improve the quality of ownership housing through rehabilitation	12 units	45 units
Improve the quality of ownership housing through code enforcement	875 cases	3,800 cases
Increase availability of affordable rental housing	11 units	120 units
Improve the quality of affordable rental housing through rehabilitation	0 households	0 households
Increase housing options for persons with special needs	0 units	30 units
Improve the quality of public housing or public-agency owned housing through rehabilitation	0 units	60 units
Improve or construct public facilities that support low-mod income residents	3 projects	10 projects
Improve or construct infrastructures in low-mod income areas	0 projects	2 projects
Enhance economic development by creating or retaining jobs to be filled by or made available to low and moderate-income persons	6 jobs 26 businesses	57 jobs 35 businesses
Assist homeless or at-risk persons with housing and services	4,399 units of assistance	32,697 units of assistance
Provide other supportive services to low-mod income persons	0 persons	270 persons
Provide services to youths from low-mod income families	0 youth	5,000 youth
Provide services to area seniors	3,408 seniors	17,500 seniors

### **Past Performance**

The following information is not addressed in the FY 2013-14 Annual Plan but is information presented in the FY 2011-12 Consolidated Annual Performance and Evaluation Report (CAPER). Each of the FY 2011-12 funded projects was evaluated and assigned one objective and one outcome. Goals and accomplishments were evaluated based on those assignments.

The Entitlement Area made significant progress toward meeting its annual goals in the affordable housing categories for Housing Rehabilitation, Homebuyer and Housing Construction and Code Enforcement. Four (4) public facilities projects were also completed during the fiscal year. Significant progress was made in FY 2011-12, in the Affordable Housing Goals for development of new rental housing and public housing rehabilitation. FY 2012-13 accomplishments will demonstrate significant strides in Special Needs Housing as a development for farmworker housing is currently coming to completion.

Public Service Programs for Youth achieved a 114% accomplishment rate. Annual goals were estimated at a lower rate than previous years due to continued reductions in funding. The two General Public Service programs, Brain Injury Center and Livingston Memorial Visiting Nurse Association, performed well and exceeded their annual goals. Senior Public Service Programs achieved a 95% accomplishment rate for the reporting period. This is up from 79% for the prior grant year. Programs to assist homeless families and individuals exceeded their goals and achieved a 110% accomplishment rate. This is slightly down from last year, due to reductions in funding.

In terms of economic development, the Entitlement Area met the annual goal for job creation/retention within the region. Two (2) new projects benefitting small business and micro-enterprise with technical assistance and loans will ensure continued growth and sustainability.

The Fair Housing Program exceeded their anticipated workload by 66%, which demonstrates an increasing need for programs to affirmatively further fair housing in the Entitlement Area.

### Self Evaluation of Annual and Three-year Goals and Accomplishments

Based on the FY 2010-12 Consolidated Plan and the FY 2011-12 Annual Plan goals as modified

Categories	FY 2011-12 Annual Goals	FY 2010-12 Three-year Goal Total	FY 2011-12 Annual Accomp.	Three-year Accomp. Total	Percent Three-year Accomp.
	Source: Annual Plan	Source: Consolidated Plan	Source: Year End Status Report	Source: Sum of Previous Year End Reports	
<b>Affordable and Decent Housing</b>					
Housing Development - Ownership	0	6	8	8	133%
Housing Rehabilitation - Ownership	14	25	4	31	124%
Code Enforcement	825	4,100	1,037	1,539	38%
New Construction - Rental	0	180	131	131	73%
Housing Rehabilitation - Rental	0	2	0	0	0
Special Needs Housing	8	120	0	0	0
Public Housing	20	30	80	80	267%
<b>Public Service</b>					
Youth Programs	1,605	11,000	1,832	4,284	39%

Senior Programs	4,210	14,000	3,982	7,740	55%
General Public Service	109	325	101	258	74%
Programs for Homeless Persons/Families*	7,083	23,895	7,853	17,627	74%
Community Development					
Public Facilities (including parks)	4	16	0	6	38%
Infrastructure Improvements	0	4	0	1	25%
Economic Development					
Businesses Assisted	0	5	12	12	240%
Fair Housing (no goals required)					

\*The 3-year goal for Programs for Homeless Persons/Families was decreased, due to one subrecipient incorrectly providing a duplicated count goal.



# Chapter 1: Introduction

---

The Consolidated Plan is a planning document that identifies the County of Ventura Urban County Entitlement Area's overall housing and community development needs, and outlines a strategy to address those needs. The Plan includes the following components:

- An assessment of the Urban County's housing and community development needs and market conditions;
- A strategy that establishes priorities for addressing the identified housing and community development needs; and
- A one-year action plan that outlines the intended use of federal resources (presented separately).

## A. Planning Framework

The 2010 Consolidated Plan Extension for the Ventura Urban County satisfies the requirements of four Community Planning and Development (CPD) programs offered by the U.S. Department of Housing and Urban Development (HUD):

- Community Development Block Grant (CDBG)
- HOME Investment Partnership (HOME)
- Emergency Solutions Grant (ESG), formerly Emergency Shelter Grant (Funding allocations for this program ceased beginning of FY 2013-14)
- Housing Opportunities for Persons with AIDS (HOPWA)

This 2010 Consolidated Plan Extension for the County of Ventura Urban County Entitlement Area covers the period of July 1, 2010 through June 30, 2015.

## B. Program Description

### 1. Community Development Block Grant (CDBG)

The CDBG program was initiated by the Housing and Community Development Act (HCDA) of 1974. The primary objective of this program is to develop viable urban communities by providing decent housing, a suitable living environment, and economic opportunities, principally for persons of low and moderate income. Through the CDBG program, HUD provides funds to local governments for a wide range of community development activities for low income persons. CDBG funds are likely the most flexible federal funds available to local governments. Funds can be used for a wide array of activities, including:

- Housing rehabilitation (loans and grants to homeowners, landlords, non-profits, and developers)
- Down payment and other homeownership assistance for first-time homebuyers

- Lead-based paint detection and removal
- Acquisition of land and buildings
- Construction or rehabilitation of public facilities such as shelters for the homeless and domestic violence victims
- Removal of architectural barriers to the elderly and disabled
- Public services such as job training, transportation, health care, and childcare
- Rehabilitation of commercial or industrial buildings
- Loans or grants to businesses
- Grant administration

Regulations governing the CDBG program require that each activity undertaken with CDBG funds meet one of the following three broad national objectives:

- Benefit people with low and moderate incomes
- Aid in the prevention or elimination of slums and blight
- Meet an urgent need (such as an earthquake, flood, or hurricane relief)

## 2. HOME Investment Partnership (HOME)

The HOME program was created as part of the 1990 National Affordable Housing Act. The HOME program provides federal funds for the development and rehabilitation of affordable rental and ownership housing for low and moderate income households. The program gives local governments the flexibility to fund a wide range of affordable housing activities through housing partnerships with private industry and non-profit organizations. HOME funds can be used for activities that promote affordable rental housing and homeownership by lower income households, including:

- Building acquisition
- New construction and reconstruction
- Moderate or substantial rehabilitation
- Homebuyer assistance
- Tenant-based assistance
- Grant administration

Strict requirements govern the use of HOME funds. Two major requirements are that the funds must be: (1) used for activities that target lower income families; and (2) matched 25 percent by non-federal funding sources.

## 3. Emergency Solutions Grant (ESG)

The Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH Act), enacted into law on May 20, 2009, consolidated three of the separate homeless assistance programs administered by HUD under the McKinney-Vento Homeless Assistance Act into a single grant program, and revised the Emergency Shelter Grants program and renamed it as the Emergency Solutions Grants (ESG) program. The change in the program's name reflects the change in the program's focus from addressing the needs of homeless people in emergency or transitional shelters to assisting people to quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness. On December 5, 2011, the HEARTH Act: Emergency Solutions

Grants Program Rule was released in the Federal Register. The Interim Rule became effective on January 4, 2012. The key changes that reflect the new emphasis of the Emergency Solutions Grant Program are the expansion of the homelessness prevention component of the program and the addition of a new rapid re-housing assistance component. The homelessness prevention component includes various housing relocation and stabilization services and short- and medium-term rental assistance to help people avoid becoming homeless. The rapid rehousing assistance component includes similar services and assistance to help people who are homeless move quickly into permanent housing and achieve stability in that housing. The Emergency Solutions Grant (ESG) includes five program components: street outreach, emergency shelter, homelessness prevention, rapid rehousing assistance, and HMIS.

ESG funds must be matched dollar-for-dollar. Matching contributions may be obtained from any source, including any Federal source other than the ESG program, as well as state, local, and private sources.

Due to HUD's new procedure of applying American Community Survey data to the programs allocation formula, the County of Ventura Entitlement Area will not receive ESG funding for fiscal year 2013-14, and perhaps fiscal year 2014-15.

#### **4. Housing Opportunities for Persons with AIDS (HOPWA)**

The HOPWA program provides grant funds to design long-term, comprehensive strategies for meeting the housing needs of low income people living with HIV/AIDS. HOPWA funds can be used for a variety of activities, including:

- Acquisition, rehabilitation, or new construction of housing units
- Facility operations
- Rental assistance
- Short-term payments to prevent homelessness
- Grant administration

HOPWA funds are typically granted to the largest jurisdiction in a County. Ventura County does not receive HOPWA funds from HUD but does receive similar HOPWA funds from the State of California. The County's Public Health Department administers these funds and coordinates with HIV/AIDS program service providers. These funds/programs are referenced for information in the Plan.

### **C. Geographic Areas Covered**

Ventura County is located just northwest of Los Angeles County and is bordered by Kern County to the north, Santa Barbara County to the west and the Pacific Ocean to the southwest. The County is considered moderately sized with an estimated 2009 population of 836,080 residents in an area that covers 1,843 square miles and 43 miles of coastline. Of the entire Ventura County population, 209,699 persons resided in the Urban County Entitlement Area in 2009, representing about one-quarter of the County's total population.

Data provided in this section has been organized into two geographies: Urban County and Non-Urban County. This Consolidated Plan encompasses the County of Ventura Urban County

Entitlement Area, which is comprised of the five cities in the County with populations under 50,000 (participating cities) and the unincorporated areas of Ventura County. Participating cities include Fillmore, Moorpark, Ojai, Port Hueneme, and Santa Paula. The “Non-Urban County” is comprised of cities which receive their own CDBG entitlement funds directly from HUD, which include the cities of Camarillo, Oxnard, Simi Valley, Thousand Oaks, and Ventura.

## **D. Lead Agency**

For the purposes of this Plan, the County is the funding grantee and functions as the lead agency for this Consolidated Plan process. Unlike many other urban counties, the Ventura County CDBG Entitlement Area has opted for a cooperative approach to CDBG administration. For FY 2010-2014, the County substantially revised the CDBG program’s structure to enhance efficiency, reduce city liability, and improve the equity in addressing the needs of persons of low income within our entitlement area (EA). Significant changes to the process are:

- All applications, including city and county projects, come to the county to be screened for basic CDBG eligibility.
- All applications that propose serving a city will be sent to that jurisdiction for prioritization.
- All applications are then reviewed independently by city and county staff and analyzed using a project review checklist to ensure recommendations are justified and meet high priority needs.
- Prioritized lists for public service/non-public service are sent to the county for tabulation across the Entitlement Area.
- A panel consisting of city/county staff evaluate projects based upon project review checklists considering factors such as applicant capacity, program effectiveness, satisfying a high-priority need and past program performance.
- Entitlement Area Jurisdictions will be allocated, within five percent variance, their pro-rata share of public service funds annually, and all funding (public service and project money) throughout the three-year term of the cooperating agreement.
- One or two mandatory public hearings with a panel of city and county staff will be held to enlist feedback on funding recommendations from applicants and the public. Modifications to funding recommendations will be made as appropriate to address significant concerns about final funding recommendations.



# Chapter 2: Community Participation

---

This Consolidated Plan is developed to assist residents of the Urban County area, particularly those of lower and moderate incomes or with special housing and supportive service needs. The Plan reflects the issues and concerns of the residents. To assure the Plan responds to community needs, an extensive community outreach program consisting of community workshops, surveys, and interviews with service providers and community groups was conducted in the development of this Consolidated Plan. Needs identified by county staff, elected officials, and service providers, as well as input from residents formed the foundation of this Consolidated Plan. This section describes the community outreach programs conducted by county to help formulate this Plan.

## A. Citizen Participation Plan

An important component in both the preparation and maintenance of the Consolidated Plan is a Citizen Participation Plan (CP Plan) which must provide for and encourage citizens to participate in the development of the Consolidated Plan, any substantial amendments to the Consolidated Plan and the Consolidated Annual Performance and Evaluation Report. Therefore, participation by all citizens in the Entitlement Area is encouraged including minorities, non-English speaking persons and persons with mobility, visual, or hearing impairments. The CP Plan is designed to specifically encourage participation in the development of the Consolidated Plan by low- and moderate-income persons, particularly those living in slum and blighted areas where HUD program funding are proposed to be used, and by residents of predominately low- and moderate-income neighborhoods.

The County recently amended its Citizen Participation Plan in May 2013. A copy of this amended Plan can be found in Appendix D.

## B. Outreach to the Community

The community outreach effort encouraged feedback from residents on existing community services and facilities. The outreach also enabled the public to identify the most pressing unmet needs and help devise strategies for addressing those needs within the context of the Consolidated Plan.

### 1. Methods Used to Obtain Community Input

Three methods were used in soliciting public input:

- **Community Meetings** were held where participants were introduced to the Consolidated Plan purpose and invited to discuss community needs.
- Two **housing and community development needs surveys** were made available for those who could not attend the meetings or wished to provide further input. The first was conducted in 2009 prior to the initial development of the FY 2010-12 three-year plan, and the second was conducted in 2012 prior to this 2010-14 five-year plan extension.

- **Interviews** were conducted with various agencies providing facilities and services to the homeless, youth, seniors, and other special needs populations throughout the county to obtain their input for the Consolidated Plan.

### a. Community Meetings

One community meeting was held at the County of Ventura Government Center, located at 800 S. Victoria Avenue, to gather input regarding the housing and community development needs of specific neighborhoods. The meeting was held on November 23, 2009.

To encourage attendance and participation, county staff advertised a notice of public hearing in the local newspaper, posted at Entitlement Area Public Housing sites, and posted this notice on the Community Development website.

### b. Surveys of Housing and Community Development Needs

Survey forms were prepared and distributed widely throughout Ventura County. A copy of each form can be found in Appendix A. The surveys provided the opportunity to identify community needs that could be addressed through the three major funding programs, as well as to assign priority among these needs. To better serve Ventura's population, surveys were provided in English and Spanish.

The surveys were also made available online (on the websites of all participating jurisdictions in the Urban County) and at various public locations throughout the County, including public counters, libraries, and job/career centers.

The first survey asked respondents to elaborate on specific needs under seven different categories:

Community Facilities	Community Services
Infrastructure	Neighborhood Services
Special Needs Services	Economic Development
Housing	

A total of 65 residents responded to the first survey conducted in 2009. The top three highest rated needs for the categories identified above are summarized below in Table 1:

**Table 1: 2009 Survey of Housing and Community Development Results**

Category	Rating		
	1	2	3
Community Facilities	Youth Centers	Park and Recreational Facilities	Health Care Facilities
Community Services	Youth Activities* Transportation Services*	--	Anti-Crime Programs
Infrastructure	Water/Sewer Improvements	Street/Alley Improvements	Street Lighting
Neighborhood Services	Cleanup of Abandoned Lots and Buildings	Graffiti Removal	Tree Planting
Special Needs Services	Homeless	Neglected/Abused	Domestic Violence

	Shelters/Services	Children Center and Services	Services
Economic Development	Job Creation/Retention	Small Business Loans	Start-up Business Assistance
Housing	Affordable Rental Housing	Housing for Disabled	Energy Efficient Improvements

\* Indicates a tie.

The second survey asked respondents to elaborate on specific needs under six different categories:

Public Facilities  
Infrastructure  
Special Needs Services

Public Services  
Affordable Housing  
Economic Development

A total of 89 residents responded to the second survey conducted in 2012. The top three highest rated needs for the categories identified above are summarized below in Table 1:

**Table 2: 2012 Survey of Housing and Community Development Results**

Category	Rating		
	1	2	3
Public Facilities	Homeless Facilities	Senior Centers	Health Care Facilities
Public Services	Homeless Prevention	Transportation	Health Care Services
Infrastructure	Transit Oriented Development	Flood Drainage Improvement	Sidewalk Improvement
Affordable Housing	New Rental Apartments	Rehab Homeowner Properties	New Homeowner Properties
Special Needs Services	Severe Mental Illness	Housing for Homeless	Elderly
Economic Development	Technical Assistance for Business Creation or Expansion	Assist Businesses with Job Training Needs	Rehab an Existing Facility

### c. Outreach to Service Providers

Development of the Consolidated Plan also relied on input from service providers in Ventura County. Service providers include non-profit specialists serving the homeless, disabled, unemployed, those in need of affordable housing, immigrants, and other special needs groups. Input from service providers was gathered through telephone interviews. The following service providers were contacted for additional input:

- Coalition to End Family Violence
- Partners in Housing
- House Farm Workers
- Ventura County Homeless and Housing Coalition
- Lutheran Social Services

In general, service providers in Ventura County felt the greatest needs were affordable housing. The detailed comments and responses of each service provider can be found in Appendix A.

## 2. Public Hearings

The Consolidated Plan was heard before the Ventura County Board of Supervisors on May 7, 2013. The public hearing was advertised in the Ventura County Star and posted on the County of Ventura Community Development website. The draft Consolidated Plan was available for review at Entitlement Area City Hall public counters and the County Executive Office at the County of Ventura between April 1 and May 1, 2013.

# Chapter 3: Housing and Community Development Needs

---

This chapter of the Consolidated Plan presents an overall assessment of the housing and community development needs in Ventura County. In addition to the needs assessment, this section provides the foundation for establishing priorities and allocating resources to address the identified needs.

## A. Community Profile

An examination of demographic characteristics provides some insight regarding the needs in a community. Understanding factors such as population growth, age characteristics, and race/ethnicity all help identify and evaluate the need for housing, facilities, and services. This section focuses on the demographics and housing needs of the County of Ventura and includes the following components:

- Demographic and Household Characteristics and Trends
- Areas of Ethnic and Low/Moderate Income Concentration
- Special Needs Populations
- Estimates of Current Housing Needs
- Projection of Future Housing Needs

### 1. Demographic and Household Characteristics

The majority of Ventura County's population and industry is located in its ten incorporated cities: Camarillo, Fillmore, Moorpark, Ojai, Oxnard, Port Hueneme, San Buenaventura (Ventura), Santa Paula, Simi Valley, and Thousand Oaks, as well as in the unincorporated southern portion of the County. The City of Ventura serves as the county seat.

#### a. Population Growth

Population growth is one of the most important factors in determining the existing and future need for housing and other community services. From 1990 to 2000, the population in the Urban County increased by 11 percent (Table 3). This rate of growth slowed to just seven (7) percent in the following decade. Among the six jurisdictions making up the Urban County, Moorpark continued to experience the largest growth in population during the 1990s and since 2000. All other areas had relatively modest population gains, with the exception of Fillmore, which had the second largest percentage gain in population (15 percent) from 2000 to 2009. Overall, Non-Urban County jurisdictions experienced higher rates of population growth than Urban County jurisdictions (13 percent versus seven (7) percent) from 2000 to 2009.

**Table 3: Population Growth**

	1990	2000	2009	1990-2000 % Change	2000-2009 % Change
<b>Urban County</b>					
Fillmore	11,992	13,643	15,639	13.8 %	14.6%
Moorpark	25,494	31,415	37,086	23.2 %	18.1%
Ojai	7,613	7,862	8,157	3.3 %	3.8%
Port Hueneme	20,319	21,845	22,171	7.5 %	1.5%
Santa Paula	25,062	28,598	29,725	14.1 %	3.9%
Unincorporated	86,873	93,127	96,921	7.2 %	4.1%
<i>Total</i>	<i>177,353</i>	<i>196,490</i>	<i>209,699</i>	<i>10.8 %</i>	<i>6.7%</i>
<b>Non-Urban County</b>					
Camarillo	52,303	57,077	66,149	9.1 %	15.9%
Oxnard	142,216	170,358	197,067	19.8 %	15.7%
Simi Valley	100,217	111,351	125,814	11.1 %	13.0%
Thousand Oaks	104,352	117,005	128,564	12.1 %	9.9%
Ventura	92,575	100,916	108,787	9.1 %	7.8%
<i>Total</i>	<i>491,663</i>	<i>556,707</i>	<i>626,381</i>	<i>13.2 %</i>	<i>12.5%</i>
<b>County Total</b>	<b>669,016</b>	<b>753,197</b>	<b>836,080</b>	<b>12.6%</b>	<b>11.0%</b>

*Source: Bureau of the Census, 1990 and 2000; California Department of Finance, 2009.*

## **b. Age Characteristics**

The age structure of a population is an important factor in evaluating housing and community development needs. According to the 2000 Census, the median age in Ventura County was approximately 34 years, a slight increase from 1990 (31.7 years) (Table 4).

Among the Urban County jurisdictions, persons age 35-44 (16 percent) were the largest age group followed by persons age 5-14 (16 percent), indicating a large number of families with children. Specifically, the City of Moorpark had high percentages of persons age 5-14 (10 percent) and persons age 35-44 (20 percent). These two age groups accounted for nearly one-third of the Urban County population.

Most communities had age characteristics similar to the County as a whole. However, some jurisdictions (cities of Ojai, Port Hueneme, Santa Paula, Camarillo, Thousand Oaks, and Ventura) had a higher percentage of persons over 65 than the County as a whole.

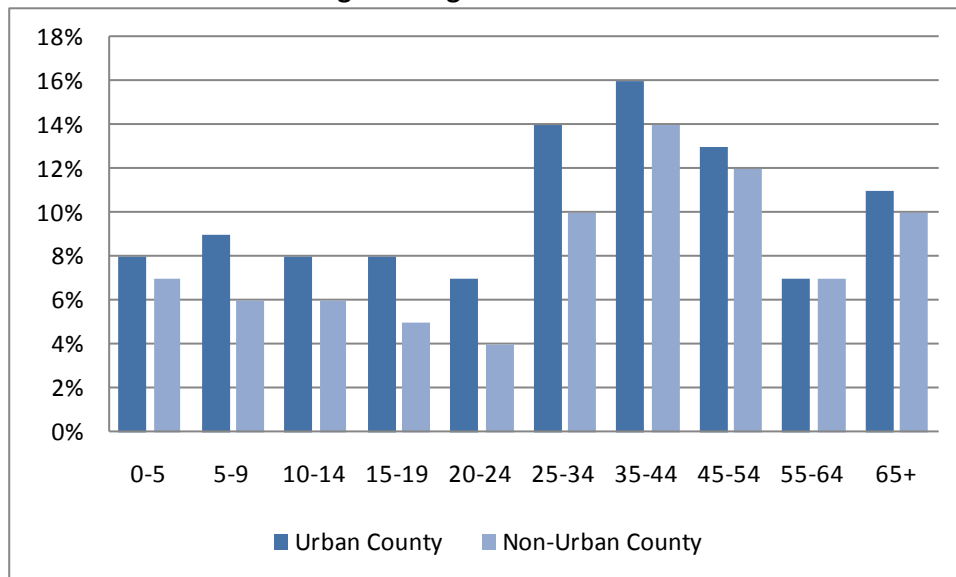
**Table 4: Age Distribution (2000)**

	0-5	5-9	10-14	15-19	20-24	25-34	35-44	45-54	55-64	65+	Total	Median Age
<b>Urban County</b>												
Fillmore	8 %	9 %	9 %	8 %	8 %	15 %	14 %	11 %	7 %	10 %	13,643	29.8
Moorpark	8 %	10 %	11 %	7 %	6 %	13 %	20 %	15 %	6 %	5 %	31,415	31.5
Ojai	5 %	7 %	7 %	7 %	4 %	9 %	16 %	18 %	10 %	18 %	7,862	42.0
Port Hueneme	9 %	8 %	5 %	7 %	10 %	17 %	15 %	10 %	7 %	11 %	21,845	30.3
Santa Paula	9 %	9 %	8 %	8 %	8 %	16 %	14 %	10 %	7 %	11 %	28,598	29.6
Unincorporated	7 %	8 %	8 %	7 %	6 %	13 %	17 %	15 %	8 %	9 %	93,127	--
<i>Average</i>	8 %	9 %	8 %	8 %	7 %	14 %	16 %	13 %	7 %	11 %	196,490	--
<b>Non-Urban County</b>												
Camarillo	7 %	7 %	7 %	6 %	4 %	12 %	17 %	14 %	9 %	17 %	57,077	38.9
Oxnard	9 %	9 %	8 %	8 %	9 %	16 %	15 %	11 %	6 %	8 %	170,358	28.9
Simi Valley	7 %	9 %	8 %	7 %	5 %	14 %	19 %	15 %	8 %	8 %	111,351	34.7
Thousand Oaks	7 %	8 %	7 %	7 %	5 %	12 %	18 %	16 %	10 %	11 %	117,005	37.7
Ventura	7 %	7 %	7 %	7 %	5 %	14 %	17 %	14 %	8 %	13 %	101,964	36.8
<i>Average</i>	7 %	6 %	6 %	5 %	4 %	10 %	14 %	12 %	7 %	10 %	557,755	--
<b>County Average</b>	<b>7 %</b>	<b>8 %</b>	<b>8 %</b>	<b>7 %</b>	<b>6 %</b>	<b>14 %</b>	<b>17 %</b>	<b>14 %</b>	<b>8 %</b>	<b>10 %</b>	<b>753,197</b>	<b>34.2</b>

*Note: Median age is not provided for the Unincorporated areas by the Census. Median age is a calculated field in the 2000 Census based on "raw" data, which is not available to the general public. Therefore, median age cannot be calculated for geographies (such as the Urban and Non-Urban County) that are not part of the established Census geographies (such as individual cities and counties).*

*Source: Bureau of the Census, 2000.*

**Figure 1: Age Characteristics**



*Source: Bureau of the Census, 2000.*

### **c. Race, Ethnicity and Immigration**

According to the 2000 Census, the racial/ethnic composition of the County population was: 57 percent White (non-Hispanic); 33 percent Hispanic or Latino; five (5) percent Asian and Pacific Islander; two (2) percent Black or African American; two (2) percent indicating two or more races; and less than one (1) percent other ethnic groups (Table 5). In comparison, the statewide ethnic distribution was slightly more diverse, with 47 percent White (non-Hispanic); 32 percent Hispanic or Latino; 11 percent Asian and Pacific Islander; six (6) percent Black or African American; two (2) percent two or more races; and less than one (1) percent other ethnic groups.

In the ten-year span between the 1990 and 2000 Census, the population change of different ethnic groups in the County varied substantially from the County's overall population growth of 12.6 percent. The White (non-Hispanic) population decreased three percent; the Black or African American (non-Hispanic) population decreased about eight percent; and the Hispanic or Latino population grew 42 percent. The County has also experienced a significant growth in its Asian population. While the 2000 Census indicated only five (5) percent (or 40,831 persons) of the population as Asian, this represents more than a 25-percent increase above the 1990 Census.



**Table 5: Racial/Ethnic Distribution (2000)**

	<b>Total Population</b>	<b>Hispanic or Latino</b>	<b>Non- Hispanic White</b>	<b>Black or African American</b>	<b>Asian/ Pacific Islander</b>	<b>Other</b>
<b>Urban County</b>						
Fillmore	13,643	66.6 %	30.6 %	0.2 %	0.8 %	1.9 %
Moorpark	31,415	27.8 %	62.4 %	1.4 %	5.6 %	2.8 %
Ojai	7,862	15.8 %	79.6 %	0.6 %	1.7 %	2.3 %
Port Hueneme	21,845	41.0 %	42.7 %	5.6 %	6.5 %	4.2 %
Santa Paula	28,598	71.2 %	26.4 %	0.2 %	0.7 %	1.5 %
Unincorporated	93,127	24.7 %	68.1 %	1.3 %	3.4 %	0.1 %
<i>Total</i>	<i>196,490</i>	<i>46.8 %</i>	<i>45.4 %</i>	<i>1.7 %</i>	<i>3.5 %</i>	<i>2.6 %</i>
<b>Non-Urban County</b>						
Camarillo	57,077	15.5 %	72.8 %	1.4 %	7.3 %	3.2 %
Oxnard	170,358	66.2 %	20.6 %	3.5 %	7.5 %	2.2 %
Simi Valley	111,351	16.8 %	72.7 %	1.2 %	6.4 %	2.9 %
Thousand Oaks	117,005	13.1 %	77.7 %	1.0 %	5.9 %	2.3 %
Ventura	100,916	24.3 %	68.1 %	1.3 %	3.0 %	3.3 %
<i>Total</i>	<i>556,707</i>	<i>32.4 %</i>	<i>57.0 %</i>	<i>1.9 %</i>	<i>12.1 %</i>	<i>2.8 %</i>
<b>County Total</b>	<b>753,197</b>	<b>33.4 %</b>	<b>56.8 %</b>	<b>1.8 %</b>	<b>5.4 %</b>	<b>2.6 %</b>
State Total	33,871,648	32.4 %	46.7 %	6.4 %	11.1 %	3.4 %

Source: Bureau of the Census, 2000.

Note: The OMB's December 2000 provisional guidance and appendices established new data collection procedures for race and ethnicity. Under the new policy, HUD must offer individuals, who are responding to agency data requests for race, the option of selecting one or more of five racial categories. HUD must also treat ethnicity as a category separate from race, and change the terminology for certain racial and ethnic groups. However, because 1990 Census data does not conform to this new method, a demographic comparison over time is not possible using the new race and ethnicity reporting guidelines. For the purposes of this report, the terminology for the various racial and ethnic groups has been amended; but, ethnicity has not been treated as a separate category.

#### **d. Areas of Racial/Ethnic Concentration**

Patterns of racial and ethnic concentration are present within particular areas of Ventura County. As summarized in Table 6, racial and ethnic composition varies considerably across jurisdictions. Ojai and Thousand Oaks had the smallest minority populations, 20 percent and 22 percent respectively, and Oxnard, at 79 percent, had the largest. Moorpark was the only city in the County with a racial/ethnic distribution similar to the County as a whole.

All jurisdictions experienced a decrease in their non-Hispanic White populations; however, Ojai is the only city with a non-Hispanic White population of approximately 80 percent. In Fillmore, Oxnard, and Santa Paula, the majority populations were Hispanic or Latino. A concentration of Asians in Oxnard and Camarillo also exists, as well as a concentration of Blacks or African Americans in both Oxnard and Port Hueneme.

**Table 6: Racial and Ethnic Composition (By Jurisdiction)**

City/Area	Asian/Pacific Islander	Black or African American	Hispanic or Latino	American Indian/ Alaska Native	Non- Hispanic White	Other	Two or more races
Camarillo	7.3%	1.4%	15.5%	0.4%	72.8%	0.2%	2.5%
Fillmore	0.8%	0.2%	66.6%	0.5%	30.6%	0.2%	1.1%
Moorpark	5.6%	1.4%	27.8%	0.3%	62.4%	0.2%	2.3%
Ojai	1.7%	0.6%	15.8%	0.3%	79.6%	0.1%	1.8%
Oxnard	7.5%	3.5%	66.2%	0.4%	20.6%	0.1%	1.7%
Port Hueneme	6.5%	5.6%	41.0%	0.7%	42.7%	0.2%	3.3%
Santa Paula	0.7%	0.2%	71.2%	0.5%	26.4%	0.1%	0.8%
Simi Valley	6.4%	1.2%	16.8%	0.4%	72.7%	0.2%	2.4%
Thousand Oaks	5.9%	1.0%	13.1%	0.3%	77.7%	0.1%	1.9%
Ventura	3.0%	1.3%	24.3%	0.6%	68.1%	0.2%	2.5%
Unincorporated County	3.4%	1.3%	24.7%	0.5%	68.1%	0.2%	1.8%
<b>County Total</b>	<b>5.4%</b>	<b>1.8%</b>	<b>33.4%</b>	<b>0.4%</b>	<b>56.8%</b>	<b>0.1%</b>	<b>2.0%</b>
State	11.1%	6.4%	32.4%	0.5%	46.7%	0.2%	2.7%

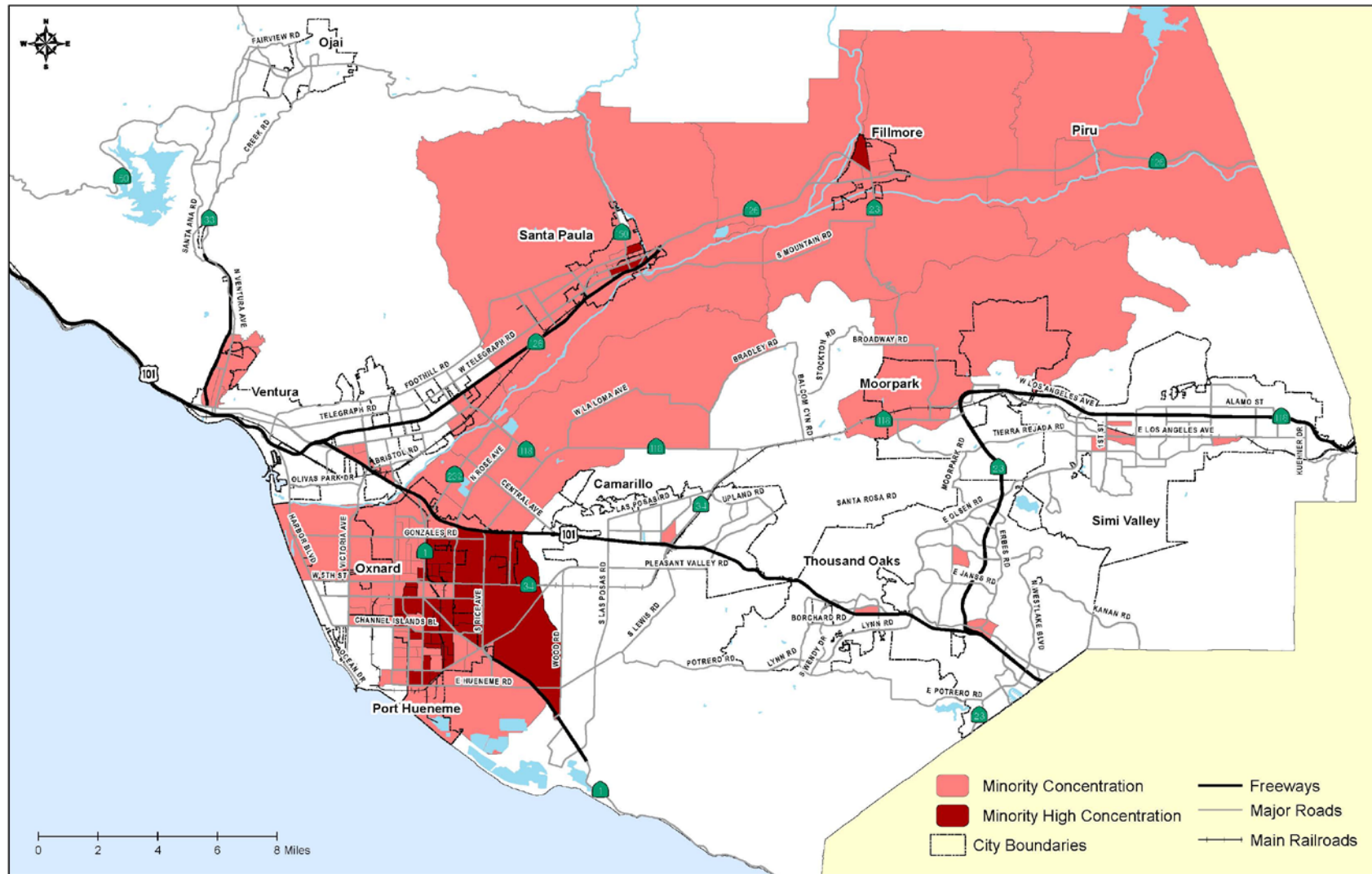
Source: Bureau of the Census, 2000.

Note: The OMB's December 2000 provisional guidance and appendices established new data collection procedures for race and ethnicity. Under the new policy, HUD must offer individuals, who are responding to agency data requests for race, the option of selecting one or more of five racial categories. HUD must also treat ethnicity as a category separate from race, and change the terminology for certain racial and ethnic groups. However, because 1990 Census data does not conform to this new method, a demographic comparison over time is not possible using the new race and ethnicity reporting guidelines. For the purposes of this report, the terminology for the various racial and ethnic groups has been amended; but, ethnicity has not been treated as a separate category.

Figure 2 illustrates concentrations of minority households by Census block group in Ventura County. A "concentration" is defined as a block group whose proportion of minority households is greater than the overall Ventura County average of 43.4 percent, and a "high concentration" is defined as a block group whose proportion of minority households is at least double the overall County average.<sup>1</sup> As shown in Figure 2, high minority concentrations are found in the northeast portions of the County's unincorporated areas around Piru, and in the cities of Oxnard, Fillmore, and Santa Paula.

<sup>1</sup> This definition of concentration is derived from the concept of Location Quotient (LQ), which is calculated by comparing the proportion of one group in a smaller geographic unit (e.g. block group) to the proportion of that group in the larger population (e.g. county).

Figure 2: Areas of Minority Concentration



## 2. Economic and Employment Profile

Despite the nationwide economic downturn, Ventura County has benefitted from the relative stability of its diversified economy. The county's economic base has grown more varied and diverse over the years. Once based primarily on oil and agriculture, the economy has expanded considerably into a variety of new and exciting areas. Finance, insurance and real estate account for a significant part of that base, followed by manufacturing and high-tech.

Job growth has slowed considerably throughout the County since mid-2006, which coincides with the initial stages of the real estate downturn. Non-farm job growth stood at one (1) percent for 2007, representing nearly 4,000 additional jobs countywide, and, as expected, job growth fell in real estate, construction and related industries. As of early 2009, the unemployment rate in Ventura County stood at around nine percent, a four percentage-point increase from just two years earlier, but comparable to the nationwide rate of nine percent. Every single employment sector lost jobs from December 2008 to January 2009. But, in a sign that the employment picture may be improving, the number of jobs increased in education and health services, government, leisure and hospitality, and farming in February 2009.

The workforce in the County is well educated, as 80 percent of residents had a high school diploma or higher and 27 percent had a bachelor's degree or higher in 2000. The high educational attainment is consistent with the high percentage of residents employed in managerial/professional occupations. Sales and office represented another significant sector in the County's employment base. However, sale and office occupations usually offer lower pay jobs.

**Table 7: Ventura County Employment Profile (2000)**

Occupation	Number	Percent
Managerial/Professional	127,157	36.1%
Sales and Office	95,006	27.0%
Service Occupations	48,762	13.8%
Production/Transportation	39,995	11.3%
Construction/Maintenance	28,589	8.1%
Farming, Forestry, and Fishery	12,910	3.7%
<b>Total</b>	<b>352,419</b>	<b>100.0%</b>

*Sources: Bureau of the Census, 2000.*

## 3. Income Profile

Household income is an important consideration when evaluating housing and community development needs since low income typically constrains people's ability to obtain adequate housing or services. For purposes of housing and community development resource programming, HUD has established the following income definitions based on the Area Median Income (AMI) for a given Metropolitan Statistical Area (MSA), adjusted for family size:

- **Extremely Low Income:** 0-30 percent of County AMI
- **Low Income:** 31-50 percent of County AMI
- **Moderate Income:** 51-80 percent of County AMI

However, individual HUD-funded programs may use different definitions. For example, the HUD Section 8 program and the HOME program define a household with up to 50 percent AMI as a very low income household and a household with up to 80 percent of AMI as a low income household.

#### **a. Income Distribution**

Overall, income profiles vary among communities. According to the 2000 Census, median household income is the highest in Simi Valley and the lowest in Santa Paula. The unincorporated area of Piru, however, has a lower household income than Santa Paula (\$42,720 for Santa Paula versus \$41,490 for Piru).

For planning purposes, HUD developed special income data (Comprehensive Housing Affordability Strategy—CHAS) based on the 2000 Census (Table 8). According to CHAS, within the Urban County, 39 percent of residents earned low and moderate incomes, including 11 percent of residents earning extremely low income. Within the County as a whole, 36 percent of residents earned low and moderate incomes. The 2000 Census data indicated the countywide number of families living below the poverty level increased in number from 20,256 (10 percent of total families) in 1989 to 24,999 (10 percent of total families) in 1999.

**Table 8: Income Distribution**

	<b>Total Households</b>	<b>% Extremely Low Income</b>	<b>% Low Income</b>	<b>% Moderate Income</b>	<b>% Middle/ Upper Income</b>
<b>Urban County</b>					
Fillmore	3,749	18.3 %	17.6 %	20.6 %	43.5 %
Moorpark	8,958	6.3 %	7.1 %	12.7 %	73.8 %
Ojai	3,059	15.3 %	11.0 %	20.3 %	53.4 %
Port Hueneme	7,253	14.8 %	17.6 %	21.7 %	45.9 %
Santa Paula	8,111	19.4 %	17.9 %	20.7 %	42.1 %
Unincorporated	30,294	9.3%	9.6%	13.5%	67.7%
<i>Total</i>	<i>61,424</i>	<i>11.7%</i>	<i>11.9%</i>	<i>16.1%</i>	<i>60.4%</i>
<b>Non-Urban County</b>					
Camarillo	21,472	8.3 %	9.3 %	13.7 %	68.6 %
Oxnard	43,576	14.7 %	14.6 %	21.6 %	49.1 %
Simi Valley	36,439	6.4 %	6.7 %	12.7 %	74.2 %
Thousand Oaks	41,746	6.4 %	6.9 %	11.6 %	75.2 %
Ventura	38,523	11.8 %	11.3 %	16.8 %	60.1 %
<i>Total</i>	<i>181,756</i>	<i>9.8 %</i>	<i>9.9 %</i>	<i>15.6 %</i>	<i>64.7 %</i>
<b>County Total</b>	<b>243,180</b>	<b>10.3 %</b>	<b>10.4 %</b>	<b>15.7 %</b>	<b>63.5 %</b>

*Note: The HUD CHAS Data provides income distribution by HUD income categories for cities above 25,000 in population. These distributions are developed based on specific Census data and income limits adjusted for household size.*

*Source: HUD Comprehensive Housing Affordability Strategy (CHAS) Data, 2000.*

## **b. Income by Race/Ethnicity**

Table 9 summarizes household income by race and ethnicity for the Urban County of Ventura. Among the different racial groups, Non-Hispanic White residents had the highest proportion of moderate and upper income households (67 percent), while Hispanic or Latino residents had the lowest proportion (41 percent).

Non-Hispanic White residents in the Urban County were also less likely to be lower income. Approximately 19 percent of Non-Hispanic White residents earned extremely low and low incomes. However, 38 percent of Hispanic or Latino residents and 26 percent of Black or African American residents were considered extremely low or low income households. Furthermore, a significantly larger proportion of Hispanic or Latino residents earned extremely low incomes (19 percent), compared to 12 percent of all households within the Urban County. A detailed breakdown of income distribution by race/ethnicity and for other protected classes by jurisdiction can be found in Appendix E.

**Table 9: Household Income by Race/Ethnicity in Urban County (2000)**

Type of Household	Non-Hispanic White		Hispanic or Latino		Black or African American		Asian		All Households	
	#	%	#	%	#	%	#	%	#	%
Extremely Low Income Households (0-30% AMI)	3,754	9.0%	2,930	19.0%	101	10.9%	145	8.6%	6,930	11.6%
Low Income Households (31-50% AMI)	3,960	9.5%	2,860	18.6%	144	15.5%	110	6.5%	7,074	11.9%
Moderate Households (51-80% AMI)	6,041	14.5%	3,200	20.8%	180	19.4%	183	10.9%	9,604	16.1%
Middle and Upper Income Households (>80% AMI)	27,813	67.0%	6,426	40.6%	502	54.2%	1,242	74.0%	35,983	60.4%
<b>Total Number of Households</b>	<b>41,568</b>	<b>100.0%</b>	<b>15,416</b>	<b>100.0%</b>	<b>927</b>	<b>100.0%</b>	<b>1,680</b>	<b>100.0%</b>	<b>59,591</b>	<b>100.0%</b>

Notes:

1. "Other" category not included because data for all other groups is not provided.
2. The OMB's December 2000 provisional guidance and appendices established new data collection procedures for race and ethnicity. Under the new policy, HUD must offer individuals, who are responding to agency data requests for race, the option of selecting one or more of five racial categories. HUD must also treat ethnicity as a category separate from race, and change the terminology for certain racial and ethnic groups. However, CHAS data using the new race and ethnicity reporting guidelines is not available. For the purposes of this report, the terminology for the various racial and ethnic groups has been amended; but, ethnicity has not been treated as a separate category.

Source: HUD Comprehensive Housing Affordability Strategy (CHAS) Data, 2000.

### c. Income by Household Type

Within the Urban County, 40 percent of all households earned low and moderate incomes. Among the different household types, small-family households had the highest percentage of low and moderate incomes, comprising 15 percent of the Urban County total. The elderly also comprised a significant percentage of low and moderate income households, at 11 percent of the Urban County total (Table 10).

**Table 10: Income by Household Type**

Household Type	Extremely Low (0-30 %)	Low (31-50 %)	Moderate (51-80 %)	Total Low/Mod as % of Total HHs
Elderly	20.5%	16.0%	19.3%	10.7%
Small Families	7.9%	9.2%	13.4%	14.8%
Large Families	10.6%	15.6%	19.2%	8.4%
Others	14.1%	10.8%	16.8%	5.7%
<b>Total Urban County</b>	<b>11.7%</b>	<b>11.9%</b>	<b>16.1%</b>	<b>39.6%</b>

Source: HUD Comprehensive Housing Affordability Strategy (CHAS) Data, 2000.

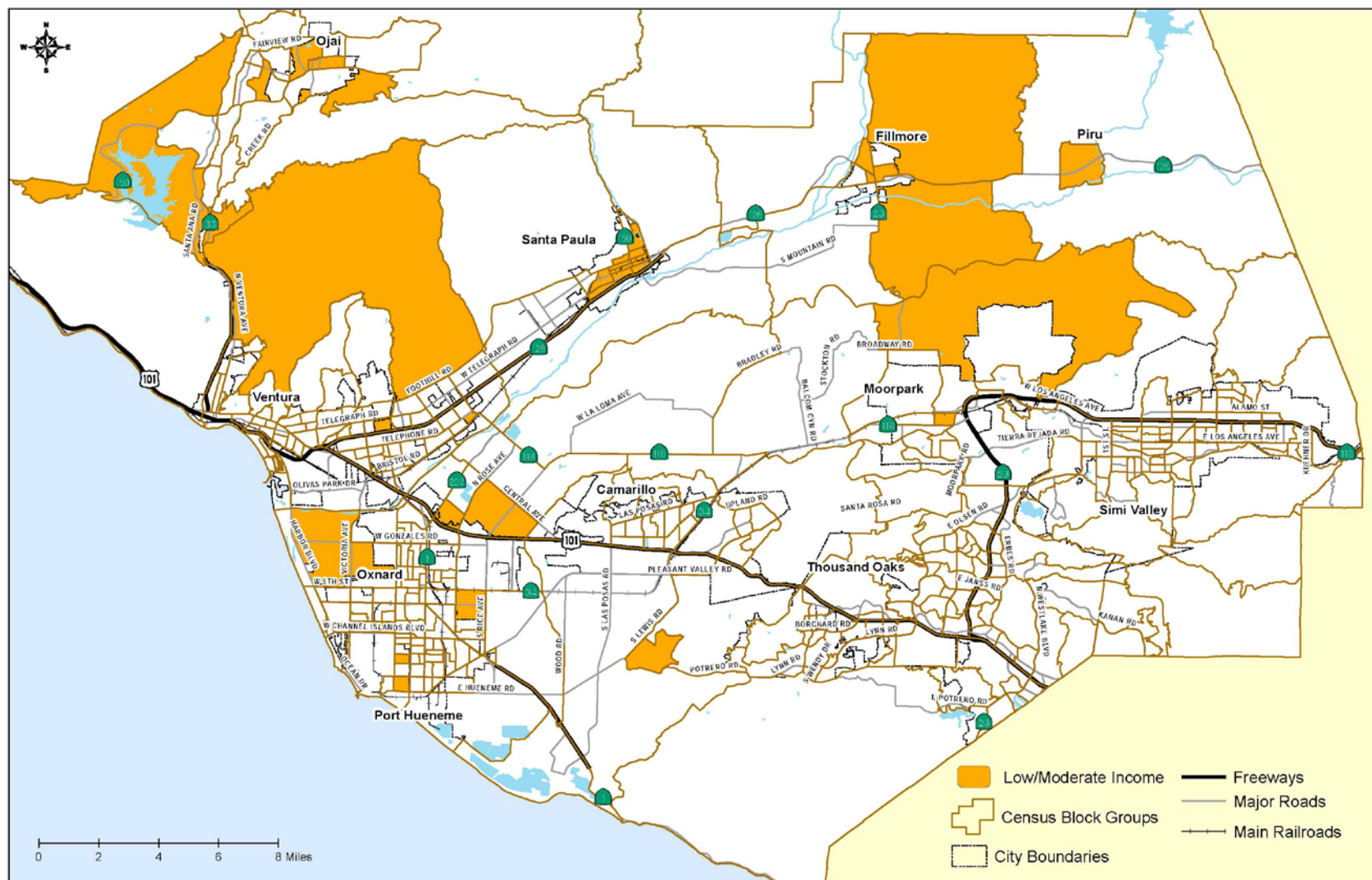
Large households = Households with five or more members.

#### **d. Concentration of Low and Moderate Income Population**

Use of CDBG funds on public facilities and infrastructure improvements can occur if the facilities and infrastructure serve primarily low and moderate income persons or special needs populations. The CDBG program typically defines income eligibility as any block group and census tract with 51 percent or more of the population earning incomes less than 80 percent of the AMI. Figure 3 illustrates the Low and Moderate Income areas in the County by Census block group. As shown in Figure 3, a significant number of block groups in Santa Paula, Fillmore, and Port Hueneme are identified as Low and Moderate Income areas. Typically, public improvement projects and some public services can be provided in these areas based on Low/Moderate Income Area Benefit under the CDBG regulations. The concentrations of Low and Moderate Income population can be compared with the concentrations of minority households shown previously in Figure 2. Generally, areas identified as Low and Moderate Income also contain high concentrations of minority households.



Figure 3: Low and Moderate Income Areas



## B. Household Profile

### 1. Household Trends

Information on household characteristics is important to understanding growth and changing needs of a community. The Census defines a household as all persons who occupy a housing unit, which may include single persons living alone, families related through marriage or blood, and unrelated individuals living together. Persons living in retirement or convalescent homes, dormitories, or other group living situations are not considered households.

The number of households in the Urban County increased by an estimated 14 percent between 1990 and 2000, largely due to the growth in Moorpark and Unincorporated areas of Ventura County. During that same time, the Non-Urban County jurisdictions of Ventura County experienced an 11 percent growth in the number of households. However, in the following decade, from 2000-2009, household growth in the Non-Urban County surpassed that of the Urban County (15 percent versus 12 percent).

**Table 11: Household Growth**

	Number of Households			% Change	
	1990	2000	2009	1990-2000	2000-2009
<b>Urban County</b>					
Fillmore	3,400	3,762	4,411	10.6 %	17.3%
Moorpark	7,621	8,994	10,701	18.0 %	19.0%
Ojai	3,000	3,088	3,343	2.9 %	8.3%
Port Hueneme	6,732	7,268	8,122	8.0 %	11.8%
Santa Paula	7,664	8,136	8,644	6.2 %	6.2%
Unincorporated	25,668	30,234	33,563	17.8 %	11.0%
<i>Total</i>	<i>54,085</i>	<i>61,482</i>	<i>68,784</i>	<i>13.7 %</i>	<i>11.9%</i>
<b>Non-Urban County</b>					
Camarillo	18,109	21,438	25,109	18.4 %	17.1%
Oxnard	39,302	43,576	52,185	10.9 %	19.8%
Simi Valley	31,998	36,421	42,010	13.8 %	15.3%
Thousand Oaks	36,457	41,793	47,119	14.6 %	12.7%
Ventura	37,347	38,524	42,688	3.2 %	10.8%
<i>Total</i>	<i>163,213</i>	<i>181,752</i>	<i>209,191</i>	<i>11.4 %</i>	<i>15.1%</i>
<b>County Total</b>	<b>217,298</b>	<b>243,234</b>	<b>277,975</b>	<b>11.9 %</b>	<b>14.3%</b>

*Source: Bureau of the Census, 1990 and 2000. California Department of Finance, 2009.*

### 2. Household Composition and Size

The 2000 Census documented 243,234 households in Ventura County. The County's household composition was: 182,959 (75 percent) families; 17,993 (7 percent) elderly persons living alone; 27,938 (12 percent) other single-person households; and 14,344 (6 percent) other households. The average household size in the County was 3.04 persons (Table 12).

While family households were the predominant household type across the County, some cities had significantly higher proportions of single-person households than others. Single-person households comprised approximately 29 percent of Ojai's total households, the highest proportion in the County. Almost half of these households in Ojai were elderly persons living alone. For the cities of Camarillo, Ventura, and Port Hueneme, single-person households also accounted for more than 20 percent of all households. Military personnel may potentially make up a significant portion of the non-elderly single-person households in and around Port Hueneme. The presence of a large number of military personnel has contributed to the tight rental housing market in this part of the County, due to the limited housing available at the U.S. Naval Base Ventura County (NBVC) and the generally lower incomes of military personnel.

**Table 12: Household Composition**

Cities	Total Households	% Families	% Single-Person Households	% Other Households	Average Household Size
<b>Urban County</b>					
Fillmore	3,762	80.6 %	16.1 %	3.3 %	3.56
Moorpark	8,994	85.6 %	9.9 %	4.5 %	3.49
Ojai	3,088	64.3 %	29.0 %	6.6 %	2.48
Port Hueneme	7,268	68.8 %	24.1 %	7.2 %	2.86
Santa Paula	8,136	79.1 %	17.2 %	3.8 %	3.49
Unincorporated	30,234	76.9 %	17.0 %	6.1 %	2.99
<i>Total</i>	<i>61,482</i>	<i>77.3 %</i>	<i>17.7 %</i>	<i>5.0 %</i>	<i>N/A</i>
<b>Non-Urban County</b>					
Camarillo	21,438	71.1 %	24.1 %	4.8 %	2.62
Oxnard	43,576	80.2 %	14.6 %	5.2 %	3.85
Simi Valley	36,421	79.5 %	14.7 %	5.9 %	3.04
Thousand Oaks	41,793	74.6 %	19.6 %	5.8 %	2.75
Ventura	38,524	65.5 %	26.5 %	8.0 %	2.56
<i>Total</i>	<i>181,752</i>	<i>74.6 %</i>	<i>19.4 %</i>	<i>6.0 %</i>	<i>N/A</i>
<b>County Total</b>	<b>243,234</b>	<b>75.2 %</b>	<b>18.9 %</b>	<b>5.9 %</b>	<b>3.04</b>

Source: Bureau of the Census, 2000.

### 3. Overcrowding

Overcrowding is an indicator of unaffordable housing. Unit overcrowding typically results from the combined effect of low earnings and high housing costs in a community, and reflects the inability to buy or rent housing that provides a reasonable level of privacy and space. Overcrowding contributes to increases in traffic within a neighborhood, accelerates deterioration of homes and infrastructure, and results in a shortage of on-site parking. According to the California Department of Housing and Community Development, an overcrowded household is defined as one with more than one person per room, excluding bathrooms, kitchens, hallways, and porches. Severely overcrowded households are households with more than 1.5 persons per room.

Since 1990, overcrowding has increased in most jurisdictions across the County, with the most apparent increase occurring in Santa Paula, where the percentage of overcrowded households increased from 21 percent to 29 percent. Table 13 depicts the change in household overcrowding (by percent) throughout the County from 1990 to 2000.

**Table 13: Overcrowding in Ventura County**

	1990	2000
<b>Urban County</b>		
Fillmore	22.8 %	28.6 %
Moorpark	8.5 %	8.7 %
Ojai	5.0 %	6.7 %
Port Hueneme	13.7 %	17.1 %
Santa Paula	20.9 %	29.4 %
Unincorporated	9.4 %	9.0 %
<i>Total</i>	<i>12.4 %</i>	<i>14.9 %</i>
<b>Non-Urban County</b>		
Camarillo	5.1 %	4.9 %
Oxnard	25.0 %	31.2 %
Simi Valley	5.5 %	5.8 %
Thousand Oaks	3.7 %	4.5 %
Ventura	6.1 %	7.8 %
<i>Total</i>	<i>9.9 %</i>	<i>11.9 %</i>
<b>County Total</b>	<b>10.5 %</b>	<b>12.4 %</b>

*Source: Bureau of the Census, 1990 and 2000.*

Overcrowding occurs more often in renter households, particularly in the lower income categories. Table 14 shows the percentage of overcrowding by tenure for each jurisdiction. In Ventura County, 23 percent of all renters were living in overcrowded conditions in 2000. Large family renters as a group, regardless of income, were experiencing 23 percent overcrowding throughout the County. The table also indicates that three cities, Oxnard, Santa Paula, and Fillmore had higher percentages of renters living in overcrowded conditions than the County (43.4 percent, 43.0 percent, and 42.1 percent, respectively).

The incidence of overcrowding for owners in Ventura County was not as severe. Approximately seven percent of owners in the County were experiencing overcrowding. However, the cities of Oxnard (22.1 percent), Fillmore (20.2 percent), and Santa Paula (19.3 percent) had the greatest percentage of owners experiencing overcrowding.

Overall, the prevalence of overcrowding varied significantly among jurisdictions, with the lowest percent of residents living in overcrowded conditions in Thousand Oaks (five (5) percent) to the highest percent in Oxnard (31 percent).

**Table 14: Overcrowding by Tenure**

Jurisdiction	Tenure		Total
	Renter	Owner	
Urban County			
Fillmore	42.1 %	20.2 %	28.6 %
Moorpark	21.2 %	6.1 %	8.7 %
Ojai	10.3 %	4.1 %	6.7 %
Port Hueneme	19.6 %	14.5 %	17.1 %
Santa Paula	43.0 %	19.3 %	29.4 %
Unincorporated	19.4 %	4.9 %	9.0 %
Total	24.7 %	10.6 %	13.7 %
Non-Urban County			
Camarillo	13.5 %	1.8 %	4.9 %
Oxnard	43.4 %	22.1 %	31.2 %
Simi Valley	12.0 %	4.1 %	5.8 %
Thousand Oaks	11.7 %	2.2 %	4.5 %
Ventura	13.4 %	3.9 %	7.8 %
Total	22.5 %	6.9 %	11.9 %
County Total	23.0 %	7.3 %	12.4 %

*Source: Bureau of the Census, 2000.*

## 4. Special Needs Populations

Certain segments of the population may have difficulty finding decent, affordable housing due to their special needs. They may also have additional needs for community facilities and services. These "special needs" populations include the elderly, persons with disabilities, female-headed households, large households, farm workers, persons with drug and/or alcohol addiction, and persons with AIDS and related diseases.

Table 15 summarizes the special needs population in Ventura County and the following sections evaluate the housing and supportive service needs of special needs groups and identifies potential gaps in the service delivery system. An overview of licensed community care facilities that serve some of the special needs groups in the Urban County is provided in Table 16, followed by a detailed discussion of the housing needs for each of the special needs groups.

Licensed community care facilities offer housing and specialized services for children, adults, and elderly that have special needs. According to the State Department of Social Services, 31 facilities are licensed to operate in the Urban County (Table 16). Many of these facilities provide housing and services to non-ambulatory persons. Countywide, 320 licensed community care facilities provide care for more than 5,800 persons. Figure 4 illustrates the location of all of Ventura County's licensed community care facilities. A majority of these facilities are located in the Non-Urban County jurisdictions of Camarillo, Oxnard, Simi Valley, Thousand Oaks, and Ventura.

Approximately 85 percent of the community care beds in Ventura County are for elderly persons and another 11 percent are for adults between the age of 18 and 59. Less than five (5) percent of the total capacity consists of Small Family Homes and Group Homes serving children and youth.

**Table 15: Special Needs Population**

<b>Cities</b>	<b>Total Households</b>	<b>% Elderly</b>	<b>% Female Headed w/ children</b>	<b>% Large Households</b>	<b>Total Pop.</b>	<b>% Disabled</b>
<b>Urban County</b>						
Fillmore	3,762	9.1 %	7.0 %	30.5 %	13,643	22.3 %
Moorpark	8,994	2.2 %	6.1 %	21.6 %	31,415	13.2 %
Ojai	3,088	13.9 %	7.0 %	7.6 %	7,862	19.3 %
Port Hueneme	7,268	10.3 %	8.5 %	16.3 %	21,845	22.5 %
Santa Paula	8,136	9.4 %	7.6 %	27.0 %	28,598	22.2 %
Unincorporated	30,234	5.7 %	5.3 %	16.7 %	93,127	19.7 %
<i>Total</i>	<i>61,482</i>	<i>4.0 %</i>	<i>6.3 %</i>	<i>19.0 %</i>	<i>196,490</i>	<i>19.2 %</i>
<b>Non-Urban County</b>						
Camarillo	21,438	13.6 %	4.7 %	11.0 %	57,077	16.0 %
Oxnard	43,576	5.6 %	8.0 %	15.2 %	170,358	20.8 %
Simi Valley	36,421	4.9 %	5.9 %	12.0 %	111,351	16.0 %
Thousand Oaks	41,793	7.1 %	4.7 %	32.1 %	117,005	15.2 %
Ventura	38,524	9.7 %	6.8 %	10.7 %	100,916	18.1 %
<i>Total</i>	<i>182,021</i>	<i>7.6 %</i>	<i>6.2 %</i>	<i>17.0 %</i>	<i>556,707</i>	<i>17.7 %</i>
<b>County Total</b>	<b>243,234</b>	<b>7.4 %</b>	<b>6.2 %</b>	<b>17.6 %</b>	<b>753,197</b>	<b>17.7 %</b>

Source: Bureau of the Census, 2000.

**Table 16: Licensed Community Care Facilities**

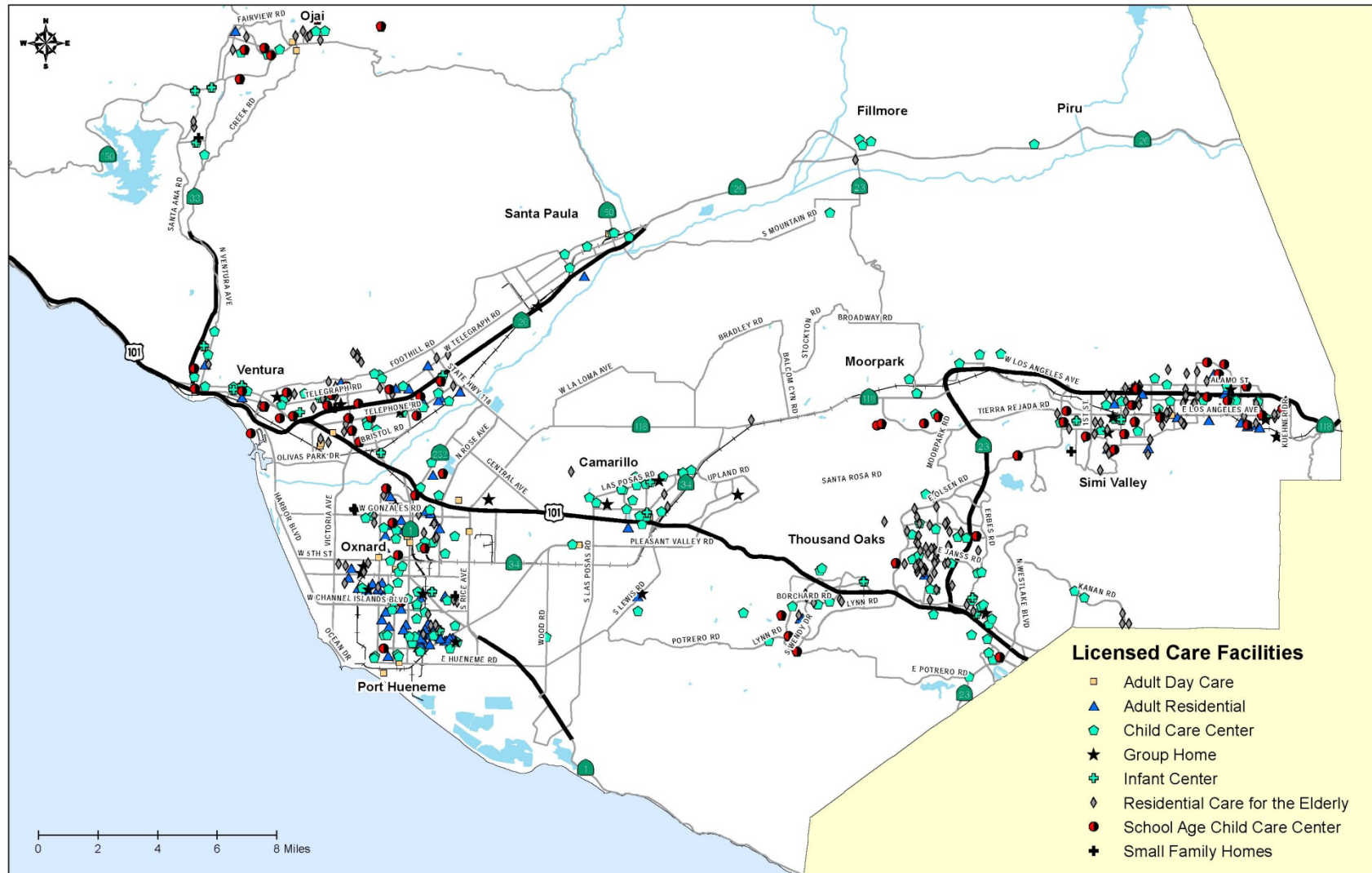
Jurisdiction	Small Family Home		Group Home		Adult-Residential		Residential Elderly		Total	
	Fac.	Beds	Fac.	Beds	Fac.	Beds	Fac.	Beds	Fac.	Beds
<b>Urban County</b>										
Fillmore	-	-	-	-	-	-	1	66	1	66
Moorpark	-	-	-	-	-	-	-	-	-	-
Ojai	-	-	-	-	1	6	7	242	8	248
Port Hueneme	-	-	-	-	3	16	-	-	3	16
Santa Paula	-	-	1	6	1	6	-	-	2	12
Unincorporated	1	4	1	6	2	30	13	129	17	169
<b>Total</b>	<b>1</b>	<b>4</b>	<b>2</b>	<b>12</b>	<b>7</b>	<b>58</b>	<b>21</b>	<b>437</b>	<b>31</b>	<b>511</b>
<b>Non-Urban County</b>										
Camarillo	-	-	5	91	2	21	33	843	40	955
Oxnard	3	14	7	42	50	356	21	312	81	724
Simi Valley	1	4	7	44	16	93	54	579	78	720
Thousand Oaks	-	-	1	6	1	6	53	1,536	55	1,548
Ventura	1	5	3	18	10	116	21	1,285	35	1,424
<b>Total</b>	<b>5</b>	<b>23</b>	<b>23</b>	<b>201</b>	<b>79</b>	<b>592</b>	<b>182</b>	<b>4,555</b>	<b>289</b>	<b>5,371</b>
<b>County Total</b>	<b>6</b>	<b>27</b>	<b>25</b>	<b>213</b>	<b>86</b>	<b>650</b>	<b>203</b>	<b>4,992</b>	<b>320</b>	<b>5,882</b>
Percent	2%	0.5%	8%	4%	27%	11%	63%	85%	100%	100%

*Notes:*

1. *Small Family Homes care in the licensee's family residence for six or fewer children who are mentally disabled, developmentally disabled, or physically handicapped, and who require special care and supervision as a result of such disabilities.*
2. *Group homes provide specialized treatment for persons under age 18. Group home residents are referred by the Department of Children and Family Services as well as the Probation Department.*
3. *Adult residential facilities provide care for persons age 18 to 59 years including both developmentally disabled adults and persons suffering from mental illness or psychiatric disorders.*
4. *Elderly residential facilities provide care for persons age 60 and above and persons under 60 with compatible needs.*

*Source: State of California Department of Social Services, Community Care Licensing Division, 2009.*

Figure 4: Licensed Community Care Facilities





## a. Elderly and Frail Elderly

The population over 65 years of age has special needs due to four main concerns:

- **Income:** Many people over 65 are retired and living on a fixed income
- **Health Care:** Due to their higher rate of illness, health care costs can be burdensome
- **Transportation:** Many seniors use public transit
- **Housing:** Many live alone and rent

These characteristics indicate a need for smaller, lower cost housing with easy access to transit and health care facilities. According to the 2000 Census, the Urban County was home to 12,923 seniors, representing approximately 10 percent of all residents. Of the elderly population, 52 percent or 6,757 of the elderly residents in the Urban County had some type of disability and were considered frail elderly. Approximately 33 percent of seniors in the Urban County were also considered low income.

**Table 17: Elderly and Frail Elderly in Ventura County**

Jurisdiction	Elderly		Frail Elderly		Low Income Elderly	
	#	% of Total	#	% of Elderly	#	% of Elderly
<b>Urban County</b>						
Fillmore	1,308	9.6%	627	47.9%	384	29.4%
Moorpark	1,412	4.5%	866	61.3%	241	17.1%
Ojai	1,414	18.0%	710	50.2%	349	24.7%
Port Hueneme	2,334	11.2%	1,287	55.1%	765	32.8%
Santa Paula	3,035	10.6%	1,770	58.3%	869	28.6%
Unincorporated	3,420	11.0%	1,497	43.8%	1,645	48.1%
<b>Total</b>	<b>12,923</b>	<b>9.7%</b>	<b>6,757</b>	<b>52.3%</b>	<b>4,253</b>	<b>32.9%</b>
<b>Non-Urban County</b>						
Camarillo	9,722	17.0%	4,835	49.7%	2,118	21.8%
Oxnard	13,359	7.8%	6,780	50.8%	2,741	20.5%
Simi Valley	8,494	7.6%	4,678	55.1%	1,795	21.1%
Thousand Oaks	12,770	10.9%	6,078	47.6%	2,273	17.8%
Ventura	12,693	12.6%	6,703	52.8%	3,226	25.4%
<b>Total</b>	<b>57,038</b>	<b>10.2%</b>	<b>29,074</b>	<b>51.0%</b>	<b>12,153</b>	<b>21.3%</b>
<b>County Total</b>	<b>69,961</b>	<b>10.1%</b>	<b>35,831</b>	<b>51.2%</b>	<b>16,406</b>	<b>23.5%</b>

Sources: Bureau of the Census, 2000. HUD Comprehensive Housing Affordability Strategy (CHAS) Data, 2000.

The Urban County has a range of housing options available for the elderly. Approximately 82 percent of all senior-headed households own their own homes. In addition, the County has 14 affordable senior projects offering 1,052 units to low income seniors through long-term agreements with the project's owners. For seniors requiring more assisted living, the Urban County has 21 elderly residential care facilities with a total capacity of 437 beds.

The County of Ventura offers a variety of services for seniors. A total of 13 Senior Centers that provide services for seniors are currently operating in the County. These Centers provide a variety of services including health screenings, employment referrals, HICAP counseling, recreational programs, consumer services, physical fitness programs, adult education, congregate meal sites and legal services. The County has also established the Ventura County Area Agency on Aging (AAA) whose mission is to:

- Serve the County's senior population, including those with different social and cultural needs;
- Foster and support self-determination and independence among the older population; and
- Provide leadership in the development of a community-based system of care.

## **b. Persons with Disabilities**

The Americans with Disabilities Act (ADA) defines a disability as a “physical or mental impairment that substantially limits one or more major life activities.” Physical disabilities can hinder one’s access to conventional housing units as well as restrict mobility. Mental and/or developmental activities can affect a person’s ability to maintain a home. Moreover, physical and mental disabilities can restrict one’s work and prevent one from earning adequate income. Therefore, persons with disabilities are more vulnerable and are considered a group with special housing, service, and transportation needs.

According to the 2000 Census, approximately 19 percent of the Urban County population has a disability. Of the 17,472 disabled persons in the Urban County, approximately 13 percent are under the age of 20, 64 percent are between the age of 21 and 65, and 23 percent are over 65 years of age. The following discussion provides more detail on the housing needs of persons by the type of their disability.

Special needs for persons with disabilities fall into two general categories: physical design to address mobility impairments and social, educational, and medical support to address developmental and mental impairments.

### ***Physically Disabled***

A physically disabled person has an illness or impairment that impedes the ability to function independently. Although not able to function in a complete independent manner, the majority of people with physical disabilities can and do live in an independent environment. Adequately housing physically disabled individuals requires that the housing unit be affordable, equipped with special construction features that provide for access and use, and preferably located near public transit or needed social and specialized services.

The ADA of 1990 and amendments to the Fair Housing Act, as well as state law, require ground floor units of new multi-family construction with more than four units to be accessible to persons with disabilities. According to the California Building Code, five (5) percent of all multi-family units are required to be accessible to persons with disabilities and every floor served by elevators is considered a ground floor. Older units, units built prior to 1989, particularly older multi-family structures, are very expensive to retrofit for disabled occupants because space is rarely available for

elevator shafts, ramps, widened doorways, etc. In addition to changes to the units, the site itself may need modification to widen walkways and gates, and to install ramps.

Licensed community care facilities offer a housing option with specialized services for the disabled elderly, as well as young disabled persons. Residential housing and care facilities in the Urban County have the capacity to serve 417 disabled persons. Other service organizations provide housing and housing assistance for persons with physical limitations. Local transit providers also provide specialized services and discounted rates to assist people with physical disabilities access needed health and social services.

### ***Developmentally Disabled***

As defined by federal law, “developmental disability” means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 22;
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency;
- Reflects the individual’s need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The Census does not record developmental disabilities. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. This equates to 3,145 persons in the Urban County with developmental disabilities. Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person’s living situation as a child to an appropriate level of independence as an adult.

### ***Mentally and Severely Mentally Ill***

Severe mental illness includes the diagnoses of psychoses (e.g. schizophrenia) and the major schizoaffective disorders (e.g. bipolar, major depression). Chronic mental illness refers to duration of at least one year. According to national estimates, approximately one percent of the adult population meets a definition of severe mental illness based on diagnosis, duration, and disability.

Housing is an integral part of a system of care for the severely mentally ill because the prime support network and focus of daily living activities is associated with the residence. The major barrier to stable and decent housing for the seriously mentally ill is the availability of affordable housing. A substantial majority of persons in this population depend solely on Supplemental Security

Income (SSI). With the high cost of housing in Ventura County, few affordable housing options exist in the open market. Due to the lack of affordable housing, mentally ill persons are at greater risk of becoming homeless or living in unstable or substandard housing situations.

The current housing stock available for mentally ill clients served by the Ventura County Behavioral Health Department (BHD) consists of a variety of living environments with varying degrees of staff support and services. The current bed stock ranges from shelter with minimal specialized support to highly supported environments. Several facilities in the County provide both independent living options and residential care for persons with serious mental illness. The County's residents also have access to a number of programs that specifically assist persons with mental and severe mental illness, including:

- **Children's Full Service Partnership:** This program serves children and youth 9-17 years of age who have been identified as having a high risk for severe emotional disturbance (SED) and have been referred to the juvenile justice system.
- **Children's Intensive Response Team (CIRT):** This program serves children/youth experiencing a mental health crisis and their families by providing immediate intensive mental health response services to children/youth up to 18 years of age throughout the County.
- **Transitional Age Youth Full Service Partnership:** This program serves transitional age youth (TAY), ages 18-25 who are dually diagnosed with a serious mental illness (SMI).
- **Transitional Age Youth Wellness & Recovery Center:** This program serves TAY, ages 18 to 25 years old, who are recovering from mental illness or mental illness and substance abuse.
- **Adult Full Service Partnership:** This program serves 30 individuals annually who are diagnosed with a serious and persistent mental illness, are leaving or at risk of incarceration, and are at risk of homelessness or hospitalization.
- **Adult Mobile Crisis Response (Adult Intensive Response and Stabilization Team):** This program provides services to all adults in need of community-based crisis response services 24/7/365 throughout Ventura County. This is for individuals currently receiving mental health services, or those who are unserved within the community.
- **Short Term Social Rehabilitation Program:** This program will provide short term, voluntary residential services, as an alternative to hospitalization for consumers experiencing a mental health crisis.
- **Adult Wellness & Recovery Center:** This Center serves adults with serious mental illness (SMI) throughout Ventura County.
- **Older Adult Full Service Partnership:** This program provides services to consumers 60 years of age and older who, due to a serious mental illness (SMI), have a reduction in personal or community functioning, and are best served in the public specialty mental health system.

- **Fillmore Community Project:** This program serves youth and families who have been identified as having a 1) mental health and/or substance disorder with a 2) significant impairment in functioning/development or a probability of significant impairment if not provided services.
- **Children and Family Stabilization Program-Family Access Support Team (FAST):** This program is designed to support families in identifying strategies to address the challenges of severely emotionally disturbed (SED).
- **Transitions:** The Transitions program serves Transitional Age Youth, ages 18 to 25 years old with serious mental illness across a continuum of full service partnership services.
- **Empowering Partners through Integrative Community Services (EPICS):** This program serves adult consumers (18 and over) with serious and persistent mental illness.

### c. Persons with HIV/AIDS

According to the Ventura County Public Health Department, as of December 2007, 1,055 cumulative cases of AIDS have been reported from residents in Ventura County and an additional 364 persons are believed to be infected with the HIV virus. An overwhelming majority of these cases involved males and the predominant race/ethnic background was Non-Hispanic White and Hispanic or Latino.

The Ventura County Public Health HIV/AIDS Center provides special programs for persons living with HIV/AIDS. The Center provides professional, confidential and culturally sensitive services for men, women and children in English and Spanish. The Center also provides HIV/AIDS education and prevention information for juveniles, including those in county correctional facilities and alternative schools, and migrant farm and service workers. The following are some of the specific services provided by the Center:

- AIDS Nurse Case Management
- AIDS Medication Assistance
- HIV/AIDS Anonymous Testing and Screening
- Partner Notification Services
- Early Intervention Program
- HIV/AIDS Education and Prevention
- Care Health Insurance Premium Payment Program
- Court Mandated HIV/AIDS Education

Emergency rental assistance is available through federally distributed HOPWA funds. The County has also been awarded additional funds targeting emergency housing needs of dual-diagnosed patients from the Ventura AIDS Partnership. While housing is an ongoing need and concern for all AIDS clients, it is especially difficult to obtain stable housing conditions for patients with dual-diagnoses for whom housing is generally more expensive. Income for clients is generally below \$750 per month. The HIV/AIDS Management Program is enrolled in the State CARE-HIPP program which assists with payment of insurance premiums, thus enabling patients to keep their private insurance.

The Ventura County AIDS Partnership (VCAP) was formed in 1995 as a local response to the HIV/AIDS epidemic. The mission of the Partnership is to strengthen the County's response to the HIV/AIDS epidemic by raising and allocating funds specifically to fill the unmet needs in HIV prevention and AIDS care services in Ventura County. VCAP is one of 29 community partners of the National AIDS Fund (NAF). NAF provides challenge grant matching funds so that every \$2 raised locally is eligible to be matched with \$1. Since its inception, VCAP has given over \$1,125,000 to Ventura County agencies for HIV prevention efforts and AIDS care services. VCAP's role in the community is evolving from being a grant maker to also including programmatic activities such as the HIV/AIDS Latino Taskforce. The Taskforce is a countywide collaboration consisting of leaders from the agricultural, business, public health, and non-profit sectors, the school system and other key stakeholders. This project is engaging local Latino leaders in community organizing and advocacy in an effort to prevent HIV infection.

The Ventura County Board of Supervisors adopted an Ordinance #3981 in 1991, to prohibit discrimination against anyone who has, or is thought to have, a life-threatening or communicable disease.

#### **d. Persons with Alcohol or Other Drug Addiction (AODA)**

AODA is defined as excessive and impairing use of alcohol or other drugs, including addiction. The Ventura County Department of Drug and Alcohol Program estimates that 10 percent of the general population has drug and alcohol abuse issues. In the Urban County, these estimates translate to approximately 20,970 persons. Information on the extent of drug use is not available.

Substance abusers have special housing needs during treatment and recovery. Group quarters typically provide appropriate settings for treatment and recovery. Affordable rental units provide housing during the transition to a responsible lifestyle.

The Ventura County Department of Alcohol and Drug Program (ADP) has developed a system of care, which offers a continuum of services, including pre-treatment interventions, detoxification, residential and day treatment, outpatient counseling, and aftercare services. Overall, ADP delivers services to more than 6,000 persons annually. Its organizational structure encompasses four divisions: treatment and recovery services, prevention programs, drinking driver programs and administration support services. Under a broad continuum of care, services are provided through eight (8) regionally based County operated centers and a network of 20 community-based contract service providers.

Three County-operated treatment centers, located in Simi Valley, Ventura (downtown) and South Oxnard, provide a wide range of non-residential counseling services for both adolescents (12 years of age to 18) and adults. Services at these treatment centers include screening and assessments, treatment planning, individual and group counseling, intensive outpatient programs, information and referral. In addition to treating self-referred clients, each Center provides services for persons referred by the criminal justice system. All services are available to persons requiring services in Spanish, as well as, hearing impaired.

Five contract providers provide treatment and intervention services to Ventura County residents on an outpatient basis. Services provided include methadone maintenance for opiate dependence and court mandated intervention services for drug offenders:

- **Aegis Medical Systems:** Provides outpatient methadone maintenance for opiate dependence. Aegis provides services at four (4) regional locations. South Oxnard, North Oxnard, Simi Valley, and Santa Paula.
- **Western Pacific Medical Corporation:** Provides outpatient methadone maintenance for opiate dependence. Western Pacific provides services in Ventura.
- **Santa Clara Valley Services United (SCVSU):** Provides outpatient treatment for alcohol and drug dependent persons and their families. SCVSU is located in Santa Paula.
- **Alternative Actions and the Intervention Institute:** Provides Penal Code 1000 Drug Diversion Program services. Drug Diversion services are provided in a structured 16 hour education counseling program to persons arrested for possession of controlled substances. Referrals are received from either the Courts directly and/or Probation Agency. Alternative Actions is located in North Oxnard and Intervention Institute is located in Thousand Oaks. Annually, more than 500 offenders are provided services under this intervention modality.

Residential treatment and recovery services for Ventura County residents are provided by six service providers. These providers have a total capacity of over 30,000 bed days annually for men, women, adolescents (female) and women with children. Services provided are range from social detoxification services to residential treatment and recovery for women with small children (prenatal services), to young female adolescents:

- **Khepera House:** Provides residential recovery home services for men recovering from alcohol and other drug abuse.
- **Miracle House:** Provides highly structured 12 step program treatment and recovery services following a 30 day program format.
- **Rainbow Recovery Home:** Provides services at three locations: Oxnard, Simi Valley and Fillmore. Rainbow Recovery is a social model residential treatment facility for adult women (ages 18-62).
- **Santa Clara Valley Services United (SCVSU):** SCVSU is a residential recovery provider offering stays up to six (6) months in duration.
- **Casa Latina:** A residential recovery home for pregnant and parenting women and their children.
- **Prototypes Women's Center:** Provides residential treatment services for pregnant and parenting woman and their children.

In addition, a citizen appointed Alcohol and Drug Advisory Board is comprised of individuals appointed from each of the five County Board of Supervisor districts. Members serve in an advisory capacity to the ADP for two-year terms and are involved in the planning, development and implementation of services in Ventura County.

## **e. Victims of Domestic Violence**

The U.S. Department of Justice in 2000 completed a *National Violence against Women Survey*. The survey found that nearly one-quarter of women reported they were raped or physically assaulted by a current or former spouse or partner at some time in their lives. Domestic violence offenses often go unreported, which makes it difficult to assess the extent of the problem in communities. Increased vigilance by the justice system and advocacy for victims in services and legal matters have helped to increase the extent to which victims seek help, but domestic violence still is a continuing issue as well as a leading cause of homelessness in women.

According to the 2007 Ventura County Local Emergency Shelter Strategy (LESS), ten percent (approximately 41 persons) of those surveyed in the previous year's homeless count reported that domestic violence led to their becoming homeless. Several agencies in Ventura County provide assistance to victims of domestic violence. The Coalition to End Family Violence, established in 1976, serves survivors of sexual assault and domestic violence through counseling, parenting classes, support groups, batterer's intervention and crisis response for domestic violence and sexual assault victims, emergency shelter services, after school care resources and legal services. The Coalition also operates a 24 hour bilingual hotline. In 2009, the agency assisted 8,943 persons but has had to scale back its direct counseling services due to extreme budget cutbacks, limited state funds, and drop-offs in local donations.

Supportive case management services can be extremely helpful to break the cycle of violence for victims of domestic violence. These services can include counseling, court accompaniment, information and referrals, and personal advocacy. In addition, emergency and/or transitional shelter, in a confidential place, is often necessary to ensure victims' safety.

As a result of a countywide plan to develop a system that would improve coordination among county agencies, promote integrated service delivery, and maximize resources addressing domestic violence, a Domestic Violence Strategic Plan Workgroup was formed in 2001. The group drafted a Domestic Violence Strategic Plan document in 2003, which is used as a planning tool for the County's domestic violence shelters and their partners.

## **f. Female-Headed Households**

Single-parent households are likely to have special needs for housing near day care and recreation facilities as well as easy access to public transportation. Households headed by females are especially likely to need assistance because women continue to earn less on average than men in comparable jobs. In 2000, female-headed households with children comprised approximately 15 percent (3,882 households) of all Urban County families with children. Countywide, the cities of Ojai, Port Hueneme, and Ventura had the highest percentages of female-headed households. Among all female-headed households in the County, 61 percent had children under 18.



**Table 18: Families with Children**

	Total Households	All Families with Children		Female-Headed Families with Children	
		No.	As % of Total Households	No.	As % of All Families with Children
Urban County					
Fillmore	3,762	1,722	45.8 %	265	15.4 %
Moorpark	8,994	4,924	54.7 %	548	11.1 %
Ojai	3,088	978	31.7 %	217	22.2 %
Port Hueneme	7,268	2,718	37.4 %	618	22.7 %
Santa Paula	8,136	3,591	44.1 %	617	17.2 %
Unincorporated	30,234	12,112	40.1 %	1,617	13.4 %
Total	61,482	26,045	42.4 %	3,882	14.9 %
Non-Urban County					
Camarillo	21,438	7,068	33.0 %	999	14.1 %
Oxnard	43,576	20,106	46.1 %	3,493	17.4 %
Simi Valley	36,421	15,481	42.5 %	2,142	13.8 %
Thousand Oaks	41,793	15,574	37.3 %	1,964	12.6 %
Ventura	38,524	12,352	32.1 %	2,605	21.1 %
Total	181,752	70,581	38.8 %	11,203	15.9 %
County Total	243,234	96,626	39.7 %	15,085	15.6 %

*Source: Bureau of the Census, 2000.*

Female-headed households also comprised a disproportionate number of families that are living in poverty. Countywide, approximately 30 percent of the female-headed family households with children lived below the poverty level.

Affordable housing needs of female-headed households can be addressed through rent subsidies, affordable housing development, and shared equity/down payment assistance. Housing opportunities for female-headed households with children can be improved through policies that call for the provision of affordable childcare and for the location of family housing sites in close proximity to recreational facilities and public transit.

## **g. Large Households**

Large households, defined as those with five or more persons, have special housing needs due to their income and the lack of adequately sized, affordable housing. As a result, large households often must live in an overcrowded unit, which accelerates deterioration of the structure.

Overall, 41,474 (17 percent) of the County's households had five or more members, representing 16 percent of the owner-households and approximately 20 percent of the renter-households. The proportion of large households was highest in the cities of Oxnard (32 percent), Fillmore (29 percent), and Santa Paula (27 percent). Due to the limited availability of affordable housing, many small households double-up to save on housing costs and tend to opt for renting. The 2000 Census documented 27,975 persons in 11,162 "subfamilies" in Ventura County, indicating a large number of

the County's households contained more than one family. The higher proportion of large renter-households compared to large owner-households is reflective of this trend. (The City of Port Hueneme and Simi Valley are the only exceptions, where the proportion of large renter-households was smaller than that of the large owner-households.) To avoid overcrowding (defined as more than one person per room), these large households need housing units with five or more rooms (or three or more bedrooms).

**Table 19: Large Households**

	<b>% of Total</b>	<b>% of Owners</b>	<b>% of Renters</b>
<b>Urban County</b>			
Fillmore	28.5 %	26.0 %	33.5 %
Moorpark	21.3 %	19.7 %	28.9 %
Ojai	9.1 %	9.0 %	9.4 %
Port Hueneme	16.1 %	16.6 %	15.9 %
Santa Paula	26.5 %	23.4 %	31.6 %
Unincorporated	15.7 %	14.2 %	20.1 %
<i>Total</i>	<i>100.0 %</i>	<i>60.8 %</i>	<i>39.2 %</i>
<b>Non-Urban County</b>			
Camarillo	10.7 %	10.3 %	12.1 %
Oxnard	31.5 %	30.2 %	34.3 %
Simi Valley	14.8 %	15.3 %	14.2 %
Thousand Oaks	11.4 %	11.4 %	12.3 %
Ventura	10.2 %	10.3 %	10.6 %
<i>Total</i>	<i>100.0 %</i>	<i>63.5 %</i>	<i>36.5 %</i>
<b>County Total</b>	<b>17.1 %</b>	<b>16.0 %</b>	<b>19.9 %</b>

*Source: Bureau of the Census, 2000.*

## **h. Farm Workers**

As traditionally defined, farm workers are persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm workers tend to work in fields or processing plants. During harvest periods when workloads increase, and the need to supplement the permanent labor force is satisfied with seasonal workers. Often these seasonal workers are migrant workers, defined by the inability to return to their primary residence at the end of the workday. The agricultural workforce in Ventura County does many jobs, including weeding, thinning, planting, pruning, irrigation, tractor work, pesticide applications, harvesting, transportation to the cooler or market, and a variety of jobs at packing and processing facilities. It is therefore difficult to estimate the number of farm workers residing in the County.

The 2000 Census documented a total of 12,910 Ventura County residents employed in the farming, forestry, and fishing and hunting industries, representing approximately two percent of the County population. The most significant concentration of farm workers is in Oxnard, with 57 percent of the County's farm workers residing there. Another concentration of farm workers, though trailing significantly behind Oxnard, occurs in Santa Paula. Approximately 11 percent of farm workers in the County reside in Santa Paula. The remaining 32 percent (17 percent within cities and 15 percent in unincorporated areas) of persons employed in farming reside in locations throughout the County.

The Census estimate of farm workers often excludes the seasonal, migrant workers, as well as those who are undocumented.

Farm workers are classified as “direct hire” when they are employed directly by the farmer, as is generally the case for strawberries and nurseries. In Ventura County, most farm workers are direct hire although farm labor contractors also employ substantial numbers. A “migrant agricultural worker” is defined legally as “an individual who is employed in agricultural employment of a seasonal or other temporary nature, and who is required to be absent overnight from his permanent place of residence.” A “seasonal agricultural worker” does the same work but is not required to be absent overnight from his permanent place of residence. A full-time agricultural worker generally does what a seasonal worker does but is employed year-round. Because of the stability of agricultural production throughout the year in Ventura County, approximately two thirds of the County’s farm workers are seasonal or year-round (full-time) workers, as opposed to migrant workers.

Farm worker households tend to be low income and also tend to include a high proportion of large families. These households require adequate housing at affordable rates. Furthermore, a segment of Ventura's farm workers are seasonal workers and require affordable temporary housing.

While the estimates of the number of farm workers may vary, there is consensus that most are low income or extremely low income employees, and all need affordable, decent housing. Reliable anecdotal evidence has found that farm workers, both unaccompanied workers and those with families, live in houses, apartments, trailers and motels at best.<sup>2</sup> In some cases, farm workers live in garages, sheds or other structures not designed for human habitation and often multiple families share space designed for one family.

There are currently a few affordable housing developments dedicated to farm worker use: Cabrillo Village in the City of Ventura (Saticoy) housing 160 families, and Rancho Sespe in an unincorporated area near Piru, housing 100 families. In addition, some unaccompanied workers are housed in long-established privately run farm labor camps: Villasenor (170 beds), Tres S in Oxnard (150 beds) and Garden City in Oxnard (45 beds).

In addition to affordable housing, farm workers in Ventura County have a variety of other needs, including health care, childcare, and education. Access to health care is a societal problem, and over six million Californians lack health insurance. But farm workers are an especially vulnerable population. According to an issue paper by the Ventura County Ag Futures Alliance, farm workers have some of the worst access to medical care and many suffer from chronic health problems. Community, education and health agencies working with the farm worker population consider farm workers to have 1) disproportionately negative health outcomes compared with other employment sectors and 2) less access to health care services and insurance.

The most far-reaching health study on farm workers conducted to date is titled “Suffering in Silence,” and includes direct health interviews and physical examinations of farm workers throughout California. The report, commissioned by The California Endowment, found that as many as one out of every three farm workers had never received medical care from a doctor or clinic and that as many as one in two had never received dental care. Through telephone and in-person

---

<sup>2</sup> *Farm Worker Housing: A Crisis Calling for Community Action*, Ventura County Ag Futures Alliance, 2002.

interviews with farm workers and representatives of community organizations, they found that farm workers face significant barriers—including transportation, lack of childcare, language, cultural, fear of deportation, and cost—to accessing health care.

## 5. Estimates of Current Housing Needs

The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census for HUD provides detailed information on housing needs by income level for different types of households. Based on CHAS, housing problems include:

- Units with physical defects (lacking complete kitchen or bathroom);
- Overcrowded conditions (housing units with more than one person per room);
- Housing cost burden, including utilities, exceeding 30 percent of gross income; or
- Severe housing cost burden, including utilities, exceeding 50 percent of gross income.

The types of problems vary according to household income, type, and tenure. Specifically, most low and moderate income households cannot afford to purchase a home in today's housing market. Most low and moderate income households are concentrated in the rental housing market and affected by housing cost burden and overcrowding issues. In contrast, households that can afford to own their own homes are likely to be in the middle income and upper income groups. Also, since ownership housing tends to be larger in size than rental housing, overcrowding in general is less prevalent among owner-households than among renter-households. Some highlights in County of Ventura Urban County Entitlement Area include (Table 20):

- Large households were most likely to experience housing problems, regardless of income. Approximately 89 percent of extremely low income and 88 percent of low income large-family renters suffered from a housing problem.
- In general, renter-households had a higher level of housing problems (52 percent compared to owner-households 39 percent).
- Among the other household types, a high percentage of elderly households also suffered housing problems. Approximately three quarters of extremely low income and 65 percent of low income elderly renters suffered from a housing problem.

**Table 20: Housing Assistance Needs of Low and Moderate Income Households**

Household by Type, Income & Housing Problem	Renters				Owners		Total Households
	Elderly	Small Families	Large Families	Total Renters	Elderly	Total Owners	
<b>Extremely Low Income (0-30 % AMI)</b>	<b>946</b>	<b>1,618</b>	<b>902</b>	<b>4,196</b>	<b>1,443</b>	<b>2,886</b>	<b>7,082</b>
% of total renters or owners	23 %	39 %	21 %	21 %	50 %	75 %	77 %
% with any housing problem	75 %	80 %	89 %	79 %	68 %	75 %	77 %
% with cost burden > 30 %	75 %	75 %	81 %	75 %	67 %	73 %	74 %
% with cost burden > 50 %	55 %	60 %	52 %	57 %	45 %	56 %	57 %
<b>Low Income (31-50 % AMI)</b>	<b>359</b>	<b>1,684</b>	<b>1,253</b>	<b>3,766</b>	<b>1,505</b>	<b>3,458</b>	<b>7,224</b>
% of total renters or owners	10 %	45 %	33 %	19 %	44 %	8 %	12 %
% with any housing problem	65 %	76 %	88 %	80 %	41 %	66 %	73 %
% with cost burden > 30 %	65 %	64 %	42 %	60 %	41 %	60 %	60 %
% with cost burden > 50 %	23 %	20 %	8 %	19 %	23 %	39 %	29 %
<b>Moderate Income (51-80 % AMI)</b>	<b>235</b>	<b>1,939</b>	<b>978</b>	<b>4,036</b>	<b>2,011</b>	<b>5,750</b>	<b>9,786</b>
% of total renters or owners	6 %	48 %	24 %	20 %	35 %	14 %	16 %
% with any housing problem	40 %	54 %	83 %	57 %	31 %	58 %	58 %
% with cost burden > 30 %	40 %	31 %	17 %	27 %	31 %	50 %	40 %
% with cost burden > 50 %	15 %	3 %	4 %	4 %	15 %	21 %	14 %
<b>Total Households</b>	<b>2,057</b>	<b>9,150</b>	<b>4,498</b>	<b>19,740</b>	<b>9,577</b>	<b>41,031</b>	<b>60,771</b>
% Total Households	3 %	15 %	7 %	32 %	16 %	68 %	100%
% with any housing problem	57 %	46 %	75 %	52 %	30 %	39 %	43 %

Notes:

1. CHAS Data is based on sample data from Summary File 3. Due to weighting methods and other statistical operations used to extrapolate the sample data to the 100-percent count, the household numbers may differ from the 100-percent count (from Summary File 1) by a small margin of error.

Source: Comprehensive Housing Affordability Strategy (CHAS), 2004.

## a. Disproportionate Housing Needs

A disproportionate need refers to any need group that is more than 10 percentage points above the need demonstrated for the total households. For example, 75 percent of large renter-families (a subset of renter-households) experienced housing problems compared to 52 percent of all renter-households or 43 percent of all households. Thus, large families that are renting have a disproportionate need for housing assistance.

### ***Disproportionate Housing Needs by Households Income***

***Extremely Low Income Households (0-30 Percent AMI):*** Extremely low income households experienced a disproportionate housing need. In this income group, 77 percent of all households had housing problems, compared to 43 percent for the Urban County. Certain groups that were disproportionately affected by housing problems include:

- Large family renter-households had a disproportionate need (89 percent) compared to all renter-households (79 percent).

- Elderly renter-households had a disproportionate need in relations to a housing cost burden, exceeding 50 percent of gross income (55 percent) compared to elderly owner-households (45 percent).

*Low Income Households (31-50 Percent AMI):* Approximately 73 percent of all low income households experienced one or more housing problems, including 80 percent of renters. Thus, low income households also had a disproportionate need compared to the total households (43 percent). Specifically:

- Large family renters exhibited the highest level of housing problems (88 percent).
- In addition, 65 percent of all low income elderly renter-households had housing problems, compared to 41 percent of elderly owner-households.

*Moderate Income Households (51-80 Percent AMI):* About 58 percent of moderate income households experienced housing problems. Specifically:

- Housing cost burden affected owner-households to a higher degree than renter-households. Approximately 21 percent of owner-households spent more than half of their income towards housing compared to approximately four percent of renter-households.
- Large family renter-households and large family owner-households experienced the highest level of housing problems (83 percent and 89 percent, respectively) compared to all other moderate income households.

### ***Disproportionate Housing Needs by Tenure***

Ventura County has a high level of homeownership: about two-thirds of all homes in the Urban County are owner-occupied (Table 21). The tenure distribution (owner versus renter) of a community's housing stock influences several aspects of the local housing market. Residential stability is influenced by tenure, with ownership housing much less likely to turn over than rental units. Housing cost burden, while faced by many households regardless of tenure, is typically more prevalent among renters. The ability or choice to own or rent a home is primarily related to household income, composition, and age of the householder.

**Table 21: Urban County Tenure Profile**

<b>Tenure</b>	<b>% of all Households</b>	<b>Percent Low and Moderate Income</b>	<b>Percent with Housing Problems</b>
Owner-Occupied	67.5%	29.5%	39%
Renter-Occupied	32.5%	60.8%	52%
All Residents	100.0%	39.6%	43%

*Source: Comprehensive Housing Affordability Strategy (CHAS), 2004.*

As summarized in the *Disproportionate Housing Needs by Household Income* section above, many housing problems and cost burden are experienced differently by households depending on tenure.

- A significantly higher proportion of low income renter-households experienced housing problems (80 percent) compared with low income owner-households (66 percent).
- A higher proportion of moderate income large family renter-households experienced housing problems (83 percent) compared with all other moderate income households (58 percent).

### ***Disproportionate Housing Needs by Race/Ethnicity***

According to CHAS data, in 2000, four racial/ethnic groups had a disproportionate level of housing problems in the Urban County, at varying income levels.

- **Asian:** Approximately 87 percent of low income (31 percent to 50 percent AMI) Asian households reported having housing problems, compared to 73 percent of all Urban County households in this income category. In addition, 32 percent of Asian renter-households with moderate and middle/upper incomes reported having housing problems, compared to just 22 percent of all Urban County renter-households in this income category.
- **Black or African American:** Approximately 95 percent of extremely low income (<30 percent AMI) Black or African American renter- households reported having housing problems, compared to 79 percent of all the renter- households in the Urban County at this income category. In addition, 100 percent of low income (31 percent to 50 percent AMI) Black or African American owner-households reported having housing problems, compared to 66 percent of all Urban County owner-households in this income category. Similarly, 81 percent of moderate income (51 percent to 80 percent AMI) Black or African American owner-households reported having housing problems, compared to 58 percent of all Urban County owner-households in this income category.
- **Hispanic or Latino:** Over 83 percent of Hispanic or Latino households with low incomes (31 percent to 50 percent AMI) reported having housing problems, compared to 73 percent of all Urban County households in this income category. In addition, 73 percent of Hispanic or Latino households with moderate incomes (51 percent to 80 percent AMI) also reported having housing problems, compared to 58 percent of all Urban County households in this income category. Overall, 64 percent of all Hispanic or Latino households reported having housing problems, compared to just 43 percent of all Urban County households.
- **Native American:** All (100 percent) Native American owner households with moderate incomes (51 percent to 80 percent AMI) reported having housing problems, compared to 58 percent of all Urban County owner households in this income category.

## C. Homeless Needs

This section summarizes the housing and supportive service needs of the homeless, as well as individuals and families at risk of becoming homeless in Ventura County. The discussion includes an inventory of services and facilities available to serve the homeless population and those who are at risk. Service and facility gaps in the Continuum of Care are also identified.

Data and information on the homelessness and services for the homeless presented in this section are drawn primarily from the Ventura County Continuum of Care Plan and Ventura County Designated Local Board's October 1, 2004, Local Emergency Shelter Strategy.

### 1. Background

Homelessness is a continuing national problem that persists within local cities and communities including Ventura County. During the past two decades, an increasing number of single persons have remained homeless year after year and have become the most visible of all homeless persons. Other persons (particularly families) have experienced shorter periods of homelessness. However, they are soon replaced by other families and individuals in a seemingly endless cycle of homelessness.

Assessing a region's homeless population is difficult. The Ventura County Homeless and Housing Coalition (VCHHC) has functioned as the lead planning entity for homeless assistance in the County of Ventura since 1991 until 2012 when many of their functions were transferred to the County. It is a non-profit organization whose mission is to develop and maintain a county-wide cooperative effort to address the needs of homeless individuals, those at risk of becoming homeless, and those in need of low income housing. According to the 2012 VCHHC homeless count, there are approximately 1,935 homeless adults and children in the County of Ventura on a given day. Approximately 310 of these homeless persons consider one of the Urban County jurisdictions home. The number of persons who are homeless over the course of a year, however, is higher. Local, regional, and national data suggests that it is three to four times higher than the number of persons homeless on a given day.

In general, the western portion of Ventura County has the largest portion of homeless residents. The majority of the region's homeless are clustered in just two cities, Oxnard and Ventura. However, a sizeable number of homeless persons also make their temporary residence in Simi Valley and the unincorporated areas of Ventura County (Table 22). In 2007, the County completed a 10-Year Strategy to End Homelessness for Ventura County. The strategy included recommendations by a Working Group comprised of representatives from public and private agencies that met at least once a month over an 18-month period. The Working Group recommended that 300 units of permanent affordable housing be developed regionally for extremely low and very low income families and individuals, about two-thirds of which should be for individuals that could benefit from single-room occupancy (SRO) housing and the other one-third would be for families in need of multiple bedroom units. The Working Group also recommended that at least 275 units or beds of permanent supportive housing be available for chronic homeless persons in order to reduce chronic homelessness by half by 2012.



**Table 22: Homeless Population by Jurisdiction (2009)**

Jurisdiction	Number of Persons	% of County	Age		Gender		Race/Ethnicity			
			Youth (18-24)	Senior (62+)	Male	Female	Non-Hispanic White	Hispanic or Latino	Black or African American	Other
Urban County										
Fillmore	5	0.3%	0%	0%	60%	40%	20%	80%	0%	0%
Moorpark	1	0.1%	0%	0%	100%	0%	100%	0%	0%	0%
Ojai	52	2.9%	2%	8%	80%	20%	60%	32%	4%	4%
Port Hueneme	9	0.5%	0%	11%	67%	33%	33%	45%	11%	11%
Santa Paula	54	3.0%	2%	2%	67%	33%	15%	85%	0%	0%
Unincorporated County	223	12.3%	3%	0%	41%	59%	43%	45%	12%	0%
Total	344	19%								
Non-Urban County										
Camarillo	15	0.8%	0%	7%	73%	27%	67%	26%	7%	0%
Oxnard	520	28.7%	12%	6%	66%	34%	31%	51%	9%	9%
Simi Valley	229	12.6%	11%	6%	71%	29%	60%	32%	2%	6%
Thousand Oaks	106	5.8%	4%	1%	70%	30%	66%	23%	5%	6%
Ventura	601	33.1%	6%	4%	73%	27%	68%	21%	4%	7%
Total	1,471	81%								
County Total	1,815	100%								

Source: Ventura County Homeless and Housing Coalition, 2010 Homeless Count.

Note: The OMB's December 2000 provisional guidance and appendices established new data collection procedures for race and ethnicity. Under the new policy, HUD must offer individuals, who are responding to agency data requests for race, the option of selecting one or more of five racial categories. HUD must also treat ethnicity as a category separate from race, and change the terminology for certain racial and ethnic groups. However, housing choice voucher data using the new race and ethnicity reporting guidelines is unavailable. For the purposes of this report, the terminology for the various racial and ethnic groups has been amended; but, ethnicity has not been treated as a separate category.

## 2. 10-Year Strategy to End Homelessness

In 2007, the county-wide 10-Year Strategy to End Homelessness was endorsed by the County and all 10 city jurisdictions. In order to reduce homelessness each year, the strategy focused primarily on seven activities:

- Establishing the Community's Commitment;
- Adopting "Guiding Principles;"
- Determining the Number of Persons to be Served;
- Recommending Service and Housing Needs;
- Developing Community Involvement;
- Funding the Strategy; and
- Measuring Performance.

The Strategy provided 22 specific recommendations that describe how homelessness can be reduced annually within the County as part of its strategy to end homelessness by providing a

balanced approach of new and existing resources for the chronic homeless, episodic homeless, and persons at risk of becoming homeless.

In February 2011, the Steering Committee was reconvened to evaluate each of the plan's 22 recommendations and update the document by incorporating national "best practices that are promoted by the U.S. Interagency Council on Homelessness (USICH) and the U.S. Department of Housing and Urban Development (HUD) as well as new federal funding priorities in order to determine which of them would further help ending local homelessness.

The Steering Committee established a foundation of 10 Guiding Principles to "recalibrate" the Ventura County 10-Year Plan to End Homelessness. Five of the guiding principles are new while six were included in the 2007 10-Year Plan and continue to be relevant.

The five "new" Guiding Principles include:

1. Shifting away from providing more and more shelter and transitional housing for chronically homeless persons and moving towards providing permanent housing as quickly as possible along with services needed while in their housing—this principle has served as the basis to the best practice model known as Housing First;
2. Minimizing the length of stay in shelters and transitional housing programs and aligning resources to help households obtain permanent housing as quickly as possible along with home-based case management as needed—this principle serves as the base of the best practice known as Rapid Re-housing;
3. Moving away from street "outreach," which has traditionally focused on building relationships with homeless persons over time in order to refer and/or transport them to social services, to focusing on rapid engagement, support, and housing placement in order to implement the Housing First model—this principle combines the best practices known as Assertive Community Treatment and the National Street to Home Campaign;
4. Ensuring that rental and utility assistance is given to households that are most likely to become homeless if not for this assistance—best practices concerning homeless prevention have shown that helping households with rent and utility assistance who are behind in paying their bills but not likely to become homeless, increases the likelihood that there will not be enough financial resources to help households truly at risk of falling into homelessness;
5. Implement a service plan that helps persons placed in case managed transitional "re-entry beds" obtain permanent housing.

The "original" six Guiding Principles include:

6. Providing Permanent Supportive Housing which "ends" a person's homeless experience instead of continuously "managing" their homeless experience with emergency food, clothing, and shelter—this principle supports the best practice of Permanent Supportive Housing, which provides subsidized rental housing with home-based supportive services as needed instead of street- or shelter-based supportive services that are meant to "ready" a homeless person for permanent housing;
7. Creating permanent affordable housing units for extremely-low and very-low income households that enables them to spend no more than 30% of their monthly income on their basic housing needs which includes rent/mortgage and utilities—HUD states that if a household is paying more than 30 percent of its gross monthly income for rent and utilities

combined, that there is a chance that household is overburdened and may run into difficulties paying for other necessities;

8. Providing homeless prevention resources such as rental and utility assistance in order to help at risk of becoming homeless households maintain their current housing, which is less costly and more effective than helping households obtain housing after they become homeless;
9. Preventing persons from being discharged from public and private systems of care (e.g., hospitals, jails/prisons, foster care) into homelessness, shelter, or transitional housing programs by implementing discharge protocols and procedures which includes a housing destination, which is less costly and more effective than helping individuals obtain services and housing after they become homeless again;
10. Gathering data in order to identify and monitor benchmarks and outcomes in order to focus funding and identify gaps in services;
11. Building upon a public and private partnership to end homelessness that includes business, corporate, and faith-based contributions and engagement.

These guiding principles were used by the Steering Committee to shape the following 22 recommendations of the recalibrated Plan:

Recommendation 1 applies to individuals and families who are mired in chronic homelessness; individuals and families who experience temporary homelessness, and individuals and families who are at risk of becoming homeless.

1: Housing First Model

Recommendations 2 through 5 focus on individuals and families who are mired in chronic homelessness.

- 2: Community Outreach, Engagement, and Treatment for Chronically Homeless Individuals and Families
- 3: Shelter Plus Care Certificates
- 4: Permanent Supportive Housing Beds
- 5: Veterans Affairs Supported Housing (VASH) Vouchers

Recommendations 6 through 11 also concentrate on individuals and families but those who experience temporary homelessness

- 6: Rapid Re-Housing Strategy
- 7: Shelters
- 8: Transitional Housing
- 9: Permanent Affordable Housing
- 10: Housing Trust Fund
- 11: Housing Choice Voucher Program (Section 8)

Recommendations 12 through 14 focus on individuals and families who are at risk of becoming homeless.

- 12: Homeless Prevention Resources and Services
- 13: Community Outreach and Education Campaign
- 14: Discharge Planning

Recommendations 15 through 20 support each of the other recommendations with additional activities and resources.

- 15: Mainstream Resources
- 16: Detoxification Services
- 17: Homeless Management Information System (HMIS)
- 18: Business Community Involvement
- 19: Faith-Based Organizations
- 20: Coordinated Assessment and Case Management System

Recommendations 21 through 23 address Implementation of the Plan.

- 21: Designate a Continuum of Care (CoC) Oversight Board
- 22: Designate Working Groups to Address Key Activities for the Ventura County CoC
- 23: Recognize the Ventura Council of Governments (VCOG) as the local Interagency Council on Homelessness for Ventura County (IACH).

### 3. Homeless Subpopulations

Ventura County's homeless population reflects the diversity of the region. Many homeless subpopulations, such as the mentally ill, emancipated youth, and veterans, often have special issues and needs.

#### **a. Homeless Individuals**

Homeless individuals constitute the largest segment of the region's homeless population. According to the 2012 VCHHC homeless count, there are approximately 1,720 homeless individuals in the County of Ventura on a given day. Men comprise a large segment of the homeless population in the County. Approximately 75 percent of homeless adults were men and only 25 percent were women.

#### **b. Chronic Homeless**

Chronic homeless persons, according to the U.S. Department of Housing and Urban Development (HUD), are individuals who are homeless for one year or more, or four times in three years, and have a disability which is often mental illness and/or substance abuse. They are often the most visible and the hardest to reach of all homeless persons. Based on results from the 2012 homeless survey, the Urban Initiatives estimates that about 56% of the approximately 1,720 persons who were homeless in Ventura County are chronically homeless.

### **c. Homeless Families**

Families, in particular women with children, are a growing segment of the homeless population in Ventura County. One of the key findings of the 2006 Ventura County Shelter Survey of Homeless Persons is that more than half of the shelter populations were women and children. The 2012 point-in-time homeless count found more than 100 families that were homeless. The Salvation Army-Ventura operates a transitional housing program that serves homeless families and homeless single women and the County of Ventura operates the RAIN Project Transitional Living Center for single persons and families with children.

Homeless families need comprehensive case management and economic interventions to break the cycle of homelessness, increase skill and income and promote greater self-sufficiency and self-determination. These interventions and support services may include: job readiness training and placement; counseling to address domestic violence issues; child care; social model substance abuse recovery supports; and life skills training (budgeting, parenting, etc.). The needs of homeless children include tutoring to improve school performance; social and recreational activities to promote development and improve self-esteem and social skills; and nutritional and health services.

### **d. Veterans**

In the past, it was estimated that veterans comprise 20 to 25 percent of the homeless population in Ventura County; however with the growth in the numbers of women and children in shelter, the percentage of veterans is declining. The 2012 Continuum of Care homeless survey found 13% of those surveyed (40 respondents) were homeless veterans.

The homeless veteran population in Ventura includes men and women of all ages, races, education and socioeconomic backgrounds. Service agencies for veterans report that roughly 30 percent of these homeless veterans currently reside on the streets, under bridges, in emergency shelters, or in other places not meant for human habitation.

Homeless veterans are plagued with multiple barriers to success and self-sufficiency, which often causes cycles of substance abuse and homelessness. Breaking the cycle of homelessness for veterans requires addressing these needs and connecting these men and women with services that are often uniquely available to veterans. Veteran services agencies estimate that over 90 percent of homeless veterans have a history of substance abuse and approximately 30 percent also have mental, physical, or emotional disabilities, which exacerbate their condition. Many of these issues, including unresolved post traumatic stress disorder and resultant self-destructive behaviors, require special assessment and treatment. Homeless veterans have a high rate of recidivism back into the hospital, which can be reduced through transitional housing programs that offer veterans a combination of intense case management and stable housing. The California Veterans Home-Ventura opened in January 2010 and will provide 60 long-term care beds for aged and disabled veterans who served honorably in the military.

### **e. Homeless Persons with Severe Mental Illness**

Roughly one third of the homeless persons in Ventura County are estimated to have a mental disability according to the National Resource Center (NRC) on Homelessness and Mental Illness.

Over the past 10 years the annual shelter survey of the homeless in Ventura County has consistently reported that between 25 to 30 percent or more of the homeless staying in countywide shelters suffer from mental disabilities. The 2012 Continuum of Care homeless survey found 28% of those surveyed (83 respondents) were homeless individuals with severe mental illness.

The profile of a typical homeless mentally ill client is a single person who has been diagnosed with Schizophrenia, Schizo-Affective Disorder, Bipolar Disorder or Major Depression and may also have a co-existing Substance Abuse Disorder. There are often multiple physical health problems that are exacerbated by a lack of adequate hygiene and nourishment. Many mentally ill or dually diagnosed homeless persons do not avail themselves of services or do not engage well with traditional mental health services due to untreated psychiatric symptoms, active substance abuse, histories of abusive behaviors, and repeated failure to comply with requirements of service providers. They are frequently incarcerated or hospitalized and are often victimized by others. Generally, mentally ill and dually diagnosed homeless persons have little to no income and are unable to work regularly because of the recurring symptoms of their mental illness. Additional barriers to obtaining work or entitlement benefits for these homeless individuals include lack of address, a telephone, or a place to shower and do laundry.

The lifestyle of mentally ill and dually diagnosed homeless individuals is often solitary and nomadic with their efforts devoted to surviving from day to day. They require non-traditional approaches to providing housing which range from motel vouchers, safe haven residences and subsidized supported transitional housing. Supportive services must include access to food, shelter, clothing, social interaction, showers, laundry facilities, storage lockers, and comprehensive case management services for linkage and coordination with necessary entitlement benefits, social services, and mental health/drug and alcohol treatment services.

Individuals with mental disabilities remain homeless for a number of reasons including an unwillingness or inability to seek and receive adequate shelter, obtain proper medical care or utilize disability benefits to which they are entitled. Moreover, recent increases in property values in Ventura County have priced decent housing out of reach for the majority of mentally ill and dually diagnosed individuals living on limited fixed income entitlements and benefits. There is a severe housing shortage for this homeless subpopulation, with intense competition for the few affordable dwellings that often lack in safety and overall habitability.

## **f. Homeless Persons with Alcohol/Drug Abuse Problems**

The Ventura County Department of Alcohol and Drug Programs estimate that the incidence of alcohol and other drug abuse within the homeless population in Ventura County is three times higher than the general population: 30 percent versus 10 percent. For the Urban County, these estimates translate to over 658 persons. The 2012 Continuum of Care homeless survey found 26% of those surveyed (79 respondents) were homeless individuals with chronic substance abuse problems.

Women with substance abuse who have dependent children are a growing segment of the homeless population. The County's Alcohol and Drug Programs estimates that there are approximately 400 to 500 alcohol and drug dependent women who are homeless at any one time. The County has targeted homeless women with alcohol and drug dependency as the highest priority population within the County Alcohol and Drug treatment program. Homeless persons with substance abuse

problems need a variety of recovery services in order to stabilize their lives, including detoxification, case management, sober living facilities, recovery treatment programs and individual counseling.

### **g. Homeless Persons Suffering Domestic Violence**

While the exact number of homeless persons who are victims of domestic violence is not known, the numbers and service needs of this homeless subpopulation have increased within the past few years. The 2012 Continuum of Care homeless survey found 22% of those surveyed (67 respondents) were victims of domestic violence. Homeless persons who have been victims of domestic violence suffer psychological and physical trauma as a result of abuse. Predominantly women, many victims of domestic violence are unable to support themselves and their dependent children with access to affordable housing, reliable transportation and supportive counseling and services. Common issues faced by homeless battered women are: lack of affordable housing, jobs, and marketable skills, childcare, and reliable transportation; underemployment; the need for supportive counseling and services; and codependent substance abuse issues.

### **h. Homeless Persons Infected with HIV/AIDS**

Because of recent funding cuts, programs are now geared toward those already diagnosed and not to prevention and outreach. As a result, HIV/AIDS cases continue to rise, especially in the Hispanic or Latino community. The growing number of HIV/AIDS cases among Latinos nationwide and in Ventura County is a health concern. According to 2000 Census data, Hispanics or Latinos comprise 33 percent of the population in Ventura County, but they represented 38 percent of reported HIV cases and 36 percent of AIDS cases in 2007. Overall, in 2007, 40 new HIV cases and 22 new AIDS cases were reported. Ventura County AIDS Partnership (VCAP) is addressing this disparity by facilitating a countywide Taskforce consisting of Latino leaders from the agricultural, business, public health, and non-profit sectors, the faith-based community, the school system and other key stakeholders. The Taskforce will identify and prioritize cultural, social and environmental factors that put Latinos at risk for HIV. Through community organizing and advocacy, the project aims to prevent HIV infection by changing norms and physical environments.

The 2007 Ventura County HIV/AIDS Surveillance Report indicates that the majority of new HIV/AIDS cases are Non-Hispanic White or Hispanic/Latino gay individuals between the ages of 40 and 49. There has, however, been an increase in the heterosexual transmission of the disease, particularly in Hispanic or Latino women. Existing HIV/AIDS programs are inadequate to meet all the demand for services. In particular, housing for persons with HIV/AIDS continues to be a priority need.

The 2012 Continuum of Care homeless survey found four percent of those surveyed (11 respondents) were diagnosed with HIV or AIDS. Homelessness for individuals with HIV/AIDS may be a chronic or temporary situation depending upon many factors, including inability to work, eviction, mental illness or emotional issues, hospitalization and financial difficulties. Persons with HIV/AIDS often lose their housing when they cannot work or are unemployed and when they become hospitalized. Many of these individuals require short-term housing assistance such as emergency funding for rent (first and last, and security deposits) or on-going rental assistance. There is a great need for affordable, independent living close to medical and social services. Another need is for additional supportive housing facilities for homeless persons with HIV/AIDS in Ventura County, as the existing facilities are fully occupied and have waiting lists.

## i. Foster Care Children

Another particularly vulnerable population is foster care children. Upon reaching 18 years of age, foster children lose eligibility for many public services and are released without the skills necessary to obtain employment and a place to live. The 2012 Continuum of Care homeless survey found seven percent of those surveyed (22 respondents) were youth age 18 - 24. Currently, there are several programs and services in the County that provide services that assist transitional-age youth:

- **Independent living Program (ILP):** This program serves youth ages 16 to 21 who are or were in out-of-home placement at some point after their sixteenth birthday. ILP helps emancipating youth by addressing issues related to transportation, education, housing, mentoring, and basic living skills. Children and Family Services (CFS) contracts with Interface Children and Family Services to provide classes for these youth on life skills, budgeting, and educational and vocational opportunities. CFS also contracts with Aspiranet to provide support groups for youth.
- **Transitional Housing Placement Program (THPP):** This program provides a semi-independent living environment for youth in out-of-home care who have completed their basic Independent Living classes and who are able to benefit from the program.
- **Transitional Housing Program (THP+):** This program provides a host home model for foster or probation youth who are 18 to 24 years of age. CFS provides program oversight and case management services to support these youth in becoming successful independent adults.

It is important to ensure that these young adults do not age out of their program into a life of homelessness. Programs such as the Countywide Foster Youth Services Program (FYS), Project T.R.E.N.D.S.S., the County of Ventura Children and Family Services Department, and Interface Children Family Services play a critical role in preparing a discharge plan to ensure youth with physical, mental and/or substance abuse issues are identified prior to their emancipation and that they are linked to appropriate supportive services and housing. For this population, critical linkages include access to educational resources (e.g., literacy, remedial and vocational training) and mainstream funded services (e.g., Medi-Cal, SSI, SSDI, general relief, food stamps, etc.).

## 4. Persons Threatened with Homelessness

The "at-risk" population is comprised of lower income families and individuals who, upon loss of employment, would lose their housing and end up becoming homeless. Lower income families, especially those earning extremely low income or living below the poverty level, are considered to be at risk of becoming homeless. These families are generally experiencing a housing cost burden, paying more than 30 percent of their income for housing. In more severe cases some families pay more than 50 percent of their income for housing.

The County of Ventura, like many other counties, has a substantial number of households that are at risk of becoming homeless. According to the U.S. Census Bureau, in 2000, there were approximately 42,000 households consisting of about 130,000 persons (nearly one of every five residents) in Ventura County who were members of a household whose annual income was less than \$25,000. There were approximately 21,000 households consisting of about 66,000 persons whose annual



income was less than \$15,000 a year. Many of these persons can become homeless because of social structural issues such as increases in rent, loss of job, and rising health care costs. In addition, personal experiences such as domestic violence, physical disabilities, mental illness, and substance abuse can cause members of a low income household or an entire household to become homeless. Often, one or more of these experiences factor into a household's entry into homelessness.

The incidence of poverty varies significantly among different areas of the County, yet even areas with high per capita incomes are now experiencing problems of homelessness. Since 2000, housing costs have risen at significantly greater rates than incomes, thus one can surmise that the incidence of households at risk of homelessness has risen dramatically. This assumption is supported by recent data from the 2006 annual Shelter count, which indicated an increase in the number of newly homeless families and individuals. For 51 percent of the people staying at the County emergency shelters on the evening of February 23, 2006, this was the first winter they had used a shelter in Ventura County. A comparison of the number of people "newly homeless" (homeless six months or less) from the annual shelter counts showed an increase from 30 percent in 1997 to 63 percent in 2005. With the current economic recession, the number of people facing homelessness is expected to have increased.

Another indication of the numbers of persons at risk of homelessness is the waiting lists for publicly assisted housing. All of the Housing Authorities within the County maintain large waiting lists for public housing:

- Oxnard Housing Authority has a combined total of 1,227 households on their waiting list.
- San Buenaventura Housing Authority has a total of 1,878 households on their waiting list.
- Port Hueneme Housing Authority has 293 households on their waiting list.
- Area Housing Authority for the County of Ventura has 2,120 households on their waiting list.

## 5. Inventory of Facilities and Services

Homeless persons often have difficulty finding permanent housing upon leaving a transitional housing or other assistance program. Most have poor rental histories that include evictions, notices, and/or a spotty payment record. Even if one has an adequate rental history and employment, the high cost of housing and large deposits required can severely limit the housing options available to homeless people.

Ventura County uses a Continuum of Care system to provide services and facilities for the homeless. The Continuum of Care system has six components: Homeless Prevention; Outreach Services; Emergency Shelters; Transitional Housing; Permanent Supportive Housing; and Supportive Services. The Ventura County Continuum of Care network provides a total of approximately 179 emergency shelter beds (which include 137 seasonal beds) and 194 transitional housing beds, as well as over 112 subsidized permanent housing units.

### a. Homeless Prevention

In 2007, the County established a 10-Year Strategy to End Homelessness for Ventura County. The Strategy provides 22 recommendations that describe how homelessness can be reduced annually within the County as part of its strategy to end homelessness by providing a balanced approach of

new and existing resources for chronic homeless, episodic homelessness, and at risk of becoming homeless persons. The Ten-Year Strategy to End Homelessness made homeless prevention activities the cornerstone of local efforts; of the 22 recommendations, 15 have a link to homeless prevention activities. Preventive services are aimed at preventing individuals and families from slipping into the cycle of homelessness due to a temporary or sudden loss of income. Preventive services, which are also a key recommendation in the Updated 10 Year Plan to End Homelessness, include:

- 1) Rental and utility assistance and eviction prevention funds;
- 2) Public assistance;
- 3) Food and emergency assistance;
- 4) Improved institutional discharge planning and program support; and
- 5) Community information and education efforts.

### ***Eviction Prevention and Mortgage/Rental Assistance Funds***

Emergency Food and Shelter Programs (EFSP) distributes approximately \$300,000 of federal funds annually to agencies serving those in need of such funds including Project Understanding, Catholic Charities, Salvation Army, and Lutheran Social Services. These agencies supplement EFSP dollars with their own monies raised from their donors. Funds are intended to meet the needs in each of Ventura County's jurisdictions.

*United Way of Ventura County* provides homeless prevention funds through its Community Impact Focus on Basic Needs to Catholic Charities, Help of Ojai, Project Understanding, Salvation Army, Lutheran Social Services and the Ventura Social Services Task Force.

*The County Human Services Agency* provides assistance through TANF, Child Protective Services and Adult Services.

*Project Understanding* administers a program that provides case management and short-term subsidies to prevent homelessness and assist homeless persons in securing housing.

*Catholic Charities of Los Angeles, Inc., Ventura County Region* provides essential safety net services such as food, clothing, eviction prevention, utility assistance and special outreach programs in conjunction with case management services to stabilize low income households in Moorpark.

The City of Ojai contracts with *Help of Ojai* to administer an eviction prevention program for homeowners and renters. The program has been very successful over the years, and routinely assists 15-20 persons and families annually.

*Community Action of Ventura County* provides lease assistance in the form of grants to very low income clients and a combination of loans and grants to low income clients for eviction prevention, to prevent foreclosure or assistance in obtaining low-cost rental housing. This funding will provide program availability for the purpose of creating a suitable living environment.

In addition to EFSP programs and activities, through the American Recovery & Reinvestment Act of 2009, the Ventura County Homeless Prevention and Rapid Re-Housing Program (HPRP) made federal funds available to local residents who would be homeless but for this assistance. Assistance available through this program included:

- Eviction prevention rental payment
- Rental deposit & short-term rental payments
- Credit counseling
- Utility deposits & utility payment
- Moving and storage costs
- Follow-up visits with a case manager

### ***Public Assistance***

The Ventura County Human Services Agency's General Relief Program provides assistance to eligible adults with no dependent children. Eligible recipients may receive short-term assistance in order to provide for basic living needs. Adults may receive direct payments to their landlords and/or utility companies, up to a maximum of \$310 per month, for a household of one. General Relief payments are considered a loan and must be repaid.

### ***Food and Emergency Assistance***

The following agencies provide food and emergency services:

*The Ventura County Health Care Agency (HCA) – Behavioral Health Program* provides emergency shelter vouchers and food to homeless mentally ill persons. Vouchers are used to place clients in the community of their origin or where family members reside.

*Project Understanding's Food Pantry* program provides emergency food supplies to families and individuals who are homeless or at risk of being homeless. Catholic Charities Moorpark Community Service Center and Community Assistance of Santa Paula (CASP) also operate food pantries to feed low income community residents.

*Food Share, Inc.* supports emergency and supplemental food distribution to low income residents through its Brown Bag for Senior's Program, a direct free hunger relief program for low income and poverty level seniors. FOOD Share also provides assistance to over 200 food pantries in Ventura County.

*Daily meals* are available in Ventura, Oxnard, Simi and Thousand Oaks for anyone in need. *Drop-in centers* are also available in Ventura, Simi, Thousand Oaks and Oxnard. All drop-in centers make food available to those who need it.

*Food stamps* are available for families within specific income guidelines.

*Meals on Wheels* delivers food to seniors and to others who cannot prepare their own meals due to disability.

### ***Improved Institutional Discharge Planning and Support***

Discharging inmates from the penal system, youth from the foster care system, and indigent patients from hospitals can be a challenge. Often it is difficult to find these individuals adequate places to live. The Ten-Year Strategy to End Homelessness calls for improved discharge planning for all three of these populations. Currently, two rooms are available at RAIN for homeless persons being discharged from the hospital.

An interagency meeting was convened in September 2007 by the Hospital Association of Southern California at the County Public Health offices to begin a dialog with the intention of eliminating homelessness for these specific populations. The Ventura County Sheriff has also formed a working group to discuss discharging inmates from the penal system.

### ***Community Information and Education***

The Ten-Year Strategy to End Homelessness has multiple recommendations to improve understanding of homelessness/at-risk populations among community members at all levels including Homeless 101 for members of the business community who encounter homeless persons in the course of their activities. Each of the jurisdictional groups understands the need for education in moving their agenda forward. Along with homeless prevention, community education is a key to ending homelessness.

Client-focused information and referral guides list resources and services available to homeless persons in each region of the County. The guides have been widely distributed and are available in public places and at service agencies throughout the County.

## **b. Emergency Shelters**

Emergency shelters often provide accommodation for a few days up to three months. Over the past three decades local non-profit, faith-based, and government providers have worked diligently and collaboratively to create emergency shelters and services for the homeless in Ventura County. Despite this concerted effort, the existing inventory of shelter beds meets only a small portion of the critical countywide demand. Throughout all of Ventura County, there is only one large year-round shelter, which serves homeless men only. There are also a small number of emergency shelter beds dedicated to special needs populations. Emergency facilities serving the homeless tend to be concentrated in the larger cities of the County.

Table 23 summarizes the available emergency shelter facilities in Ventura County. The existing inventory of shelter beds, however, meets only a small portion of the critical countywide demand. On a year-round basis there are 123 emergency shelter beds available:

- 10 beds for mentally ill homeless men or women
- 18 beds for families or single women
- 60 beds for single men
- 35 beds for victims of domestic violence

In addition, County Behavioral Health provides immediate shelter to approximately 200 homeless persons per year utilizing local vendors throughout the County. County Human Services Agency and

several other social service agencies also provide emergency housing vouchers through various funding sources.

The winter shelter programs that operate in Oxnard/Ventura, Ojai, Simi Valley, and the Conejo Valley add 230 overnight beds on a seasonal basis. While the operation of cold weather shelters and use of motel vouchers do augment resources, there are simply not enough emergency shelter beds currently available to meet the County's considerable emergency shelter needs.

**Table 23: Emergency Shelter Facilities**

<b>Emergency Shelters</b>	<b>Beds</b>	<b>Target Population</b>
<b>Year Round Shelter Beds</b>		
Ventura County Rescue Mission	60	Men Only
Turning Point – Our Place Shelter	10	Mentally Ill
Interface Safe Haven	13	Domestic Violence
Lighthouse – Emergency Shelter	14	Women and Families
Lighthouse – Job Search	4	Women
Coalition to End Family Violence	22	Domestic Violence
<i>Sub-Total</i>	<i>123</i>	
<b>Winter Shelters</b>		
West County/Armory	150	General Homeless
Conejo Winter Shelter	30	General Homeless
Ojai Valley Family Shelter	25	General Homeless
Public Access to Deliver Shelter (PADS)	25	General Homeless
<i>Sub-Total</i>	<i>230</i>	
<b>Total Shelter Facilities</b>	<b>353</b>	
<b>Motel/Vendor Vouchers</b>		
County Behavioral Health Department	218	Mentally Ill

*Source: Ventura County Homeless and Housing Coalition, LESS, 2007.*

### c. Transitional Housing

Transitional housing provides shelter for an extended period of time (as long as 24 months) and generally includes integration with other social services and counseling programs that assist people in attaining a permanent income and housing. Most homeless people require a period of time in transitional housing with appropriate services before they are able to successfully transition back into stable housing and self-sufficient lifestyles. This is particularly the case with the more vulnerable subpopulations of the homeless, such as persons with mental illness, substance abuse problems or the dually diagnosed, and families in crisis, who chronically relapse into homelessness. Lack of education, poor job skills and lack of child care prevent many families and individuals from accessing meaningful employment or trap them in low wage jobs that do not provide sufficient income to meet basic living expenses.

Table 24 summarizes the available transitional housing facilities in Ventura County. The majority of the transitional housing facilities are clustered in the western and central part of the County in the cities of Ventura, Oxnard and Camarillo, while fewer beds are available in the eastern County. Countywide there are only 242 transitional housing beds for single adults, families and special needs

populations. Approximately 110 (45 percent) of the transitional beds are reserved for individuals while 132 (55 percent) beds are available for families or women and children.

**Table 24: Transitional Housing Facilities**

<b>Transitional Shelters</b>	<b>Beds</b>	<b>Target Population</b>
Turning Point – Wooley House	8	Mentally Ill
RAIN	72	General Homeless
Salvation Army TLC	45	Women and Families
Many Mansions-Stoll House	29	Women and Families
Lutheran Social Services	5	Families
Turning Point-River Haven	30	General Homeless
Interface-Safe Journey	14	Domestic Violence
Project Understanding Transition House	20	Families
Salvation Army Bell Avenue	19	Families
<b>Total</b>	<b>242</b>	

*Source: Ventura County Department of Human Assistance, LESS, 2007.*

#### **d. Permanent Supportive Housing**

Permanent supportive housing is rental housing for low income or homeless people with severe mental illness, substance abuse, or HIV/AIDS with accompanying services that also further self-sufficiency. One of the primary objectives of the Continuum of Care is to enable homeless individuals and families to achieve stability through permanent housing with supportive services. There is currently permanent supportive housing for 145 individuals in Ventura County. Table 25 summarizes the available transitional housing facilities in Ventura County.

**Table 25: Permanent Supportive Housing Facilities**

<b>Transitional Shelters</b>	<b>Beds</b>	<b>Target Population</b>
Turning Point - Appleton House	6	Mentally Ill
Turning Point - Stevenson Place	9	Mentally Ill
Community Action - Goldberg House	5	Men/Women
Many Mansions - Casa de Paz	14	Men/Women
Many Mansions - Esseff Village	15	Men/Women
Many Mansions Richmond Terrace	15	Men/Women/Families
Partners in Housing - Harvard Place	14	Men/Women
Ventura Housing Authority	6	Men/Women
Ventura Housing Authority	3	Men/Women
County Behavioral Health	28	Men/Women
County Behavioral Health	3	Men/Women
Oxnard Housing Authority	10	Men
Cabrillo Economic Development Corporation	6	Men/Women
County Behavioral Health	11	Men/Women
<b>Total</b>	<b>145</b>	

*Source: Ventura County Department of Human Assistance, LESS, 2007.*

## 6. Continuum of Care Gap Analysis

The Continuum of Care was developed to provide a range of services designed to assist people from homelessness into permanent housing and a stable living environment. As a regional problem, addressing the issues of homelessness involves many issues and agencies. The 2007 Local Emergency Shelter Strategy indicates the existing inventory, gaps, and unmet need for emergency shelter, transitional housing, and permanent housing resources for families and individuals (Table 28).

The current inventory numbers for emergency shelter and transitional housing reflect beds that are open to the general public, not those reserved for specific populations such as victims of domestic violence. Transitional housing needs and permanent supportive housing needs were derived from discussions with service providers.

Limited federal, state and local funding sources, combined with local community resistance to the development of shelter facilities, have made expansion of emergency shelters difficult. The lack of emergency shelter facilities throughout the County is a key gap in the local Continuums of Care and is a priority concern of the County of Ventura and its community partners, the Ventura County Homeless and Housing Coalition (VCHHC), the City of Oxnard and the Designated Local Board. The Ten-Year Strategy to End Homelessness calls for the creation of 150 additional emergency shelter beds in Ventura County.

Table 26 summarizes the geographical distribution of the County's emergency shelter beds and compares it to the region's homeless population. It is evident that there are not a sufficient number of beds in any part of the County, but the West County and Santa Paula/Fillmore areas in particular are substantially underserved.

**Table 26: Geographical Distribution of Emergency Shelter Facilities**

Region	Winter Beds	Year Round Beds	# of Homeless
West County (Oxnard, Ventura, Port Hueneme)	238	88	1,303
East County (Simi Valley, Moorpark, Thousand Oaks)	55	0	457
North County (Ojai)	25	0	60
Other/Unincorporated (Santa Paula and Fillmore)	35	35	373
<b>Total</b>	<b>353</b>	<b>123</b>	<b>2,193</b>

Source: Ventura County Department of Human Assistance, LESS, 2007.  
Ventura County Homeless and Housing Coalition, Homeless County, 2009.

Furthermore, one of the largest transitional housing programs in the region is adjacent to Camarillo, in an area not served by limited public transportation. There also exists a special need of youth aging out of the foster care system. Approximately 50 young people are required to leave the system each year and many of these youth are ill prepared to live on their own and risk becoming homeless. The Ten-Year Strategy to End Homelessness in Ventura County recommends the creation of 75 additional units of transitional housing and 15 additional Safe Haven beds by 2012.

Table 27 summarizes the geographical distribution of the County's emergency shelter beds and compares it to the region's homeless population. It is evident that there are not a sufficient number of beds in any part of the County, but the West County and Santa Paula/Fillmore areas in particular are substantially underserved.

**Table 27: Geographical Distribution of Transitional Housing Facilities**

Region	% of Total Transitional Beds in the County	# of Homeless Population
West County (Oxnard, Ventura, Port Hueneme)	51%	40%
East County (Simi Valley, Moorpark, Thousand Oaks)	15%	35%
Central County (Camarillo)	29%	8%
Santa Clara Valley (Fillmore, Santa Paula)	0%	5%
Unincorporated	5%	12%
<b>Total</b>	<b>100%</b>	<b>100%</b>

Source: Ventura County Department of Human Assistance, LESS, 2007.

The greatest challenge to Ventura County's Continuum of Care is finding adequate permanent affordable housing for homeless and formerly homeless persons. Ventura County is one of the least affordable places in the nation, due to regional economic growth, growth control policies that limit residential development, increased housing demand and a chronic shortage of housing. Median home prices and average rents are often well beyond the reach of low income and homeless households. Area vacancy rates are also extremely low, making access to permanent housing for homeless persons problematic given the highly restrictive rental market.

The lack of affordable housing within Ventura County communities limits the ability of homeless individuals to move through the continuum of care and obtain stable, affordable permanent housing and self-sufficiency. Nevertheless, the Continuums of Care strive to meet the permanent and



permanent supportive housing needs of the homeless population through five methods: rental assistance; access to subsidized housing; development of permanent supportive housing targeted for special needs populations; development of new affordable housing units for low income households; and, public education and advocacy efforts to encourage additional affordable housing production throughout the County. In general, 40 percent of the regional housing needs for the Southern California region are anticipated for households with incomes less than 80 percent of the AMI. For Ventura County, that would mean over 11,000 housing units for households with incomes less than 80 percent AMI. While this housing is not specifically for homeless persons, having more units available at the lower end of the market has a beneficial effect on accommodating the housing needs of this population.

**Table 28: Continuum of Care Gaps Analysis Ventura County**

<b>Housing Type</b>	<b>Estimated Need</b>	<b>Current Inventory</b>	<b>Unmet Need</b>
<b>Emergency Shelter</b>			
<i>Individuals:</i>			
Year-round	389	74	315
Winter	1,169	230	939
Total	1,558	304	1,254
<i>Families:</i>			
Year-round	100	14	86
Winter	303	0	303
Total	403	14	389
<b>Total Emergency Shelter</b>	<b>1,961</b>	<b>318</b>	<b>1,643</b>
<b>Transitional Housing</b>			
Individuals	455	239	216
Families	625	230	395
<b>Total Transitional Housing</b>	<b>1,080</b>	<b>469</b>	<b>611</b>
<b>Permanent Supportive Housing</b>			
Individuals	400	142	258
Families	295	3	292
<b>Total Permanent Supportive Housing</b>	<b>695</b>	<b>145</b>	<b>550</b>

*Source: Ventura County Department of Human Assistance, LESS, 2007.*

**Table 29: Homeless and Special Needs Populations**

Homeless Population	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Homeless Individuals	0	108	1,060	1,168
Homeless Families with Children	12	29	104	145
Persons in Homeless Families with Children	30	67	249	346
Total (lines 1 + 2a)	30	175	1,309	1,514
Homeless Subpopulations	Sheltered		Unsheltered	Total
Chronically Homeless	13		378	391
Severely Mentally Ill	61		409	470
Chronic Substance Abuse	105		264	369
Veterans	23		168	191
Persons with HIV/AIDS	0		0	0
Victims of Domestic Violence	39		393	432
Unaccompanied Youth (under 18)	2		11	13

## D. Housing Market Conditions

This section addresses characteristics of the housing supply in the Urban County, including type, age, condition, costs, and availability. The implications of these housing characteristics with respect to housing programs are also examined.

### 1. Housing Growth

The 2000 Census reported 251,712 housing units in Ventura County, an increase of approximately 10 percent since 1990 (Table 30). The Urban County had 64,512 housing units in 2000, representing a growth of seven percent from 1990. Since 1990, the greatest housing growth occurred in the cities of Camarillo and Moorpark, while the smallest housing growth occurred in the cities of Ojai and Santa Paula.

The California Department of Finance's Housing and Population Estimates reported 277,895 housing units in Ventura County in 2009, a 10-percent increase from 2000. The Urban County had 68,784 housing units in 2009, representing a seven-percent increase from 2000. The greatest growth in housing units between 2000 and 2009 occurred in Fillmore and Moorpark, while the smallest growth occurred in Port Hueneme and Santa Paula.

**Table 30: Housing Growth in Ventura County**

Jurisdictions	Number of Units			% Change	
	1990	2000	2009	1990-2000	2000-2009
<i>Urban County</i>					
Fillmore	3,521	3,778	4,411	+7.3 %	+16.8%
Moorpark	7,915	9,096	10,701	+14.9 %	+17.6%
Ojai	3,130	3,197	3,343	+2.1 %	+4.6%
Port Hueneme	7,481	7,911	8,122	+5.7 %	+2.7%
Santa Paula	8,062	8,374	8,644	+3.9 %	+3.2%
Unincorporated	30,139	32,156	33,563	+6.7 %	+4.4%
<b>Total</b>	<b>60,248</b>	<b>64,512</b>	<b>68,784</b>	<b>+7.1 %</b>	<b>+6.6%</b>
<i>Non-Urban County</i>					
Camarillo	18,731	21,931	25,109	+17.1 %	+14.5%
Oxnard	41,280	45,183	52,185	+9.5%	+15.5%
Simi Valley	33,111	37,330	42,010	+12.7 %	+12.5%
Thousand Oaks	37,765	42,928	47,119	+13.7 %	+9.8%
Ventura	37,343	39,828	42,688	+6.7 %	+7.2%
<b>Total</b>	<b>168,230</b>	<b>187,200</b>	<b>209,111</b>	<b>+11.3 %</b>	<b>+11.7%</b>
<b>County Total</b>	<b>228,478</b>	<b>251,712</b>	<b>277,895</b>	<b>+10.2 %</b>	<b>+10.4%</b>

*Source: Bureau of the Census, 1990 and 2000; California Department of Finance, 2009.*

## 2. Housing Type

Slight changes have occurred within the composition of the housing stock in Ventura County from 1990 to 2000. Single-family detached units continue to comprise the majority of the housing stock, with the proportion of these homes increasing slightly from about 63 percent to about 65 percent (Table 31). Correspondingly, the proportion of multi-family housing in the County decreased from 21 percent in 1990 to 20 percent in 2000. The proportion of mobile homes has remained relatively static since the 1990s.

In 2009, single-family detached units comprised a slightly larger percentage of the overall housing stock (66 percent). However, the proportion of total single-family units (including attached single-family units) decreased from 75 percent to 70 percent. Between 2000 and 2009, the proportion of multi-family housing in Ventura County increased from 20 percent to 26 percent.

**Table 31: Housing Stock Mix**

<b>Housing Type</b>	<b>1990</b>		<b>2000</b>		<b>2009</b>	
	<b>No. of Units</b>	<b>% of Total</b>	<b>No. of Units</b>	<b>% of Total</b>	<b>No. of Units</b>	<b>% of Total</b>
Single-Family Detached	142,782	62.5 %	170,942	64.6 %	177,354	66.2%
Single-Family Attached	24,630	10.8 %	27,456	10.4 %	28,156	10.5%
<i>Total Single-Family Units</i>	<i>167,412</i>	<i>73.3 %</i>	<i>198,398</i>	<i>75.0 %</i>	<i>205,510</i>	<i>69.6%</i>
Multi-Family (2-4 Units)	14,079	6.2 %	16,613	6.3 %	17,433	6.5%
Multi-Family (5+ Units)	34,786	15.2 %	37,308	14.4 %	60,036	15.9%
<i>Total Multi-Family Units</i>	<i>48,865</i>	<i>21.4 %</i>	<i>53,921</i>	<i>20.4 %</i>	<i>77,469</i>	<i>26.2%</i>
Mobile Homes	12,201	5.3 %	12,264	4.6 %	12,349	4.2%
<b>Total Units</b>	<b>228,478</b>	<b>100 %</b>	<b>264,583</b>	<b>100 %</b>	<b>295,328</b>	<b>100%</b>

Source: Bureau of the Census, 1990 and 2000; California Department of Finance, 2009.

According to the 2000 Census, almost one-half (125,538) of all housing units in Ventura County had six or more rooms, the size of a typical three-bedroom unit. In 2000, there were 41,474 large households residing in the County, which indicates that there is an adequate supply of large units to accommodate the needs of larger households (at least in numeric terms). However, most large units are not occupied by large households. Finding affordable housing of adequate size may be a challenging task for many large households, particularly low and moderate renter-households. Table 32 provides information about the number of large units and large households for each jurisdiction and the County overall. The table shows that all jurisdictions have more large units than large households, which indicates that theoretically, these communities have an adequate supply of large units to meet the housing needs. However, often there is a mismatch between the size of housing and size of households. Specifically, most large households are renters while most large housing units are ownership units. Therefore, in communities where renters constitute a significant proportion of the households, overcrowding tends to be an issue. This problem is further exacerbated if the community has a tight supply of large units compared to the number of large households, such as the cities of Santa Paula (83.3 percent), Fillmore (81.6 percent), and Oxnard (81.4 percent).

**Table 32: Large Units in Ventura County**

Cities	Large Units*	No. of Large Households	Large HHs as % of Total Large Units
<i>Urban County</i>			
Fillmore	1,314	1,072	81.6 %
Moorpark	6,033	1,912	31.7 %
Ojai	1,172	280	23.9 %
Port Hueneme	1,968	1,170	59.5 %
Santa Paula	2,587	2,154	83.3 %
Unincorporated	17,030	4,740	27.8 %
<b>Total</b>	<b>30,104</b>	<b>11,328</b>	<b>37.6 %</b>
<i>Non-Urban County</i>			
Camarillo	11,717	2,294	19.6 %
Oxnard	16,850	13,722	81.4 %
Simi Valley	23,160	5,398	23.3 %
Thousand Oaks	27,254	4,785	17.6 %
Ventura	16,453	3,947	24.0 %
<b>Total</b>	<b>95,434</b>	<b>30,146</b>	<b>31.6 %</b>
<b>County Total</b>	<b>125,538</b>	<b>41,474</b>	<b>33.0 %</b>

\*A large unit is defined as a housing unit with six or more rooms.

Source: Bureau of the Census, 2000.

### 3. Housing Tenure and Vacancy

The tenure distribution (owner versus renter) of a community's housing stock influences several aspects of the local housing market. Residential stability is influenced by tenure, with ownership housing much less likely to turnover than rental units. Housing cost burden, while faced by many households regardless of tenure, is typically more prevalent among renters. The ability or choice to own or rent a home is primarily related to household income, composition, and age of the householder. The Urban County is a predominantly owner-occupied region, with 63 percent of total households owning a home. Camarillo, Moorpark, Simi Valley, and Thousand Oaks, in particular, have significantly high proportions of owner-households compared to other communities in the County (Table 33).

Vacancy rates are an indicator of housing needs. Vacancies help moderate the cost of housing, but low vacancies lead to rent escalation and inflating home values. Generally, an "optimal" vacancy rate is 1.5 to 2.0 percent in the for-sale market and five to six percent in the rental market. At that rate, vacant units are available to facilitate mobility and property owners should be able to increase rents moderately without placing undue burden on tenants. When vacancy rates drop below these thresholds, the increased demand and reduced supply allow rental rates to rise. Overall, the vacancy rate in the Urban County was 5.1 percent in 2000, reflecting the fact that the majority of housing in the Urban County are owner-occupied single-family homes. Although the cities of Oxnard and Port Hueneme are shown in Table 33 with disproportionately high number of vacant units, many of these units are seasonally vacant recreation and vacation homes not available for rent.

**Table 33: Tenure and Vacancy in Ventura County**

Cities	Total Units	Vacant Units	% Owner-Occupied	% Renter-Occupied
<i>Urban County</i>				
Fillmore	3,762	90	63.2 %	36.8 %
Moorpark	8,994	100	82.1 %	17.9 %
Ojai	3,088	141	58.4 %	41.6 %
Port Hueneme	7,268	640	49.1 %	50.9 %
Santa Paula	8,136	205	57.7 %	42.3 %
Unincorporated	29,069	1,909	70.9 %	29.1 %
<b>Total</b>	<b>60,317</b>	<b>3,085</b>	<b>63.3 %</b>	<b>36.7 %</b>
<i>Non-Urban County</i>				
Camarillo	21,438	508	73.5 %	26.5 %
Oxnard	43,576	1,590	57.3 %	42.7 %
Simi Valley	36,421	851	77.6 %	22.4 %
Thousand Oaks	42,958	1,165	97.3 %	2.7 %
Ventura	38,524	1,279	58.7 %	41.3 %
<b>Total</b>	<b>182,917</b>	<b>5,393</b>	<b>67.6 %</b>	<b>32.3 %</b>
<b>County Total</b>	<b>243,234</b>	<b>8,478</b>	<b>67.6 %</b>	<b>32.4 %</b>

Source: Bureau of the Census, 2000.

A substantial income disparity between owner- and renter-households exists in Ventura County. Table 34 displays the tenure status of Ventura County residents by income level. According to CHAS data from 2000, a heavy concentration of lower income households exists in the County's rental market.

**Table 34: Tenure by Income Group (Ventura County)**

Tenure	0-30 % AMI	31-50 % AMI	51-80 % AMI	81+ % AMI
Renters	19.2 %	17.0 %	21.0 %	42.7 %
Owners	6.0 %	7.3 %	13.2 %	73.5 %

Source: HUD Comprehensive Housing Affordability Strategy (CHAS) Data, 2000.

## 4. Housing Costs and Affordability

### a. Ownership Housing Costs

Many housing problems are directly related to the cost of housing in a community. If housing costs are high relative to household income, a correspondingly high prevalence of housing problems occurs. Ventura County has one of the higher median family income levels in the state and yet this is often not sufficient to cover the high cost of housing in the County for low and moderate income households. This section evaluates the affordability of the housing stock in Ventura County to low and moderate income households.

Table 35 displays median home prices for each jurisdiction in Ventura County. In September 2009, the median sales price for homes in Ventura County was \$419,000, an increase of 3.5 percent from 2008. Home prices varied considerably by jurisdiction; median prices in Moorpark, Ojai, and Santa Paula fluctuated the most between 2007 and 2009.

**Table 35: Home Prices in Ventura County**

Jurisdiction	Median Prices			Percent Change	
	2007	2008	2009*	2007-2008	2008-2009
Camarillo	\$540,500	\$450,000	\$451,000	-16.7%	0.2%
Fillmore	\$481,000	\$310,000	\$230,000	-35.6%	-25.8%
Moorpark	\$699,000	\$489,000	\$591,000	-30.0%	20.9%
Ojai	\$649,750	\$525,000	\$456,000	-19.2%	-13.1%
Oxnard	\$525,000	\$330,000	\$312,000	-37.1%	-5.5%
Port Hueneme	\$378,750	\$261,250	\$280,000	-31.0%	7.2%
Santa Paula	\$464,500	\$280,000	\$412,000	-39.7%	47.1%
Simi Valley	\$550,000	\$419,000	\$414,000	-23.8%	-1.2%
Thousand Oaks	\$655,000	\$525,550	\$639,000	-19.8%	21.6%
Ventura	\$535,000	\$410,000	\$383,000	-23.4%	-6.6%
Unincorporated County	\$686,295	\$600,183	\$647,000	-12.5%	7.8%
<b>County</b>	<b>\$569,000</b>	<b>\$405,000</b>	<b>\$419,000</b>	<b>-28.8%</b>	<b>3.5%</b>

Source: DQNews, 2009.

\* = Reflects median sales price from September 2009.

## b. Rental Housing Costs

Apartment rents in Ventura County have continued to rise, though slower than in the past few years, with certain types of rental areas in certain areas even seeing a slight decrease. Vacancy rates remain around the three-percent range. Although there has been an increase in multi-family housing construction through 2008, the demand for multi-family housing continues to outpace supply, sustaining a tight market condition. The shortage of affordable multi-family units, combined with economic and political conditions that favor single-family development, is expected to sustain these tight market conditions.

Information on rental rates in Ventura County were obtained from a review of advertisements in the Ventura County Star, Craigslist, and Kitty Letter Rental Listing (September 2009 – October 2009). Available rental housing ranged from single room studios to four-bedroom units, with the majority of apartment units advertised being two- and three-bedroom units. Table 36 summarizes average apartment rents by jurisdiction and unit size. The highest overall rents in the County were found in unincorporated Ventura County, Thousand Oaks, and Moorpark.

**Table 36: Average Apartment Rents by City**

City	Number of Rooms (Average Rent)						Rent Range	Average Rent
	Room	Studio	1BR	2BR	3BR	4BR		
Camarillo	\$740	\$925	\$980	\$1350	\$1880	\$2530	\$545 - \$3050	\$1400
Fillmore	\$600	\$790	\$830	\$1110	\$1750	\$1950	\$500 - \$2100	\$1170
Moorpark	\$800	N/A	\$1190	\$1550	\$1950	\$2730	\$650 - \$2950	\$1640
Ojai	\$650	\$830	\$1110	\$1378	\$2036	\$3233	\$525 - \$3950	\$1540
Oxnard	\$600	\$940	\$1110	\$1330	\$1650	\$2060	\$500 - \$2450	\$1280
Port Hueneme	\$630	N/A	\$1010	\$1260	\$1680	\$1980	\$500 - \$2200	\$1310
Santa Paula	\$560	\$770	\$930	\$1110	\$1630	\$3650	\$485 - \$5500	\$1440
Simi Valley	\$650	\$870	\$1150	\$1480	\$1970	\$2510	\$600 - \$3250	\$1440
Thousand Oaks	\$670	N/A	\$1440	\$1560	\$2320	\$2400	\$550 - \$2600	\$1678
Ventura	\$640	\$990	\$970	\$1330	\$1790	\$2450	\$515 - \$3200	\$1360
Unincorporated	\$500	\$910	\$1240	\$1720	\$2370	\$3520	\$350 - \$4975	\$1710

Source: Ventura County Star; Craigslist, Kitty Letter Rental Listing, 2009.

### c. Housing Affordability

Housing affordability can be inferred by comparing the cost of housing in Ventura County with the maximum housing costs affordable to households of different income levels. This information can provide a picture of who can afford what size and type of housing, as well as indicated the type of households that would likely experience overcrowding or burden on housing cost.

HUD conducts annual household income surveys to determine the maximum payments that are affordable for different household income groups. In evaluating affordability, the maximum affordable price refers to the maximum amount that could be afforded by households in the upper range of their respective income categories. Table 37 shows the annual household income by household size and generally, the maximum affordable housing payment based on the standard of 30 to 35 percent of household income. General cost assumptions for utilities, taxes, and property insurance are also shown.

With a maximum purchase price ranging from \$94,176 to almost \$246,306 low and moderate income households cannot afford the median price of any single-family homes or condominiums without experiencing a burden on housing cost in Ventura County. In terms of the rental market, low income households will find it extremely difficult to obtain affordable rental housing of any kind in the County of Ventura, while moderate income households, who may be able to afford the cost of some of the County's smaller sized rental units, will likely fare better. Extremely low income households have very limited options even in the rental market.



**Table 37: Housing Affordability**

Household	Annual Income	Affordable Costs (All Costs)		Estimated Utility Allowance		Taxes and Insurance	Affordable Rent	Affordable Home Price
		Rental Costs	Ownership Costs	Renters	Owners			
Extremely Low Income (0-30% AMI)								
1-Person	\$18,400	\$460	\$460	\$122	\$158	\$92	\$338	\$43,466
2-Person	\$21,000	\$525	\$525	\$151	\$200	\$105	\$374	\$45,536
3-Person	\$23,650	\$591	\$591	\$180	\$243	\$118	\$411	\$47,605
4-Person	\$26,250	\$656	\$656	\$209	\$279	\$131	\$447	\$50,917
5-Person	\$28,350	\$709	\$709	\$242	\$322	\$142	\$467	\$50,710
Low Income (31-50% AMI)								
1-Person	\$30,650	\$766	\$766	\$122	\$158	\$153	\$644	\$94,176
2-Person	\$35,000	\$875	\$875	\$151	\$200	\$175	\$724	\$103,490
3-Person	\$39,400	\$985	\$985	\$180	\$243	\$197	\$805	\$112,804
4-Person	\$43,750	\$1,094	\$1,094	\$209	\$279	\$219	\$885	\$123,360
5-Person	\$47,250	\$1,181	\$1,181	\$242	\$322	\$236	\$939	\$128,948
Moderate Income (51-80% AMI)								
1-Person	\$49,000	\$1,225	\$1,225	\$122	\$158	\$245	\$1,103	\$170,137
2-Person	\$56,000	\$1,400	\$1,400	\$151	\$200	\$280	\$1,249	\$190,421
3-Person	\$63,000	\$1,575	\$1,575	\$180	\$243	\$315	\$1,395	\$210,498
4-Person	\$70,000	\$1,750	\$1,750	\$209	\$279	\$350	\$1,541	\$232,024
5-Person	\$75,600	\$1,890	\$1,890	\$242	\$322	\$378	\$1,648	\$246,306

*Assumptions: HCD income limits, 2009; Health and Safety code definitions of affordable housing costs (between 30 and 35% of household income depending on tenure and income level); HUD utility allowance; 20% of monthly affordable cost for taxes and insurance; 10% down payment; and 5% interest rate for a 30-year fixed-rate mortgage loan. Taxes and insurance apply to owner costs only; renters do not usually pay taxes or insurance.*

*Source: State Department of Housing and Community Development Income Limits, 2009.*

#### **d. Housing Overpayment (Cost Burden)**

State and federal standards specify that households spending more than 30 percent of gross annual income on housing experience a housing cost burden. Households spending more than 50 percent of gross annual income on housing experience severe housing cost burden. Housing cost burdens occur when housing costs increase faster than household income. When a household spends more than 30 percent of its income on housing costs, it has less disposable income for other necessities such as health care. In the event of unexpected circumstances such as loss of employment and health problems, low and moderate income households with a burdensome housing cost are more likely to become homeless. Homeowners with a housing cost burden have the option of selling the homes and become renters. Renters, on the other hand, are vulnerable and subject to constant changes in the housing market.

According to CHAS data, approximately 52 percent of all renters in the Urban County experienced some form of housing problems in 2000, 36 percent had a cost burden, and approximately 17 percent had a severe cost burden. Table 38 shows the percentage of renters and owners in the Urban County and neighboring jurisdictions that experienced a housing cost burden. Owner-occupied households in the Urban County fared comparatively better (by percent) than renters in

terms of housing cost burden. Approximately 33 percent of Urban County homeowners experienced a cost burden, compared to 36 percent of renters.

**Table 38: Housing Overpayment (Cost Burden) by Tenure**

Jurisdiction	Renter	Owner	Total
Urban County	35.9%	33.0%	34.0%
Camarillo	35.6%	28.1%	30.1%
Oxnard	39.7%	30.8%	34.6%
Simi Valley	34.8%	30.9%	31.8%
Thousand Oaks	39.7%	30.8%	33.0%
Ventura	38.6%	27.5%	32.1%

*Source: HUD Comprehensive Housing Affordability Strategy (CHAS) Data, 2000.*

## 5. Housing Condition

### a. Age of Housing Stock

The age of housing is commonly used by State and Federal housing programs as a factor in estimating rehabilitation needs. Housing is subject to gradual deterioration over time. Typically, most homes begin to require major repairs or have significant rehabilitation needs at 30 to 40 years of age. Housing age indicates general conditions within a community. Deteriorating housing can depress neighboring property values, discourage reinvestment, and eventually impact the quality of life in a neighborhood.

**Table 39: Age of Housing Stock (2000)**

	Units 30+ years	% 30+ years	Units 40+ years	% 40+ years
<b>Urban County</b>				
Fillmore	2,730	72.2 %	1,782	47.2 %
Moorpark	2,447	26.9 %	882	9.6 %
Ojai	2,730	85.4 %	2,050	64.1 %
Port Hueneme	6,045	76.4 %	3,562	45.0 %
Santa Paula	6,660	79.5 %	5,002	59.7 %
Unincorporated Areas	21,585	67.1 %	15,932	49.5 %
<b>Total</b>	<b>42,197</b>	<b>65.3 %</b>	<b>29,210</b>	<b>45.3 %</b>
<b>Non-Urban County</b>				
Camarillo	13,406	61.1 %	5,520	25.2 %
Oxnard	33,111	73.3 %	20,467	45.3 %
Simi Valley	22,343	55.9 %	13,760	36.9 %
Thousand Oaks	28,031	65.3 %	12,093	28.2 %
Ventura	30,746	77.2 %	21,350	53.6 %
<b>Total</b>	<b>127,637</b>	<b>68.2 %</b>	<b>73,190</b>	<b>39.1 %</b>
<b>County Total</b>	<b>169,834</b>	<b>67.5 %</b>	<b>102,400</b>	<b>40.7 %</b>

*Source: 2000 Census.*

As shown in Table 39, over 65 percent of the Urban County housing stock was over 30 years of age and over 45 percent was over 40 years of age in 2000. The cities of Ojai, Santa Paula, and Ventura have the largest proportions of housing units potentially in need of rehabilitation. Home rehabilitation can be an obstacle for senior homeowners with fixed incomes and mobility issues.

## **b. Lead-Based Paint Hazards**

Lead poisoning is the number one environmental hazard to children in America today. According to the Center for Disease Control (CDC), approximately 250,000 children aged one to five years in the United States have elevated levels of lead in their blood. High blood lead levels are a concern because they may cause harmful effects to a child's developing organ systems such as the kidneys, brain, liver, and blood-forming tissues. This may affect a child's ability to learn. Very high blood lead levels can cause devastating health consequences, including seizures, coma, and even death. Children are much more vulnerable to lead poisoning than adults because they put many kinds of items into their mouths. Their bodies absorb up to 40 percent of the lead with which they come into contact as opposed to only 10 percent absorbed by adults. Lead enters the body through breathing or ingestion.

The CDC has determined that a child with a blood lead level of 15 to 19 ug/dL is at high risk for lead poisoning and a child with a blood lead level above 19 ug/dL requires full medical evaluation and public health follow-up.

Ventura County's Childhood Lead Poisoning Prevention Program (CLPPP) provides services and information to County residents regarding childhood lead poisoning and prevention. Specifically, program staff offers case management and home investigations for children with elevated blood lead levels. They also provide outreach services and information regarding lead poisoning, childhood testing and treatment, prevention practices, etc. In addition, CLPPP staff distributes literature to tenants and landlords during inspections to help educate the public about lead-safe practices. The CLPPP collects data to monitor and evaluate the extent of the lead poisoning problem in Ventura.

From July 2011 through June 2012, about 11,000 children were tested for elevated Lead levels (Blood Lead Level –BLL). (This number is a little lower than the previous year, possibly due to the change in Ventura County providers being enrolled in the new Medi-Cal Managed Care program.) The results of all BLL tests must be sent by laboratories to the State Database per state regulation, regardless of result. All medical providers who do well child exams on children in publicly funded programs are required to follow the mandated Statewide Targeted Blood Lead Screening Policy, which states that a BLL must be performed at age 12 months and at 24-72 months. Testing is also done at any age if a child is determined to be at risk of lead exposure. Providers are monitored frequently by the local CLPPP and the Child Health and Disability Prevention (CHDP) Program staff in order to encourage and facilitate the process of Lead Testing in order to comply with the State Mandate.

From 2011-2012, the lead program continued to follow children with blood Lead Levels (BLL) as low as 5 µ/dL, as well as those 10 µ/dL and over, referring those over 15 µ/dL to the CLPP Branch. Studies have shown that any level of lead in the blood is detrimental especially if there is chronic low exposure. Over the past year, the CLPPP has coordinated care on an average of 400 children per month, with an average of 28 new referrals per month.

The Lead Public Health Nurse provided case management services to 16 children who met case definition per CDC guidelines, all of whom received home visits by the Lead team. In addition, five (5) of the cases received an environmental investigation by a Registered Environmental Health Specialist.

In conjunction with the CHDP Program, Lead Program Staff provided over 500 trainings of individuals and groups as well as educational activities to a variety of public and private agency staff, and the general public, including paint and hardware stores and their employees, reaching over 6,000 people in Ventura County. The purpose of these ongoing outreach activities is to increase knowledge of lead hazards and increase lead testing in Ventura County.

Housing age is the key variable used to estimate the number of housing units with lead-based paint. Starting in 1978, the federal government prohibited the use of lead-based paint on residential property. National studies estimate that 75 percent of all residential structures built prior to 1970 contain lead-based paint (LBP). However, not all units with LBP present a hazard. Properties most at-risk include structures with deteriorated paint, chewable paint surfaces, friction paint surfaces, and deteriorated units with leaky roofs and plumbing.

The Comprehensive Housing Affordability Strategy data (CHAS) developed for HUD by the U.S. Census provides data based on housing age and occupant income. This data can be used to approximate the extent of LBP hazards among low and moderate income households. While information on units constructed before 1978 is not available from CHAS, estimates based on the pre-1970 stock provide a conservative depiction of the extent of LBP hazards. In the Urban County, an estimated 9,131 units occupied by low and moderate income households may contain LBP hazards (Table 40).

**Table 40: Housing Units with LBP Occupied by Lower/ Moderate Income Households in Urban County**

Income	Renter Households			Owner Households			Est. Total Units with LBP
	# of HH	Built before 1970	Est. Units with LBP (75% of pre-1970 units)	# of HH	% built before 1970	Est. Units with LBP (75% of pre-1970 units)	
Extremely Low (<30% AMI)	3,532	54.6%	1,446	--	--	--	1,446
Low (31-50% AMI)	4,169	61.9%	1,935	3,108	36.4%	848	2,783
Moderate (51-80% AMI)	8,245	57.4%	3,549	3,106	58.1%	1,353	4,902
<b>Total</b>	<b>15,946</b>	<b>--</b>	<b>6,930</b>	<b>6,214</b>	<b>--</b>	<b>2,201</b>	<b>9,131</b>

Source: HUD Comprehensive Housing Affordability Strategy (CHAS) Data, 2004.

## 6. Public and Assisted Housing

### a. Public Housing

Two Housing Authorities in the Urban County own and operate public housing units:

- **Housing Authority of Port Hueneme:** Administers two public housing projects with a total of 90 units, as well as an additional 27 units on scattered sites. An additional 293 households are on the waiting list for public housing.
- **Area Housing Authority of the County of Ventura:** Administers seven public housing projects with a total of 350 units. An additional 2,120 households are on the waiting list for public housing.

A third Housing Authority, the Santa Paula Housing Authority, also serves the Ventura County region, but does not own or operate any public housing units. All three housing authorities promote homeownership opportunities through a number of programs, including the Family Self-Sufficiency Program and the Section 8 Homeownership Program. Approximately 10 participants have been enrolled in the Section 8 Homeownership Program. In addition, 23 Section 8 clients have successfully left the program and become first-time homeowners, without AHA assistance. The housing authorities also encourage residents from the public housing complexes to participate in Resident Councils and help to enhance the quality of life of the residents.

For those tenants who provided information on their race and ethnicity, the majority of the public housing tenants are Hispanic or Latino and Non-Hispanic White.

**Table 41: Race/Ethnicity of Public Housing Tenants**

Housing Authority/ Type of Assistance	Black or African American	Hispanic or Latino	Non-Hispanic White	Other	Total
City of Port Hueneme	3	27	12	1	43
Area Housing Authority of the County of Ventura					
<i>Camarillo</i>	1	20	4	1	26
<i>Moorpark</i>	0	10	16	4	30
<i>Ojai</i>	2	20	102	8	132
<i>Thousand Oaks</i>	5	56	89	9	159
Total	8	106	211	22	347
<b>Total</b>	<b>11</b>	<b>133</b>	<b>223</b>	<b>23</b>	<b>390</b>

*Notes:*

1. Not all tenants provided race/ethnicity information.
2. A multi-ethnic household in public housing is listed only under the race/ethnicity of the individual designated as the head of household. A significant and increasing number of marriages/household creation in Ventura County reflect unions between persons of distinct racial/ethnic identities, primarily between Hispanics and non-Hispanic Whites. This figure may account for up to 30 to 40 percent of marriages recorded by the County.
3. The OMB's December 2000 provisional guidance and appendices established new data collection procedures for race and ethnicity. Under the new policy, HUD must offer individuals, who are responding to agency data requests for race, the option of selecting one or more of five racial categories. HUD must also treat ethnicity as a category separate from race, and change the terminology for certain racial and ethnic groups. However, public housing data using the new race and ethnicity reporting guidelines is unavailable. For the purposes of this report, the terminology for the various racial and ethnic groups has been amended; but, ethnicity has not been treated as a separate category.

## b. Housing Choice Vouchers

The Housing Choice Voucher (formerly known as Section 8) is a rent subsidy program that helps low income (up to 50 percent AML) families and seniors pay rents in private units. Voucher recipients pay a minimum of 30 percent of their income toward their contract rent and the local Housing Authority pays the difference up to the payment standard (fair market rent) established by the Housing Authority. Any amount in excess of the payment standard is paid by the Voucher recipient.

There are currently three Housing Authorities that administer the Housing Choice Voucher Program in the Urban County:

- **Housing Authority of Port Hueneme:** As of September 2009, 260 households were receiving Housing Choice Vouchers. An additional 381 households are on the waiting list for voucher assistance.
- **Housing Authority of Santa Paula:** As of October 2009, 577 households were receiving Housing Choice Vouchers. An additional 1,300 households are on the waiting list for voucher assistance.
- **Area Housing Authority of the County of Ventura:** As of September 2009, 2,472 households were receiving Housing Choice Vouchers. An additional 337 households are on the waiting list for voucher assistance.

Table 42 summarizes the race and ethnicity of households being assisted by Housing Choice Vouchers. Most of the Urban County's voucher recipients (50 percent) were Non-Hispanic White.

**Table 42: Race/Ethnicity of Housing Choice Voucher Recipients**

<b>Housing Authority/ Type of Assistance</b>	<b>Black or African American</b>	<b>Hispanic or Latino</b>	<b>Non-Hispanic White</b>	<b>Other</b>	<b>Total</b>
City of Port Hueneme	24	167	58	11	260
City of Santa Paula	1	468	105	3	577
<b>Area Housing Authority of the County of Ventura</b>					
<i>Camarillo</i>	23	143	245	21	432
<i>Fillmore</i>	0	166	43	2	211
<i>Moorpark</i>	5	47	88	4	144
<i>Ojai</i>	4	16	78	3	101
<i>Simi Valley</i>	34	142	572	64	812
<i>Thousand Oaks</i>	29	139	370	39	577
<i>Unincorporated</i>	2	108	82	3	195
<i>Total</i>	97	761	1,478	136	2,472
<b>Total</b>	<b>122</b>	<b>1,396</b>	<b>1,641</b>	<b>150</b>	<b>3,309</b>

---

**Notes:**

1. *Not all tenants provided race/ethnicity information.*
2. *A multi-ethnic household receiving housing choice vouchers is listed only under the race/ethnicity of the individual designated as the head of household. A significant and increasing number of marriages/household creation in Ventura County reflect unions between persons of distinct racial/ethnic identities, primarily between Hispanics and non-Hispanic Whites. This figure may account for up to 30 to 40 percent of marriages recorded by the County.*
3. *The OMB's December 2000 provisional guidance and appendices established new data collection procedures for race and ethnicity. Under the new policy, HUD must offer individuals, who are responding to agency data requests for race, the option of selecting one or more of five racial categories. HUD must also treat ethnicity as a category separate from race, and change the terminology for certain racial and ethnic groups. However, housing choice voucher data using the new race and ethnicity reporting guidelines is unavailable. For the purposes of this report, the terminology for the various racial and ethnic groups has been amended; but, ethnicity has not been treated as a separate category.*

Table 43 describes the household characteristics of the voucher recipients. Of the 3,309 households receiving Housing Choice Vouchers, 32 percent have a head of household with a disability, 30 percent have elderly head of households, ten percent are large families, and 76 percent are female-headed households.

**Table 43: Characteristics of Housing Choice Voucher Recipients**

<b>Housing Authority/ Type of Assistance</b>	<b>Elderly</b>	<b>Disabled</b>	<b>Large Family</b>	<b>Female-Headed Household</b>	<b>Total</b>
<i>City of Port Hueneme</i>	39	46	90	208	260
<i>City of Santa Paula</i>	170	124	70	448	577
<i>Area Housing Authority of the County of Ventura</i>	772	897	184	1,874	2,472
<b>Total</b>	<b>981</b>	<b>1,067</b>	<b>344</b>	<b>2,530</b>	<b>3,309</b>

### **c. Inventory of Assisted and Public Housing**

“Assisted housing units” are defined as units with rents subsidized by federal, state or local governmental programs. Private development of affordable housing in a market such as Ventura County typically requires financial assistance from local, state, and/or federal levels. A number of developments in the Urban County have been identified where some or all of the units are affordable for low to moderate income households. Together these projects provide 1,091 units of affordable housing. A complete list detailing the County’s affordable housing inventory is provided in the Appendix B. Figure 5 illustrates the location of these units.

Urban County jurisdictions with the highest concentrations of affordable housing (as measured by the ratio of affordable units to total housing units) include Ojai, Santa Paula and Moorpark (Table 44). None of the affordable housing in the Urban County is at risk of converting to market-rate during the Consolidated Plan planning period.

**Table 44: Affordable Housing Units by Jurisdiction**

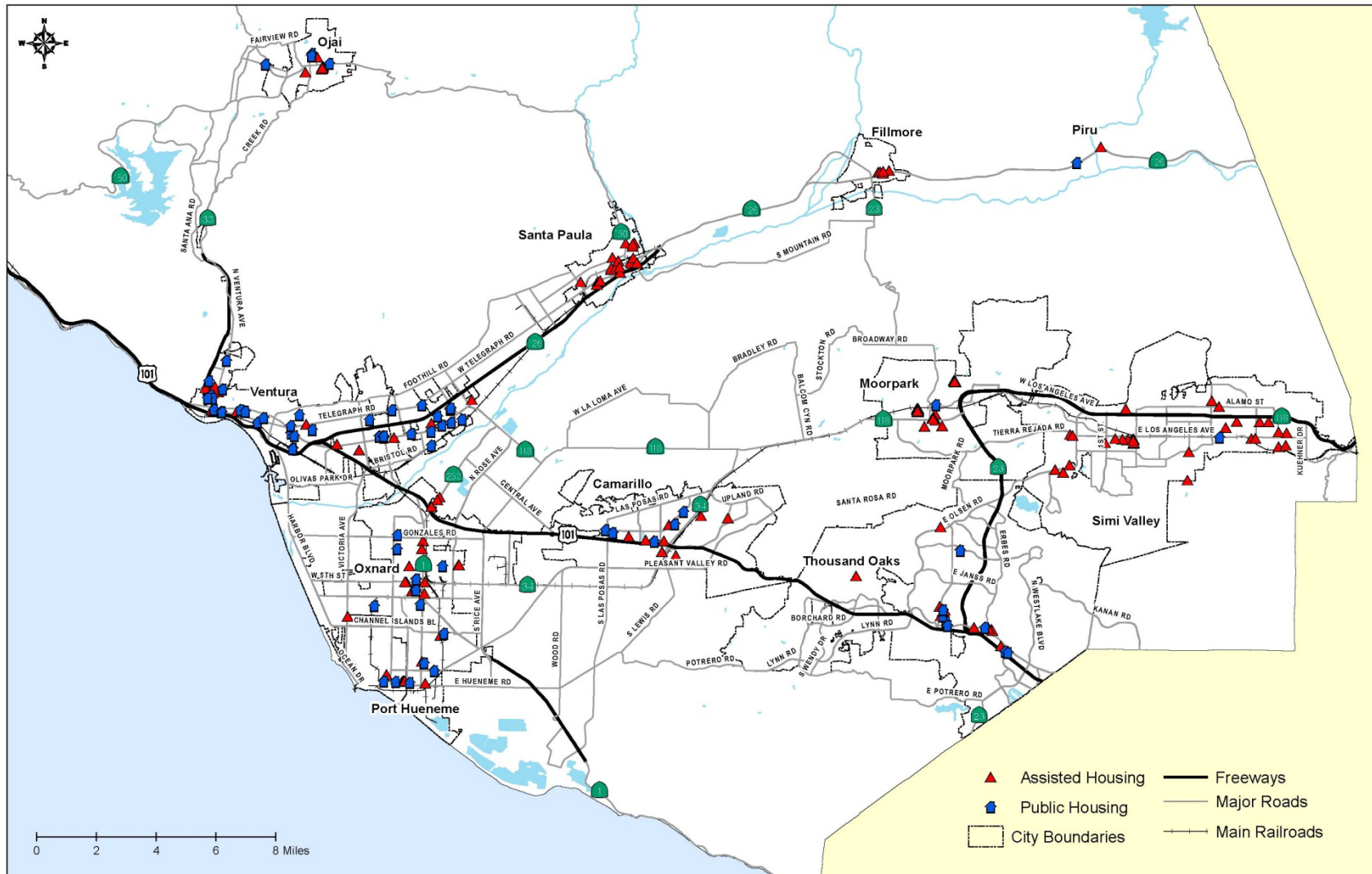
<b>Jurisdiction</b>	<b>Affordable Units</b>	<b>Total Housing Units (2009)</b>	<b>% of Housing Stock Affordable</b>	<b>% of All Affordable Units in County</b>	<b>Affordable Units per 500 Housing Units</b>
<b>Urban County</b>					
Fillmore	73	4,411	1.7%	0.9%	8.3
Moorpark	283	10,701	2.6%	3.6%	13.2
Ojai	137	3,343	4.1%	1.7%	20.5
Port Hueneme	117	8,122	1.4%	1.5%	7.2
Santa Paula	407	8,644	4.7%	5.1%	23.5
Unincorporated Areas	74	33,563	0.2%	0.9%	1.1
<b>Urban County Total</b>	<b>1,091</b>	<b>68,784</b>	<b>1.6%</b>	<b>13.7%</b>	<b>7.9</b>
<b>Non-Urban County</b>					
Camarillo	842	25,109	3.4%	10.7%	16.8
Oxnard	2,362	52,185	4.5%	29.9%	22.6
Simi Valley	1,652	42,010	3.9%	20.9%	19.7
Thousand Oaks	985	47,119	2.1%	12.5%	10.5
Ventura	973	42,688	2.3%	12.3%	11.4
<b>Non-Urban County Total</b>	<b>6,814</b>	<b>209,111</b>	<b>3.3%</b>	<b>86.3%</b>	<b>16.4</b>

*Note: Public housing units owned and operated the County Housing Authority may not necessarily be located within the unincorporated areas or in the Urban County.*

*Source: California Department of Finance, 2009; HUD, and participating jurisdictions.*



Figure 5: Affordable Housing in the Urban County



## 7. Barriers to Affordable Housing

Constraints to the provision of adequate and affordable housing are posed by market, governmental, and infrastructure and environmental factors. These constraints may result in housing that is not affordable to low and moderate income households, or may render residential construction economically infeasible for developers. Constraints to housing production significantly reduce the number of affordable units built in Ventura County and the availability of choices for households with low and moderate incomes and special needs. The Housing Element of each jurisdiction within the Urban County is required to provide a detailed assessment of constraints and to develop strategies to alleviate the constraints. This section discusses the market and governmental factors that generally impact the Urban County.

### a. Market Constraints

Market constraints include land costs, construction costs, and access to financing. Local governments have little influence over market constraints, but can provide incentives or assistance to overcome the impacts of market constraints.

#### ***Land Costs***

Residential land prices contribute significantly to the cost of new housing, and can account for as much as 40 percent of the purchase price of a home. The cost of land in the Urban County varies by jurisdiction, depending on location, amenities, and availability of vacant developable land. When vacant land is not available, residential development must rely on the recycling of underutilized properties to higher intensity uses, in which case the development cost is even higher because it includes the purchase and demolition of existing improvements (structures) on site.

#### ***Construction Costs***

Construction costs have pushed up the cost of housing greatly, making homeownership unattainable for many households. Typically, the cost of construction is the largest component of total costs for a single-family detached unit, accounting for up to 30 to 40 percent of the finished sale price. According to RS Means Residential Square Foot Costs (2008), construction costs for an average two-story single-family home (2,000 square feet of living area), and built of stucco on wood frame, total \$92.98 per square foot in the Ventura County area. For multi-family attached units, construction costs are slightly lower as developers can usually benefit from economies of scale with discounts for materials and diffusion of equipment mobilization costs. Density bonuses for senior and affordable housing can enhance this per-unit cost reduction for multi-family developments. A reduction in amenities and quality of building materials could result in lower costs and sale prices; however, high quality design and sufficient tenant amenities are necessary to maintain minimum health and safety standards.

A number of Building Design and Construction innovations may serve to reduce construction costs. These include:

- Use of Optimum Value Engineered (OVE) family design, which has been shown to reduce lumber requirements significantly;
- Mixing unit sizes and types;
- Decreasing dwelling unit sizes without negative effects by careful design of circulation patterns and use of open spaces;
- Use of dual master bedroom units to accommodate joint unit ownership;
- Use of all-weather wood foundations;
- Use of thinner floor slabs where possible;
- Elimination of wall sheeting;
- Prefabricated component construction; and
- Use of polybutylene water supply piping.

### ***Availability of Financing***

Financing the planning and construction of a development is a major component of the cost of housing, making interest rates an important factor in determining the affordability of housing. Additionally, the availability of home purchase financing to underserved areas and groups may also affect the supply and demand of housing.

The 2008 HMDA data for Ventura County indicates that the majority of loan applications were for mortgage refinancing. Conventional refinancing and government-backed refinancing, combined, accounted for 22,138 applications (55 percent of total applications) in Ventura County for 2008. Given the low interest rates in recent years, many existing homeowners took the opportunity to reduce their mortgage payments through refinancing. However, the origination rate (loan applications approved and accepted) of conventional mortgage refinancing applications in Ventura County was relatively low at just 44 percent. Government-backed refinancing accounted for only 721 applications and had an approval rate of 21 percent in 2008. Overall, Low/Moderate income areas in the County had slightly lower approval rates than Ventura County as a whole (51 percent versus 55 percent). Blacks or African Americans had the lowest approval rate for conventional home purchase loans at 47 percent. Hispanics or Latinos, meanwhile, had the highest approval rates at 62 percent.

An analysis of differences in loan approval rates by race/ethnicity and income separately does not always reveal important differences among groups. For this reason, an analysis of lending patterns for both race/ethnicity and income together is important in revealing differences among applicants of different races/ethnicities of the same income levels. While this analysis provides a more in-depth look at lending patterns, it still cannot provide a certain reason for any discrepancy. Aside from income, many other factors can contribute to the availability of financing, including, credit history, the availability of a down payment, and knowledge of the home buying process, among others.

In 2008, among low income households (those earning 80 percent of AMI or less), Non-Hispanic Whites had the highest approval rates (67 percent) while Blacks or African Americans had the lowest (36 percent). Blacks or African Americans in the high income category (those earning 120 percent of AMI or more) also had noticeably lower approval rates (54 percent) than Non-Hispanic Whites (67 percent) and Asians (64 percent). Since it is assumed that most households in this income category

are financially capable of purchasing homes, the discrepancy in home loan approval rates indicates a reason for concern.

## **b. Governmental Constraints**

Actions by a local jurisdiction can have an impact on the price and availability of housing in the community. Land use controls, site improvement requirements, building codes, fees, growth management policies, and other local programs to improve the overall quality of housing may serve as a constraint to housing development. Most jurisdictions codify their development standards and procedures in their municipal codes. Pursuant to State Housing Element law, each jurisdiction must demonstrate adequate residential sites with appropriate densities to meet its share of regional housing needs. The Housing Element must be reviewed by the State Department of Housing and Community Development (HCD) for compliance with state law. A key component of HCD review is the extent of government policies serving as constraints to housing development and the jurisdiction's commitment to eliminating or mitigating the constraints.

### ***Land Use Controls***

The State Housing Element law ensures that local governments satisfy their share of the need for new affordable housing before allowing sites suitable for affordable housing to be used for other purposes. To that end, state law requires that local jurisdictions demonstrate that adequate sites on which housing can be constructed to meet identified housing needs of all income groups.

Additionally, between 1995 and 2000, voters in Ventura County passed a related series of growth control measures called the "Save Open-space and Agricultural Resources" measures, or SOAR. These measures lock in current land-use policies and require voter approval for conversion of additional agricultural or open space land to urban use. They also mimic local-level strategies adopted as part of statewide growth-management programs in states such as Oregon and Washington State. Table 45 below outlines when and how Ventura County's SOAR ordinances were adopted in each jurisdiction, and how long they will remain in effect.

**Table 45: SOAR Measures by Jurisdiction (1995-2000)**

<b>Jurisdiction</b>	<b>Population (2000)</b>	<b>Year SOAR Approved</b>	<b>Percent Voter Approval</b>	<b>Sunset Year</b>	<b>Notes</b>
Ventura County	753,197	1998	63 percent	2020	
Camarillo	57,077	1998	66 percent	2020	
Fillmore	13,643	N/A	-	-	57.1 percent no vote in 2000, but city officials and SOAR proponents reached an agreement in Oct '01 on a proposed growth boundary
Moorpark	31,415	1999	67 percent	2020	
Ojai	7,862	N/A	-	-	Firm historic support for little or no growth
Oxnard	170,358	1998	70 percent	2020	
Port Hueneme	21,845	N/A	-	-	Fully bounded by Ocean and Oxnard
Santa Paula	28,598	2000	55 percent	2020	Failed in 1998
Simi Valley	111,351	1998	70 percent	2020	
Thousand Oaks	117,005	1998	71 percent	2030	
Ventura City	100,916	1995	52 percent	2025	

#### **Article 34**

Article 34 of the State Constitution requires a majority vote of the electorate to approve the development, construction, or acquisition by a public body of any “low rent housing project” within that jurisdiction. In other words, for any projects where at least 50 percent of the occupants are low income and rents are restricted to affordable levels, the jurisdiction must seek voter approval known as “Article 34 Authority” to authorize that number of units. Four jurisdictions (Ojai, Port Hueneme, Santa Paula and Ventura County) in the Urban County have obtained Article 34 authority to be directly involved in the development, construction, and acquisition of low-rent housing.

In the past, Article 34 may have prevented certain projects from being built. In practice, most public agencies have learned how to structure projects to avoid triggering Article 34, such as limiting public assistance to 49 percent of the units in the project. Furthermore, the state legislature has enacted Sections 37001, 37001.3, and 37001.5 of the Health and Safety Code to clarify ambiguities relating to the scope of the applicability of Article 34 which now exist.

#### **Development Standards**

Stringent development standards adopted by local jurisdictions are often cited by developers as major constraints to affordable housing development. Stringent standards relating to building height, lot coverage, setbacks, open space requirement, and parking requirements often reduce the number of units that can be achieved on a given site. To facilitate affordable housing development,

some jurisdictions use planned development as a tool to achieve flexible development standards. Jurisdictions may also approve variances from these development standards for affordable housing or infill development projects based on findings of that the project will not be injurious to the public welfare and will not adversely affect General Plan policies.

California Government Code Section 65915 provides that a local government shall grant a density bonus of at least 20 percent (five percent for condominiums) and an additional incentive, or financially equivalent incentive(s), to a developer of a housing development agreeing to provide at least:

- Ten percent of the units for lower income households;
- Five percent of the units for very low income households;
- Ten percent of the condominium units for moderate income households;
- A senior citizen housing development; or
- Qualified donations of land, condominium conversions, and child care facilities.

The density bonus law also applies to senior housing projects and projects which include a child care facility. In addition to the density bonus stated above, the statute includes a sliding scale that requires:

- An additional 2.5 percent density bonus for each additional increase of one percent Very Low income units above the initial five percent threshold;
- A density increase of 1.5 percent for each additional one percent increase in Low income units above the initial 10 percent threshold; and
- A one percent density increase for each one percent increase in Moderate income units above the initial 10 percent threshold.

These bonuses reach a maximum density bonus of 35 percent when a project provides either 11 percent very low income units, 20 percent low income units, or 40 percent moderate income units. In addition to a density bonus, developers may also be eligible for one of the following concessions or incentives:

- Reductions in site development standards and modifications of zoning and architectural design requirements, including reduced setbacks and parking standards;
- Mixed used zoning that will reduce the cost of the housing, if the non-residential uses are compatible with the housing development and other development in the area; and
- Other regulatory incentives or concessions that result in "identifiable, financially sufficient, and actual cost reductions."

As of August 2009, only the Zoning Ordinance for Santa Paula specified density bonus provisions in accordance with state law.

Jurisdictions also may not enforce any development standard that would preclude the construction of a project with the density bonus and the incentives or concessions to which the developer is entitled. To ensure compliance with the state density bonus law, jurisdictions must reevaluate their development standards in relation to the maximum achievable densities for multi-family housing.

### ***Processing and Permit Procedures***

Lengthy development approval and permit processing procedures can increase the cost of development substantially. In most cases, lengthy development and permit approval process occurs when a conditional use permit and/or design/architectural review are required and if clear standards for review are not established. However, state law limits processing time in most cases to one year and requires agencies to specify the information needed to complete an acceptable application. Jurisdictions are also required to work toward improving the processing procedure to achieve “one-stop” processing.

### ***Development Fees***

Housing construction imposes certain short- and long-term costs upon local government, such as the cost of providing planning services and inspections. As a result, Ventura County jurisdictions rely upon various planning and development fees to recoup costs and ensure that essential services and infrastructure are available when needed. Planning fees for the County of Ventura and participating jurisdictions are summarized in Table 46. As shown, fees vary widely based on the needs of each jurisdiction.

**Table 46: Development Fees**

<b>Jurisdiction</b>	<b>General Plan Amendment</b>	<b>CUP</b>	<b>Variance</b>
Fillmore	FAHR and \$2,750 deposit	\$480 to \$3,200	\$1,000 to \$2,860
Moorpark	\$18,000	\$4,500	\$4,500
Ojai	\$6,750	\$972 to \$3,587	\$406 to \$1,784
Port Hueneme	\$525 + \$3,500 deposit	\$525 + \$3,500 deposit	\$525 + \$3,500 deposit
Ventura County	FAHR and \$3,000 deposit	FAHR and \$1,500 deposit	FAHR and \$2,000 deposit
Santa Paula	FAHR and \$2,500 deposit	FAHR and \$3,200 deposit	FAHR and \$2,800 deposit

*Source: Participating jurisdictions, 2009.*

*FAHR = Fully allocated Hourly Rate*

Until 1978, property taxes were the primary revenue source for financing the construction of infrastructure and improvements required to support new residential development. The passage of Proposition 13 in 1978 has limited a local jurisdiction’s ability to raise property taxes and significantly lowered the ad valorem tax rate, increasing reliance on other funding sources to provide infrastructure, public improvements, and public services. An alternative funding source widely used among local governments in California is the development impact fee, which is collected for a variety of improvements including water and sewer facilities, parks, and transportation improvements. To enact an impact fee, state law requires that the local jurisdiction demonstrate the “nexus” between the type of development in question and the impact being mitigated by the proposed fee. Also, the amount of the fee must be roughly proportional to the impact caused by the development. Nevertheless, development impact fees today have become a significant cost factor in housing development.

California's high residential development fees contribute to its high housing costs and prices. Among California jurisdictions, fees account for an average of ten percent of the median price of new single-family homes. The effects of reduced fees on housing affordability, however, would vary widely depending on the amount of the fee reduction and on current home prices. As things now stand, those jurisdictions that do the most to accommodate California's housing production needs are also the most dependent on development fees to finance growth-supporting infrastructure, and thus, can least afford to reduce their fees. Conversely, those jurisdictions in which fees are low relative to housing prices tend to be less dependent on fees and can most afford to reduce them, should they so desire.

The contribution of fees to home prices varies temporally as well as spatially. When times are good, housing production tends to lag behind demand, especially in coastal markets. Housing prices during such periods are chiefly affected by the balance between supply and demand and are much less affected by construction and development costs. When economic times are bad, as they are today in most parts of California, and demand is weak, housing prices are more sharply affected by the prices of construction inputs, including fees. The strength of the economy and housing market also determines the degree of fee shifting and who ultimately pays fees. During strong economic times, it is the final homebuyer or renter who ends up paying housing development fees; the builder or developer is mostly an intermediary. During recessionary periods, the burden of paying of fees may be shifted backwards to the landowner.

### **c. Infrastructure Constraints**

In certain areas of the County, development is prohibited or limited due to infrastructure capacity. Water and sewer systems may not be able to handle the additional strain and demands. In addition, highways, streets and roads may be at capacity or may need repair or upgrading before additional housing can be developed. These requirements, while not impossible to overcome, add to the cost of housing development.

As mentioned above, the cities and County of Ventura have adopted SOAR ordinances that lock in current land-use policies and require voter approval for conversion of additional agricultural or open space land to urban use. SOAR limits development in cities and the county so it acts as a mitigating measure to the need for infrastructure expansion to meet growth (since growth is regulated).

## **E. Fair Housing**

### **1. Fair Housing Services**

The Housing Rights Center (HRC) is a non-profit agency whose mission is to actively support and promote fair housing through education and advocacy. The HRC provides the following fair housing related services to all Ventura County residents:

- Counseling on fair housing rights and responsibilities through their toll-free fair housing hotline: 1-800-477-5977;
- Investigations of housing discrimination complaints filed by renters, homebuyers, and home seekers, including lending and advertising complaints;
- Enforcement of fair housing laws through conciliation, litigation, or administrative referrals;



- Landlord/tenant counseling;
- Hosting an Annual Housing Rights Summit, which brings interested parties together to discuss fair housing and raises public awareness of fair housing issues and services;
- Fair Housing Certification Training Seminars for landlords and property managers in English, Spanish, and Korean;
- Multilingual outreach and education to tenants, home seekers, social service and community groups, city departments, and the public at large, which may be conducted in English, Spanish, Armenian, Korean, Mandarin, or Russian (depending on the audience) and all offices are accessible to disabled persons;
- Fair housing literature (available in English, Spanish, Korean, Russian, Mandarin, and Armenian);
- Legal services and advocacy; and
- Education and training for housing professionals.

## 2. Analysis of Impediments to Fair Housing Choice

The Consolidated Plan requires the County and participating jurisdictions to certify that it will affirmatively further fair housing, which means that it will conduct an analysis to identify impediments to fair housing choice within its jurisdiction and take appropriate action to overcome the effects of any identified impediments. Ventura County is currently updating its *2005 Analysis of Impediments to Fair Housing Choice* (AI) in conjunction with the development of this new Consolidated Plan.

The new AI addresses the Ventura County region as a whole. HUD prefers this method since housing policies in one community often have an impact on the other portions of the region. The geographic region for the AI includes the cities of Camarillo, Fillmore, Moorpark, Oxnard, Santa Paula, Simi Valley, Port Hueneme, Ojai, Thousand Oaks, Ventura, and the unincorporated County of Ventura.

The AI utilizes available data from the 2000 Census and other relevant sources to evaluate the impact of growth and identify shifts in neighborhood and community patterns that have occurred in the past ten years. The AI identifies impediments to fair housing choice based on new data and statistical analysis, the results of surveys and interviews with stakeholders in government, the private real estate and lending sector and the nonprofit community service sector, and in meetings with the general public. Finally, the AI makes recommendations on how to mitigate any identified impediments to fair housing choice. The recommendations are incorporated as appropriate into the Annual Plan and into the annual service contract with HRC. A detailed list of impediments identified is included in Appendix C.

## F. Community Development Needs

HUD Community Planning and Development funds (primarily CDBG and ESG) can be used for a variety of supportive services and community development activities. These include community services, supportive services for persons with special needs, community facilities, public and infrastructure improvements, and economic development.

The County identifies the following high priority community development needs for the use of CDBG funds during FY 2010-2012:

1. Community Facilities
2. Public Services
3. Infrastructure Improvements
4. Economic Development

This section is divided into these four community development sections. The Community Development Needs discussions are based on consultation with staff from participating jurisdictions, interviews with social service providers and public agencies, comments provided at the Consolidated Plan public meetings and surveys, as well as information from various existing documents.

## 1. Community Facilities

### a. Parks and Recreation Facilities

A number of parks and recreation facilities in the Urban County are in need of rehabilitation. Required improvements include, but are not limited to:

- Accessibility improvements;
- Facility upgrades;
- Replacement of degraded equipment and structures;
- Landscaping;
- Circulation improvements; and
- Safety upgrades.

*Piru:* In addition to rehabilitation projects, the Urban County would also like to pursue the construction of new parks and recreation facilities, particularly in the neighborhood of Piru. Ventura County currently has a park standard of five acres per 1,000 residents. Based on these standards, there is a park land deficiency of approximately three acres in the Piru neighborhood.

### b. Public Facilities

Several public facilities in the Urban County are in need of critical upgrades and rehabilitation. Required improvements include, but are not limited to:

- Accessibility improvements;
- Facility upgrades;
- Replacement of degraded equipment and structures;
- Addition of user amenities;
- Construction of parking facilities;
- Circulation improvements;
- Landscaping; and
- Miscellaneous exterior improvements.

## **2. Public Services**

### **a. Comprehensive and General Service Centers**

Funds are needed for the creation, rehabilitation, and maintenance of a neighborhood-based One-Stop Service Center and Family Resource Center to provide cost effective, high quality, information, resources, and services for low income children and families.

### **b. Special Needs Facilities and Services**

Family Support Services are needed within low and very low income populations where child abuse, substance abuse, domestic violence, depression, mental illness, learning disabilities, physical disabilities, and lack of skills impact children and adults who find it difficult to access systems of care. Struggling families can achieve progress with the support of a skilled family "mentor" who can facilitate access to services, follow-up with service providers, educate in individual and family skills, and provide a strong support for health, behavioral change, resource access, and increased well-being benefiting the family served and the community as a whole.

### **c. Child Care Facilities and Services**

Single-parent households are likely to have special needs for housing near day care and recreation facilities, as well as easy access to public transportation. Affordable childcare is a concern for all lower income households; however, households headed by females are especially likely to need assistance because women continue to earn less on average than men in comparable jobs. In 2000, female-headed households with children comprised approximately 15 percent (3,882 households) of all Urban County families with children.

Overall, the cost of infant care is substantially higher than the costs for other age groups. Often, a low income household would need to spend over 30 percent of their income on infant child care. The overall demand for licensed child care will continue to grow in Ventura County. Currently the County is faced with the following needs:

- Demand for licensed child care exceeds supply;
- Demand for subsidized child care exceeds supply;
- Supply shortages vary by type of care required; infant, full-day, half-day, off-hours and/or special needs; and
- The dynamics of supply and demand for child care varies by community.

### **d. Youth Services and Facilities**

According to the 2000 Census, approximately 16 percent of Urban County residents were between the ages of 10 and 19. Youth programs are necessary to enhance character development and mitigate juvenile delinquency. There is a need to ensure that recreation, education and nutrition programs are available in all communities throughout the Urban County. The following are specific programmatic needs:

- Recreation programs;
- After school programs;
- Food (hot lunch, etc) programs;
- Young adult employment programs;
- Substance abuse awareness programs;
- Crime awareness programs; and
- Education enhancement programs.

In addition, several of the facilities that house the County's youth programs and services are in need of upgrades and rehabilitation.

### **e. Senior Services and Facilities**

According to the 2000 Census, the Urban County was home to 12,923 seniors, representing approximately 10 percent of all residents. Approximately 33 percent of seniors in the Urban County were also considered low income. The Urban County has a significant stock of affordable housing for seniors. These structures, however, are currently in need of upgrades and repairs. Required improvements include, but are not limited to:

- Safety improvements;
- Kitchen remodeling;
- Replacement of degraded appliances; and
- Addition of amenities.

### **f. Transportation Facilities**

Ventura County provides a number of fixed route public transit services and ADA/Dial-a-ride paratransit services. These fixed-route services provide necessary connections to other County communities and allow certain segments of the population who do not have access to cars to get from place to place. For example, transit services make it possible for seniors to make doctor's appointments and for youth to attend recreational and other after-school activities. There is a need in the Urban County to maintain all existing bus services, especially all senior and disabled services, in all participating jurisdictions. Some transportation facilities are also not currently ADA compliant. The Urban County would like to upgrade these facilities to ensure that the region's public transportation is accessible to all residents.

## **3. Infrastructure Improvements**

While infrastructure improvements are CDBG-eligible activities, expenditure of CDBG funds on such improvements can only take place in income-eligible areas. The CDBG program defines income eligibility as any block group or census tract with 51 percent or more of its population earning incomes less than or equal to 80 percent of the Area Median Family Income. Figure 3 illustrates the income-eligible low/moderate block groups in the Urban County.

Infrastructure improvements often include maintenance of the local street system, including all sidewalks, curbs and gutters, and the local in-street storm drain facilities, as well as new street

construction. Potential infrastructure improvement activities for the Urban County's income-eligible areas include, but are not limited to:

- Repair and replacement of sewer mains and lines;
- Rehabilitation of degraded walkways;
- Rehabilitation of degraded structures; and
- Water service upgrades and repairs.

## 4. Economic Development

The County has a need for employment training programs and services. According to local surveys and studies, the number one local concern of businesses is access to a trained and trainable workforce. Business firms through Ventura County have expressed particularly serious concerns over real and perceived shortages of qualified workers to fill a variety of high technology related positions.

A number of commercial and industrial properties in the Urban County are also in need of rehabilitation. The addition of new infrastructure, or upgrades to existing infrastructure, is also needed to attract new tenants to the region's commercial areas.

## 5. Needs by Jurisdiction

The needs of the Entitlement Area of the Urban County of Ventura vary significantly from jurisdiction to jurisdiction. Below summarizes each jurisdiction's specific needs as identified by City/County staff:

Need	Fillmore	Moorpark	Ojai	Port Hueneme	Santa Paula	County
<b>Housing</b>						
Owner-Occupied Housing Rehabilitation	✓	✓		✓	✓	✓
Renter-Occupied Housing Rehabilitation	✓	✓		✓	✓	
First-Time Homebuyer Assistance	✓	✓		✓		
Affordable Rental Housing	✓	✓		✓	✓	✓
Housing for the Disabled	✓			✓		✓
Senior Housing	✓				✓	✓
Housing for Large Families						✓
Fair Housing Services	✓	✓	✓	✓	✓	✓
Lead-Based Paint Testing/Abatement	✓					
Energy Efficient Improvements	✓	✓				✓
<b>Community Facilities</b>						
Senior Centers	✓				✓	✓
Youth Centers	✓	✓		✓		✓
Child Care Centers		✓				✓
Parks and Recreational Facilities	✓			✓	✓	✓
Health Care Facilities		✓				✓
Community Centers	✓					
Fire Stations and Equipment	✓				✓	
Libraries	✓					
<b>Community Services</b>						
Senior Activities	✓			✓	✓	✓
Youth Activities	✓			✓	✓	✓
Child Care Services	✓					✓
Transportation Services	✓					✓
Anti-Crime Programs	✓					✓
Health Services	✓					
Mental Health Services	✓					✓
Legal Services						
Library Services				✓		
<b>Infrastructure</b>						
Drainage Improvements	✓	✓				✓
Water/Sewer Improvements	✓			✓		✓
Street/Alley Improvements	✓					
Street Lighting	✓			✓		
Sidewalk Improvements	✓			✓		

Need	Fillmore	Moorpark	Ojai	Port Hueneme	Santa Paula	County
<b>Neighborhood Services</b>						
Tree Planting				✓		
Trash and Debris Removal	✓					
Graffiti Removal	✓					
Code Enforcement	✓	✓		✓	✓	
Cleanup of Abandoned Lots/Buildings	✓					
Parking Services				✓		
<b>Special Needs Services</b>						
Center/Services for the Disabled	✓					✓
Domestic Violence Services	✓					✓
Substance Abuse Services	✓					✓
Homeless Shelters/Services					✓	✓
HIV/AIDS Centers and Services						
Neglected/Abused Children Centers/Services	✓					✓
Accessibility Improvements	✓			✓		✓
<b>Economic Development</b>						
Start-up Business Assistance	✓	✓			✓	
Small Business Loans	✓	✓			✓	
Job Creation/Retention	✓	✓			✓	✓
Employment Training	✓	✓			✓	✓
Commercial/Industrial Rehabilitation	✓	✓		✓	✓	
Façade Improvements	✓	✓		✓	✓	
Business Mentoring	✓				✓	

# Chapter

## 4: Housing and Community Development Strategic Plan

---

This five-year Housing and Community Development Strategy is the key component of the FY 2010 – FY 2014 Consolidated Plan for the Ventura Urban County. The Strategic Plan describes the following:

- General priorities for assisting households;
- Strategies and activities to assist those households in need; and
- Specific objectives identifying proposed accomplishments.

In addition, this section will discuss the institutional structure that exists and areas for improvement in delivering housing and community development services to the community.

### A. Overall Strategic Theme

#### 1. Consolidated Plan Goals

The national goals of the CDBG and HOME programs are the development of viable urban communities by providing decent housing, a suitable living environment, and the expansion of economic opportunities, principally for persons of low and moderate income. The ESG program is designed to provide emergency and transitional housing, as well as supportive services for the homeless and those at risk of becoming homeless.

The Urban County of Ventura intends to pursue these national goals through implementation of this Strategic plan. Consistent with this aim, the County will allocate CDBG, HOME, and ESG funds for the support of community planning, development and housing programs and activities directed toward achieving the following priorities:

- Retain affordable housing stock;
- Increase the availability of decent, sanitary, affordable permanent housing to low and moderate income families, particularly to members of disadvantaged minorities without discrimination on the basis of race, color, religion, sex, national origin, familial status, or disability;
- Increase the supply of supportive housing which includes structural features and services to enable persons with special needs (including persons with HIV/AIDS) to live in dignity and independence;
- Provide affordable housing that is accessible to job opportunities;
- Assist homeless persons with obtaining affordable housing;
- Assist persons at risk of becoming homeless;
- Increase access to quality public and private facilities and services;



- Improve the safety and livability of neighborhoods;
- Revitalize deteriorating neighborhoods;
- Restore and preserve properties of special historic, architectural, or aesthetic value;
- Conserve energy resources;
- Create and retain jobs;
- Establish, stabilize and expand small businesses (including micro-businesses);
- Provide public services concerned with employment;
- Provide jobs to low income persons living in areas affected by these programs and activities, or jobs resulting from carrying out activities under programs covered by this Consolidated Plan;
- Provide access to capital and credit for development activities that promote the long-term economic and social viability of the community; and
- Empower and provide self-sufficiency for low income persons to reduce generational poverty in federally assisted housing and public housing.

## 2. Resources Available and Geographic Distribution

The Strategic Plan focuses on activities to be funded with the three entitlement grants (CDBG, HOME and ESG) from HUD. HUD allocates CDBG, HOME and ESG funding to eligible jurisdictions on a formula basis, using factors such as population, income distribution, and poverty rate. HUD determines the Urban County's annual CDBG allocation by using the 2000 Census data. Based on HUD's funding history, entitlement allocations typically increase for major cities and metropolitan areas immediately after the release of new Census data. However, funding typically decreases in subsequent years. Funding for the third year of this consolidated plan period, FY 2012-13, was drastically reduced for CDBG and HOME from the prior year by 21% and 48%, respectively. Another 8% to 10% reduction in funding is expected for FY 2013-14. Funding for ESG is anticipated to be reduced by 5%.

CDBG Program funds are distributed to the five cities (Fillmore, Moorpark, Ojai, Port Hueneme, and Santa Paula) and the unincorporated area according to the Cooperation Agreements approved in 2012. These three-year Agreements provide general programmatic guidelines and include a distribution formula. The local formula mirrors HUD's formula and is based on a ratio of population, poverty and incidence of overcrowded housing as reflected in the 2000 Census.

HOME funds are distributed to those projects that meet the priority needs, are timely and meet other evaluation factors that indicate a strong probability the project will come to fruition. HOME funds must be used for "eligible projects within its boundaries, or in joint projects within the boundaries of contiguous local jurisdictions which serve residents from both jurisdictions."

ESG funds are awarded to projects that will best serve the priority needs of homeless individuals and families and those at risk of becoming homeless.

The County's overall strategy in expending the Consolidated Plan program funds over the five year period is presented in Table 47. Specific implementing programs are discussed later in this section.

**Table 47: Estimated Entitlement Five-Year Expenditures**

<b>Needs Category</b>	<b>% of CDBG funds</b>	<b>% of HOME funds</b>	<b>% of ESG funds</b>	<b>% of all CPD Funds</b>
Community Services (excluding homeless)*	11%	0%	0%	7%
Housing	23%	95%	0%	47%
Homeless Facilities and Services	5%	.5%	94%	6%
Public Improvements and Facilities	46%	0%	0%	29%
Planning and Administration	15%	5%	6%	11%
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>

\*Includes Economic Development

### 3. Criteria for Establishing Priorities

In establishing its five-year priorities, the Urban County of Ventura has considered the following:

- 1) Those categories of low and moderate income households most in need of housing and community development assistance;
- 2) Activities that will best meet the needs of those identified households;
- 3) Consistency with county goals and policies;
- 4) Community input received; and
- 5) The limited availability of funding.

A priority ranking has been assigned to each category of housing and community development need according to the following HUD criteria:

- **High Priority:** Activities to address this need are expected to be funded with Consolidated Plan program funds by the County during the five-year period.
- **Medium Priority:** If Consolidated Plan program funds are available, activities to address this need may be funded by the County during the five-year period.
- **Low Priority:** The County will not directly fund activities using Consolidated Plan program funds to address this need during the five-year period. However, the County may support applications for public assistance by other entities if such assistance is found to be consistent with this Plan.
- **No Such Need:** The County finds there is no need for such activities or the need is already substantially addressed. The County will not support applications for public assistance by other entities for activities where no such need has been identified.

### 4. Performance Measures and Outcomes

In addition, the County has incorporated outcome measures for activities in accordance with the Federal Register Notice dated March 7, 2006, which requires the following Performance Measure Objectives/Outcomes to be associated with each activity:

- General Objective Categories**  
Activities will meet one of the following:
- Decent Housing (DH)
  - A Suitable Living Environment (SL)
  - Economic Opportunity (EO)

- General Outcome Categories**  
Activities will meet one of the following:
- Availability/Accessibility (1)
  - Affordability (2)
  - Sustainability (3)

Each CPD-funded program in this Consolidated Plan is assigned an Objective/Outcome code. For example, a residential rehabilitation program has an Objective/Outcome code of Decent Housing (DH) and Availability/Accessibility (1) – i.e. DH-1.

## 5. Summary of Five-Year Priorities and Objectives

A detailed listing of proposed projects, funding sources, and objectives *for the fourth year of this five year consolidated plan* can be found in Appendix F and Appendix G.

### a. Housing

Expanding the supply and improving the quality of affordable housing for lower and moderate income households are high priority goals for the County. CDBG funds will be used primarily to support housing rehabilitation and repair assistance to low and moderate income households. Major acquisition/rehabilitation and new construction of multi-family housing will be funded primarily with HOME funds. An estimated 45 percent of total Consolidated Plan funds over the five year period will be allocated to assist with affordable housing production, rehabilitation and conservation. Table 48 presents the priority level for various income groups and households types, and summarizes the proposed “quantifiable” objectives for the five years. Specific implementing programs are described in later sections.

### b. Community Development

CDBG and ESG funds will be used to support a range of community development needs, including community and supportive services, public improvements, and economic development. The community development priorities established by the County for the five year period, based on input from the community, participating jurisdictions and County departments are presented in Table 49. Estimated Consolidated Plan funding allocation is also included, where possible and appropriate. Specific objectives benefitting persons with special needs are summarized in Table 50.

The County and the participating jurisdictions prepared these tables individually. The following tables reflect the consolidation of that information. If just one jurisdiction indicated a subject as a “high” priority and is planning to fund a project to meet that high priority need, a “high” is indicated on the chart. As a result, the tables may not adequately show the relative importance of all subject areas for all jurisdictions.

**Table 48: Housing Needs and Priorities**

Priority Housing Needs (Households)		Priority Need Level		Unmet Need	Goals (households)
Renter	Small	0-30%	High	1,618	10
		31-50%	High	1,684	20
		51-80%	High	1,939	25
	Large Related	0-30%	High	902	10
		31-50%	High	1,253	20
		51-80%	High	978	25
	Elderly	0-30%	Low	946	10
		31-50%	Low	359	20
		51-80%	Medium	235	25
	All Other	0-30%	Medium	730	10
		31-50%	Medium	470	20
		51-80%	Medium	884	25
Owner		0-30%	Medium	2,886	1
		31-50%	Medium	3,458	3
		51-80%	High	5,750	4
Special Needs		0-80%	High	11,634	26 persons
Total Goals					
Total 215 Goals					
Total 215 Renter Goals					
Total 215 Owner Goals					

**Notes:**

1. Unmet needs are based on 2004 HUD CHAS data for households with housing problems by household income and type.
2. A small related household is defined by HUD as a household of 2 to 4 persons, which includes at least one person related to the households by birth, marriage, or adoption. A large related household is a household of 5 or more persons, which includes at least one person, related to the householder by blood, marriage or adoption.
3. The special needs households represents all senior households and double counts the unmet needs numbers already included in the Renter/Elderly and Owner categories.
4. Housing goals include anticipated accomplishments under the following programs: homeownership assistance programs; owner-occupied rehabilitation programs; renter-occupied rehabilitation programs; Shared Housing; and CHDO housing development. Also includes private development of affordable housing.
5. Special needs housing goals include emergency shelter objectives for homeless persons with mental illnesses.
6. Section 215 goals are affordable housing that fulfill the criteria of Section 215 of the National Affordable Housing Act. For rental housing, a Section 215 unit occupied by a low income household and bears a rent that is less than the Fair Market Rent or 30 percent of the adjusted gross income of a household whose income does not exceed 65 percent of the AMI. For an owner unit assisted with homebuyer assistance, the purchase value cannot exceed HUD limit. For an ownership unit assisted with rehabilitation, the mortgage amount cannot exceed HUD limit.

**Table 49: Community Development Needs**

<b>Priority Community Development Needs</b>	<b>Priority Need Level</b>	<b>Unmet Priority Needs</b>	<b>Dollars to Address Unmet Priority Need (in thousands)</b>	<b>Goals</b>
<b>Public Facility Needs</b>				
Senior Centers	High		0.0	0
Handicapped Centers	Low		0.0	0
Homeless Facilities	High		500.0	1 project
Youth Centers	High		450.0	1 project
Child Care Centers	Medium		0.0	0
Health Facilities	Medium		0.0	0
Neighborhood Facilities	High		425.0	2 projects
Parks and/or Recreation Facilities	High		3,500.0	11 projects
Non-Residential Historic Preservation	Medium		0.0	0
Fire Station / Equipment	High		300.0	5 projects
Other Public Facility Needs	High		500.0	3 projects
<b>Infrastructure</b>				
Water/Sewer Improvements	Medium		55,550.0	2 projects
Street Improvements	High		0.0	0
Sidewalks	High		0.0	0
Solid Waste Disposal Improvements	Medium		0.0	0
Flood Drain Improvements	High		0.0	0
Other Infrastructure Needs	Medium		0.0	0
<b>Public Service Needs</b>				
Senior Services	High		405.0	17,500 persons
Handicapped Services	Medium		17.0	58 persons
Youth Services	High		190.0	5,000 persons
Child Care Services	Medium		0.0	0
Transportation Services	High		0.0	0
Substance Abuse Services	High		0.0	0
Health Services	Medium		0.0	0
Lead Hazard Screening	Low		0.0	0
Crime Awareness	Medium		0.0	0
Other Public Service Needs (Homeless)	High		1,012.0	51,000 units of assistance
<b>Economic Development</b>				
ED Assistance to For-Profits (businesses)	High		300.0	35 jobs
Employment Training	High		40.0	6 businesses
ED Technical Assistance	High		300.0	30 jobs
Micro-Enterprise Assistance	High		200.0	30 jobs

**Table 49: Community Development Needs**

<b>Priority Community Development Needs</b>	<b>Priority Need Level</b>	<b>Unmet Priority Needs</b>	<b>Dollars to Address Unmet Priority Need (in thousands)</b>	<b>Goals</b>
Rehab; Publicly or Privately-Owned Commercial/ Industrial	Medium		0.0	0
Commercial/ Industrial* Infrastructure Development (projects)	Medium		0.0	0
Other Commercial/ Industrial* Improvements (projects)	Low		0.0	0
<b>Planning</b>				
Planning	High		1,900.0	--
<b>Total Estimated Dollars Needed</b>			<b>10,039.0</b>	

\* Commercial or Industrial Improvements by Grantee or Non-Profit

Note: Information on unmet priority needs and goals is not required; dollars to address the unmet priority need is required. The dollar amounts provided are an estimate based on information available at this juncture.

**Table 50: Quantified Objectives for Special Needs Populations**

<b>Special Needs Subpopulations</b>	<b>Priority Need Level</b>	<b>Unmet Need</b>	<b>Dollars to Address Unmet Need</b>	<b>Goals (units)</b>
Elderly/Frail Elderly	High	12,923	15,000	26
Severe Mental Illness	High	3,145	0	0
Developmentally Disabled	High		0	0
Physically Disabled (addressed above under Owner and Rental Housing)	High	14,327	0	0
Persons with Alcohol/Other Drug Addictions	High	20,970	0	0
Persons with HIV/AIDS	Low	364	0	0
Emancipated Youth	High	13	0	0
Farm Worker Housing	High	12,910	19,500	65
Veterans	High	191	0	0
<b>Total</b>			<b>34,500</b>	<b>91</b>

## B. Housing

Consolidated Plan funding sources are dedicated to housing (and related services). Approximately 21 percent of CDBG funds and 95 percent of HOME funds will be used for housing activities over the five year period. Consolidated Plan funds will continue to support affordable ownership and rental housing development, housing rehabilitation programs, code enforcement and homebuyer assistance programs.

The housing programs discussed in this section are intended to accomplish the following statutory programmatic goals:

- Increase the availability of affordable ownership housing
- Improve the quality of ownership housing through rehabilitation
- Improve the quality of ownership housing through code enforcement
- Increase the availability of affordable rental housing
- Increase home-ownership options for first-time, low -mod income homebuyers
- Improve public or public-agency owned housing through rehabilitation

<p><b>Priority: Increase availability of affordable ownership housing</b></p>
---

### **Program H-1: Affordable Ownership Housing Development**

This program includes real property acquisition, pre-construction, site preparation, construction, relocation and other costs related to the development of affordable housing. The intention of this program is to increase the region's stock of affordable ownership housing. These new homes will also create new neighborhoods that will enhance the standard of living and tax base for these communities.

**Funding:** HOME funds

**Five-Year Quantified Objectives:** Estimated 10 housing units to be constructed.

**Performance Measure/Outcome:** Decent Housing/Affordability (DH-2)

<p><b>Priority: Improve the quality of ownership housing through rehabilitation</b></p>
---

### **Program H-2: Owner-Occupied Housing Rehabilitation Program**

Some Urban County jurisdictions use CDBG monies to fund housing rehabilitation programs. The purpose of these programs is to: retain and improve the existing housing stock, eliminate substandard housing or conditions that threaten the residents' health and safety, and improve/enhance community neighborhoods. These programs, typically intended for owner-occupied single-family detached homes, provide financial assistance, in the form of deferred loans or grants, for eligible home repairs. Qualified repairs include: plumbing/sewer, electrical, roofing, painting, windows and doors, termite damage repair, structural repairs, and kitchen and bathroom remodeling.

**Funding:** CDBG funds

**Five-Year Quantified Objectives:** Estimated 45 housing units to be rehabilitated.

**Performance Measure/Outcome:** Decent Housing/Availability (DH-1)

Priority: Improve the quality of ownership housing through code enforcement

**Program H-3: Code Enforcement**

Some jurisdictions in the Urban County use CDBG funds to operate their Code Enforcement programs. These programs operate through a combination of regular neighborhood canvassing and surveying, systematic inspections and response to citizen complaints. Particular emphasis is placed on property maintenance, landlord training, resident safety, eradication of substandard building conditions and abatement of inoperative and abandoned vehicles. Some jurisdictions also provide brochures informing property owners of available financial assistance, such as housing rehabilitation programs.

**Funding:** CDBG funds

**Five-Year Quantified Objectives:** Estimated 3,800 cases opened and closed.

**Performance Measure/Outcome:** Decent Housing/Availability (DH-1)

Priority: Increase availability of affordable rental housing

**Program H-4: Affordable Rental Housing Development**

This program includes real property acquisition, pre-construction, site preparation, construction, relocation and other costs related to the development of affordable housing. The intention of this program is to increase the region's stock of affordable rental housing. These new rental units will also create new or enhance existing neighborhoods.

**Funding:** HOME funds

**Five-Year Quantified Objectives:** Estimated 120 housing units to be constructed.

**Performance Measure/Outcome:** Decent Housing/Affordability (DH-2)

Priority: Improve the quality of affordable rental housing through rehabilitation

**Program H-5: Rental Housing Rehabilitation Program**

Rental rehabilitation programs are designed to increase the availability of affordable, quality rental housing. These programs provide funds, typically in the form of grants or loans, to owners of multi-family rental properties to finance repair and renovation work. Grant or loan amounts will vary depending on the specific program.



**Funding:** CDBG funds

**Five-Year Quantified Objectives:** No households are estimated.

**Performance Measure/Outcome:** Decent Housing/Availability (DH-1)

Priority: Increase housing options for persons with special needs

### **Program H-6: Special Needs Housing Development**

This program includes real property acquisition, pre-construction, site preparation, construction, relocation and other costs related to the development of affordable housing. The intention of this program is to increase the region's stock of affordable housing for persons with special needs.

**Funding:** HOME funds

**Five-Year Quantified Objectives:** Estimated 26 housing units to be constructed.

**Performance Measure/Outcome:** Decent Housing/Affordability (DH-2)

Priority: Improve the quality of public housing or public-agency owned housing through rehabilitation

### **Program H-7: Public Housing Rehabilitation**

Three different Housing Authorities are responsible for the public housing inventory throughout the Entitlement Area. The Cities of Port Hueneme and Santa Paula have their own authorities; the Cities of Fillmore, Moorpark, Ojai and the unincorporated area of the County are served by the Area Housing Authority of the County of Ventura. The Area Housing Authority and the Port Hueneme Housing Authority both have extensive public housing inventories, while the Santa Paula Housing Authority owns housing that is not considered public housing.

The following section summarizes potential rehabilitation projects proposed by the three housing authorities. While the jurisdictions fully intend to coordinate with the appropriate housing authorities to complete these rehabilitation projects, there is no guarantee that the projects will come to fruition over the three-year Consolidated Plan period.

**Funding:** CDBG funds

**Five-Year Quantified Objectives:** Estimated 60 housing units to be rehabilitated.

**Performance Measure/Outcome:** Decent Housing/Sustainability (DH-3)

## **C. Public Facilities and Infrastructure Improvements**

Approximately 48 percent of CDBG funding will be used for public facilities and infrastructure improvements on an annualized basis. According to the 2000 Census, the cities of Fillmore, Port Hueneme and Santa Paula (and the community of Piru) have populations that are more than 51 percent low-moderate income, in other words, more than half of their residents have incomes less than 80 percent of Median Family Income (MFI) for the Ventura County area. This factor defines these jurisdictions as "area benefit" communities for the purposes of these HUD programs. Since

any public facilities and infrastructure improvements in these communities will theoretically benefit a majority of low-moderate income persons, all such projects are eligible for CDBG funding. The County plans to focus most of its public facilities and infrastructure improvements in these “area benefit” communities. Projects in the cities of Moorpark, Ojai or the unincorporated area will not be excluded; however, these projects must demonstrate eligibility based on the service area of the project and or clients served.

The public facilities and infrastructure improvement programs discussed in this section are intended to accomplish the following statutory programmatic goals:

- Improve or construct public facilities that support low-mod income residents
- Improve or construct infrastructures in low-mod income areas

<p><b>Priority: Improve or construct public facilities that support low-mod income residents</b></p>
--

### **Program I-1: Parks and Recreation Facilities**

Parks and recreational facilities provide a wide range of benefits that immensely improve quality of life. These benefits include improving physical and psychological health, strengthening neighborhoods, and making communities more attractive places to live and work. The Urban County will use CDBG funds to construct and improve a number of its parks and recreation facilities.

**Funding:** CDBG funds

**Five-Year Quantified Objectives:** Estimated eleven parks and recreation facilities to be constructed or improved.

**Performance Measure/Outcome:** Suitable Living Environment/Availability (SL-1)

### **Program I-2: Public Facilities**

Public facilities often house services essential to the health and well-being of residents. It is, therefore, important for these facilities to be safe, accessible and able to meet the needs of any resident or employee who will use them. The Urban County will use CDBG funds to upgrade and rehabilitate a number of its public facilities.

**Funding:** CDBG funds

**Five-Year Quantified Objectives:** Estimated 10 public facilities to be upgraded or rehabilitated.

**Performance Measure/Outcome:** Suitable Living Environment/Availability (SL-1)

<p>Priority: Improve or construct infrastructures in low-mod income areas</p>
---

### Program I-3: Infrastructure

Public infrastructure, which includes local street systems as well as water and sewer systems, is critical to the welfare and safety of all residents. The Urban County will use CDBG funds to upgrade and rehabilitate its public infrastructure.

**Funding:** CDBG funds

**Five-Year Quantified Objectives:** Estimated two infrastructure projects to be completed.

**Performance Measure/Outcome:** Suitable Living Environment/Availability (SL-1)

## D. Economic Development and Anti-Poverty

Economic development and job creation represent an exit from poverty. Only through improved economic opportunities—higher paying jobs—can low income persons gain economic self-sufficiency and live above the poverty level. The economic development programs discussed in this section are intended to accomplish the following statutory programmatic goals:

- Enhance economic development by creating or retaining jobs to be filled by or made available to low-mod income persons.

Because CDBG economic development requirements are administratively and programmatically challenging, however, CDBG funds will be used as an economic tool on a relatively limited basis. More importantly, redevelopment tax increment financing is a more flexible financing tool for local jurisdictions to provide for economic development activities and usually more funding is available under the redevelopment program.

### 1. Economic Development Collaborative-Ventura County (EDC-VC)

The County and most of the region's cities are involved in the area's economic development through active participation in the Economic Development Collaborative-Ventura County (EDC-VC). The EDC-VC is a 501(c)(3) non-profit, public-private corporation representing both the private and public sectors. The mission of the EDC-VC is:

- The promotion of a strong, enduring Ventura County economy through public and private sector collaboration and marketing of Ventura County
- The coordination and delivery of Ventura County economic development programs and services, such as the Business Enhancement Program and Revolving Loan Fund
- The provision of information through forums and programs to educate the County's stakeholders in pursuing and maintaining economic growth and stability

- The support, education and enhancement of opportunities for existing business to remain and expand in Ventura County.

EDC-VC functions and activities are designed to complement the economic development activities of participating jurisdictions, chambers of commerce, the Ventura County Economic Development Association, special districts, utilities and educational institutions. The EDC-VC will continue to be the focal point for a variety of economic development activities, such as business retention and attraction programs, small business development, regional marketing activities and strategies, and administration of revolving loan fund programs. The EDC-VC will also assist in building a positive business climate and will promote Ventura County by improving the region's competitive edge in business retention, expansion and attraction.

The EDC-VC's proposed strategy for economic development is as follows:

- The EDC-VC shall work proactively on private sector economic development issues that impact Ventura County. The EDC-VC will make every effort to assess the business climate by keeping in close contact with industry leaders to hear the challenges they may encounter and the benefits they may derive in doing business in Ventura County. Further, business retention is a primary economic development concern for our region. The EDC-VC will engage in ongoing business and job retention activities.
- Continued operation and expansion of the Business Enhancement Program (BEP).
- Continued operation and expansion of the Revolving Loan Fund (RLF) programs.
- The EDC-VC will be poised to respond immediately to business attraction opportunities in Ventura County.
- The EDC-VC will continue to develop and enhance the Board of Director's infrastructure.
- The EDC-VC will raise its public visibility by becoming a focal point for dissemination of information about regional economic development issues.
- The EDC-VC will continue to work in conjunction with the area Economic Development Managers as a member of Team California on behalf of the county as a whole. The EDC-VC will continue to explore potential benefits for Ventura County with respect to outreach and connections that can be acquired through participation in state-wide economic development issues and events.

In collaboration with the EDC-VC, the County is participating in the preparation of a new region wide Comprehensive Economic Development Strategy (CEDS). An approved CEDS allows an area to establish its eligibility for federal grants through the U.S. Department of Commerce, Economic Development Administration (EDA). EDA assistance in the form of grants can include technical assistance, planning, economic adjustment, public works facilities (infrastructure), disaster recovery and other types of assistance. The new CEDS will be managed and administered by the EDC-VC.

EDA's mission is to assist economically distressed or disadvantaged communities, which meet one or more of the following criteria:

1. High unemployment (One percent greater than national average for preceding 24 months)
2. Low per capita income (80 percent or less of national average)

3. Special need (sudden or severe economic loss or threat, military base closure, natural disaster, etc.)

## 2. Workforce Investment Board (WIB)

The County's Workforce Investment Act Board (WIB) is made up primarily of private-sector representatives and serves a leadership role in providing policy oversight for the local workforce investment system and ensures that training is provided in needed occupations. The WIB is appointed by the County Board of Supervisors to:

- Administer federal Workforce Investment Act (WIA) funds in Ventura County;
- Oversee workforce development programs and services to benefit job seekers and businesses; and
- Collaborate with business, economic development, government, labor, education and community-based organizations to build a strong workforce.

The WIB's strategic priorities are targeted, relevant, accessible programs and services:

- For general readiness: basic reading, writing and math skills; English language proficiency; work environment attitudes and behaviors; redirection, role models and mentors. The WIB supports preparation for technology-related jobs.
- For living wages and career paths in specific industries: healthcare, utilities, manufacturing, construction, transportation, technology, green/clean technology, hospitality, security/defense and agriculture.

Employment opportunities for all job seekers, including economically disadvantaged and dislocated workers, are provided to County residents primarily through the One-Stop system and are coordinated by the County's Business and Employment Services Department (BESD) of the Human Services Agency. Funding for employment services is provided through state allocations of the federal Workforce Investment Act (WIA), TANF (CalWORKs), Food Stamps, Wagner-Peyser and other occupational or industry-specific training resources.

Job seekers can access WIA Core, Intensive and Training program services through one of the five Job and Career Centers or two satellite offices located in the County. Classroom vocational training is also provided through a One-Stop service strategy that makes accessible a comprehensive array of services responsive to the needs of clients. Services include workshops, vocational classroom training, on-the-job training and direct job placement for adults and dislocated workers. Youth services are provided primarily through sub-contracts under a networks service delivery strategy that engages youth in education, career exploration and work experience for at least one year after the end of the program.

BESD acknowledges that businesses are its primary customer and assures that training services address the needs of the local labor market. BESD also works in close coordination with the County's Behavioral Health Department, District Attorney's Child Support Division, the State Employment Development Department, County Superintendent of Schools, the Ventura County Community College District, child care providers and other public and private providers of support services and economic development support to employers. In addition, BESD partners with community based

organizations such as the Salvation Army, Project Understanding, Food Share, Catholic Charities and the Community Action Commission to create comprehensive work supports and services to enhance family stability and long term financial independence.

**Priority: Enhance economic development by creating or retaining jobs to be filled by or made available to low and moderate income persons**

### **Program ED-1: Commercial-Industrial Rehabilitation and Infrastructure Improvements**

The County may utilize CDBG funds for commercial and industrial rehabilitation. Potential rehabilitation projects will likely take the form of sign and facade renovation assistance for local businesses to increase economic activity in targeted commercial or industrial areas. Rehabilitation within commercial and industrial spaces, including the removal of architectural barriers or elimination of health and safety problems and/or building code violations, will also be considered. In addition, the County may utilize CDBG funds to support economic development by providing off-site infrastructure improvements to attract and accommodate commercial and industrial tenants.

**Funding:** CDBG funds

**Five-Year Quantified Objectives:** No businesses are estimated to be assisted.

**Performance Measure/Outcome:** Economic Opportunity/Availability (EO-1)

### **Program ED-2: Employment Training**

The County would like to utilize CDBG funds to establish an employment training program. A training program would ensure that there are enough qualified workers in Ventura County to fill a variety of high technology related positions.

**Funding:** CDBG funds

**Five-Year Quantified Objectives:** Estimated six businesses to be assisted.

**Performance Measure/Outcome:** Economic Opportunity/Availability (EO-1)

### **Program ED-3: Small Business / Micro-Enterprise Technical Assistance and Loans**

The County may utilize CDBG funds for activities that provide assistance to local businesses with the goal of creating or retaining jobs for low- and moderate-income beneficiaries in the Entitlement Area over the five year period.

**Funding:** CDBG funds

**Five-Year Quantified Objectives:** Estimated fifty-57 jobs to be created or retained and 35 businesses assisted.

**Performance Measure/Outcome:** Economic Opportunity/Sustainability (EO-1)

## E. Homeless Services

Three funding sources are used to provide community services for persons who are homeless and at-risk of homelessness in the Urban County. These include: CDBG funds, ESG funds and Continuum of Care funds. The homeless services programs discussed in this section are intended to accomplish the following statutory programmatic goals:

- Assist previously homeless persons with housing and/or services;
- Assist persons at risk of homelessness to maintain their housing; and
- Rapidly re-house homeless persons.

### 1. Ventura County Homeless and Housing Coalition (VCHHC)

The Ventura County Homeless and Housing Coalition (VCHHC), a nonprofit organization incorporated in 1993 as a collaborative for housing advocates, service providers and local government representatives, collectively addresses the countywide response to the problem of homelessness and the development of affordable housing throughout the County.

As in past years, a partnership between the County and the Ventura County Homeless and Housing Coalition (VCHHC) has led to the development of the Continuum of Care. The philosophy employed to develop the Continuum is that due to the regional nature of homelessness, the County's Continuum should include the entire County. The only area not included is the City of Oxnard, which prepares its own Continuum of Care funding application in order to reflect the particular needs of that community. The City of Oxnard does, however, participate in regional planning, a common HMIS data system and shared training opportunities with the VCHHC. Because of the regional approach, supported by extensive data presented in the Continuum, the County has been successful in receiving substantial grant awards.

### 2. Ventura County Continuum of Care

The Ventura County Continuum of Care (CoC) is one of two in Ventura County and is the mechanism for accessing various grants from the Department of Housing and Urban Development (HUD). The Ventura CoC has been managed by the Ventura County Homeless and Housing Coalition (VCHHC), a local 501(c)(3), since 1996. Over the intervening years, growing requirements have placed increasing burdens on the CoC process, including conducting homeless counts, preparing the 10 Year Strategy to End Homelessness, and mandatory participation by grantees in Homeless Management Information Systems (HMIS). In 2007, the VCHHC hired a part-time Executive Director to oversee the expanding federal requirements.

These increasing CoC responsibilities, the new requirements contained in the HEARTH Act, and the announcement by the Executive Director of her planned retirement in 2012, caused the VCHHC to re-evaluate their capacity to continue managing the systems necessary to access federal funding. Consequently, their Board considered options and alternatives for preserving access to CoC and other funding for homeless programs by transferring specified responsibilities to another entity, leaving the VCHHC as the advocacy, education, and outreach organization it was at its inception. After months of facilitated discussion, their Board determined that the County Executive Office was the most logical option, having the technical capacity and infrastructure in place to take on

expanding roles for grant management and program administration. Our office was requested, in addition to administering the CoC process, to provide oversight of EHAP (State Emergency Housing and Assistance Program) funds, and both the annual homeless count and survey.

### 3. Ventura County Homeless Management Information System (HMIS)

First discussed by HUD in 2003, the Homeless Management Information System (HMIS) was envisioned as an online tool to facilitate reintegration of homeless persons into stable housing by tracking their utilization of supportive services, be they mental health, financial benefits, drug and alcohol treatment, or medical services. Initially, jurisdictions were “encouraged” to use the system with some increased funding to do so. As mandatory participation requirements of HMIS have expanded, the capacity to fulfill those requirements through the existing structure required re-evaluation. The former HMIS Lead Agency, the United Way of Ventura County, transitioned Lead Agency status of HMIS to the County’s Human Services Agency. The Human Services Agency has extensive experience in managing complex system implementations, ensuring system enhancements are in alignment with user needs, and running effective application and help desk models that ensure quality and timely user support and assistance.

**Priority: Assist homeless or at-risk persons with housing and services**

#### **Program HO-1: Winter Warming Shelters**

Winter shelters were started in reaction to widely publicized reports of homeless men and women freezing to death on park benches and heating grates. The Winter Warming Shelter at St. Vincent De Paul, located in the City of Oxnard, provides emergency overnight shelter during the cold weather months (December through the end of March) for the homeless men, women, and children of Ventura County. The Shelter also offers transportation to and from the shelter site, intake, case-management and referral services, food, showers, television entertainment, cots or air mattresses for sleeping, and blankets.

Case management is provided by representatives from County Homeless Services and from the Mental Health Clinic during the early evening hours every weekday. In addition, the Oxnard Housing Authority assists clients in securing permanent housing and most clients have at least an initial contact with the County Health Department.

**Funding:** ESG funds

**Five-Year Quantified Objectives:** Estimated 1,300 persons to be assisted.

**Performance Measure/Outcome:** Suitable Living Environment/Availability (SL-1)

#### **Program HO-2: Emergency Shelters**

The County supports non-profit agencies that operate year-around emergency shelters for the homeless with CDBG and ESG funds. Emergency shelters provide the most basic needs of safe



shelter and nourishment, as well as drop-in services, referrals to mental health and social service agencies, and assistance with finding appropriate permanent housing.

**Funding:** CDBG funds, ESG funds

**Five-Year Quantified Objectives:** Estimated 300 persons to be assisted.

**Performance Measure/Outcome:** Suitable Living Environment/Availability (SL-1)

### **Program HO-3: Food Pantries**

Food insecurity is major concern for many homeless and near-homeless families and individuals. Food pantries offer clients a variety of nutritionally balanced foods that require minimum preservation and preparation, such as tuna, peanut butter, vegetables, fruit, cereal and bread. Assisted persons are given an amount of food sufficient for a set period of time (i.e. three days).

**Funding:** CDBG funds

**Five-Year Quantified Objectives:** Estimated 7,500 units of assistance to be provided.

**Performance Measure/Outcome:** Suitable Living Environment/Availability (SL-1)

### **Program HO-4: Homeless Services**

In addition to immediate food and shelter assistance, homeless families and individuals can benefit from a variety of supportive services. Homeless service programs provide mobile outreach and intensive case management, including information and referrals along with brief interventions to homeless Ventura County residents. These programs are often coordinated with other emergency and transitional housing programs.

**Funding:** CDBG funds

**Five-Year Quantified Objectives:** Estimated 23,000 persons to be assisted.

**Performance Measure/Outcome:** Suitable Living Environment/Availability (SL-1)

### **Program HO-5: Rent/Deposit Assistance**

Homeless families and individuals often need short-term subsidies when transitioning from emergency or transitional shelters to more permanent housing in order to cover security deposits and/or initial rents. Rental assistance programs are designed to either assist homeless families get into permanent housing or to prevent families from being evicted from their permanent housing. Assistance is typically provided in the form of one-time grants.

**Funding:** HOME funds, CDBG funds

**Five-Year Quantified Objectives:** Estimated 52 persons to be assisted.

**Performance Measure/Outcome:** Decent Housing/Affordability (DH-2)

### **Program HO-6: Transitional Shelters**

The County supports non-profit agencies that operate transitional shelters for the homeless with CDBG and ESG funds. Transitional shelters provide housing and needed resources (i.e., job training,

money management, parenting classes, counseling) to help individuals and families re-establish independent living. These facilities also assist clients with finding permanent housing.

**Funding:** CDBG funds, ESG funds

**Five-Year Quantified Objectives:** Estimated 75 persons to be assisted.

**Performance Measure/Outcome:** Suitable Living Environment/Availability (SL-1)

## **Program HO-7: Homeless Management Information System**

The County's Updated 10-Year Plan to End Homelessness in Ventura County addresses the importance of the Homeless Management Information System (HMIS). It requires all homeless service providers who receive public agency funds for homeless services to participate in HMIS and encourages all other homeless service providers to participate. This is in alignment with the Plan's guiding principle that reliable data is needed in order to identify and monitor benchmarks and outcomes that are characteristics of best practices. Staffing and resources must be made available for the operations, administration, and governance of this critical county-wide resource. "Monitoring system growth and identifying non-participating providers and/or users is a critical aspect of administrative activity."

**Funding:** ESG funds

**Five-Year Objective:** Estimated 3 system user licenses will be funded.

**Performance Measure/Outcome:** Suitable Living Environment/Availability (SL-1)

## **Program HO-8: Street Outreach**

In accordance with ESG Rule 576.101, ESG funds may be used for costs of providing essential services necessary to reach out to unsheltered homeless people; connect them with emergency shelter, housing, or critical services; and provide urgent, nonfacility-based care to unsheltered homeless people who are unwilling or unable to access emergency shelter, housing, or an appropriate health facility.

**Funding:** ESG funds

**Five-Year Objective:** Estimated 130 persons to be assisted.

**Performance Measure/Outcome:** Suitable Living Environment/Availability (SL-1)

## **Program HO-9: Homelessness Prevention**

In accordance with ESG Rule 576.103, the purpose of this initiative is to prevent persons from becoming homeless and to help such persons regain stability in their current housing or other permanent housing. Funds may be used to provide housing relocation and stabilization services and short- and/or medium-term rental assistance necessary to prevent an individual or family from moving into an emergency shelter or another place described in paragraph (1) of the "homeless" definition in Section 576.2.

**Funding:** ESG funds

**Five-Year Objective:** Estimated 90 persons to be assisted.

**Performance Measure/Outcome:** Suitable Living Environment/Sustainability (SL-1)

## Program HO-10: Rapid Re-Housing

In accordance with ESG Rule 576.104, the purpose of this initiative is to help homeless persons living on the streets or in an emergency shelter transition as quickly as possible into permanent housing, and then, to help such persons achieve stability in that housing. Funds may be used to provide housing relocation and stabilization services and short- and/or medium-term rental assistance as necessary to help a homeless individual or family move as quickly as possible into permanent housing and achieve stability in that housing.

**Funding:** ESG funds

**Five-Year Objective:** Estimated 250 persons to be assisted.

**Performance Measure/Outcome:** Suitable Living Environment/Availability (SL-1)

## F. Community and Supportive Services

The primary funding source used to provide community and supportive services for lower and moderate income persons in the Urban County is CDBG funds. The community and supportive services programs discussed in this section are intended to accomplish the following statutory programmatic goals:

- Provide other services to low-mod income persons
- Provide services to youths from low-mod income families
- Provide services to area seniors

Priority: Provide supportive services to low-mod income persons
---

### Program CD-1: Other Services to Low-Mod Income Persons

The County may use CDBG funds to provide education, advocacy, and other types of assistance for those residents with special needs.

**Funding:** CDBG funds

**Five-Year Quantified Objectives:** Estimated 270 persons to be assisted.

**Performance Measure/Outcome:** Suitable Living Environment/Availability (SL-1)

Priority: Provide services to youths from low-mod income families
---

### Program CD-2: Youth Services

It is important for the young people of Ventura County to have the opportunity to engage in activities that enable them to develop self-esteem and reach their full potential. The County may use CDBG funds to support the following types of youth services and programs:

- Character and leadership development

- Education and career development
- Health and life skills
- The arts
- Sports, fitness and recreation

**Funding:** CDBG funds

**Five-Year Quantified Objectives:** Estimated 5,000 youth served.

**Performance Measure/Outcome:** Suitable Living Environment/Availability (SL-1)

<h2>Priority: Provide services to area seniors</h2>
---

### Program CD-3: Senior Services

Seniors are among the County's most frail and vulnerable residents. The County will use CDBG funds to support the following types of senior programs and services:

- Assistance for the elderly living in long term care facilities or with terminal illnesses
- Nutrition and meal programs
- Recreational, educational and social opportunities
- Information and referral services

**Funding:** CDBG funds

**Five-Year Quantified Objectives:** Estimated 17,500 seniors served.

**Performance Measure/Outcome:** Suitable Living Environment/Availability (SL-1)

## G. Planning and Administration

Up to 20 percent of CDBG funds can be used by the County to support the general administration of the CDBG program. During the five-year Consolidated Plan period, the County (as grantee) will continue to administer the CDBG, HOME and ESG programs in compliance with program regulations and requirements. The staff of participating jurisdictions will also continue to administer their respective projects and programs as required.

The Urban County also sets aside a portion of its Planning and Administration budget for fair housing. Ventura County contracts with the Housing Rights Center (HRC) to provide fair housing services to its residents. HRC provides telephone and in-person counseling to both tenants and landlords regarding their respective rights and responsibilities under California law and local city ordinances. In addition to answering basic housing questions, Counselors commonly cite specific civil codes that pertain to the client's matter and/or provide sample letters that discuss a particular issue. The HRC investigates housing discrimination complaints brought under both State and Federal fair housing laws. The Agency also develops and distributes written materials that describe the applicable laws that protect against housing discrimination and ways to prevent housing injustices. HRC also offers Fair Housing Certification Training for housing industry professionals.

**Funding:** CDBG funds

**Performance Measure/Outcome:** Decent Housing/Availability (DH-1)

## H. Lead Based Paint Reduction Strategy

Lead-based paint in homes throughout the country is a contributing source of childhood lead poisoning. Lead poisoning can damage a young child's brain, central nervous system, kidneys, hearing and concentration. It can also reduce intelligence, lead to behavioral problems, cause problems in pregnancy and affect a baby's normal development.

### 1. Childhood Lead Poisoning Prevention Program (CLPPP)

Ventura County's Childhood Lead Poisoning Prevention Program (CLPPP) will continue to provide services and information to County residents regarding childhood lead poisoning and prevention. The program's mission is to prevent and reduce the harmful effects of lead poisoning among Ventura County's children under the age of six, as well as other high-risk children. CLPPP hopes to accomplish this objective by identifying and caring for lead burdened children and preventing environmental exposures to lead through community outreach and education. Specifically, CLPPP offers the following services:

- Information and resources for lead poisoning prevention
- Community resources for lead screening
- Case management by a Public Health Nurse for lead burdened children
- Environmental assessment for poisoned children
- Medical nutrition therapy
- Community outreach & education

In addition, the CLPPP will collect data to monitor and evaluate the extent of the lead poisoning problem in Ventura. The program screens approximately 14,000 children annually. The CLPPP will continue lead testing among the target population, and in the various areas of collaboration with Child Health and Disability and Prevention Program (CHDP), Women, Infants & Children Program (WIC), Healthy Families, Head Start and Early Head Start Programs.

Program goals for the five-year Consolidated Plan period include:

- Ensure that all medical providers in Ventura County follow the mandated Statewide Targeted Blood Lead Screening Policy, which defines that a blood lead test must be done at age 12 and 24 months on all children who receive services from Medi-Cal, CHDP, Healthy Families, or WIC. Children who have not been previously tested after the age of 2 years and who are between the ages of 25 and 72 months should also receive a blood test, as well as children who are recent immigrants up to the age of 19.
- Ensure those children not in publicly funded programs be assessed for risk of lead poisoning by using a personal risk questionnaire at the appropriate ages as above by their medical providers.
- Provide case management services to children who meet case definition per CDC guidelines and to reduce environmental hazards.

- Provide case tracking services to those children with levels that are elevated but not high enough to meet state case criteria.
- Provide outreach and educational services to all parents of children as needed.
- Continue ongoing collaboration with other Public Health Programs and interagency programs to increase lead testing in Ventura County.
- Continue to increase community awareness with outreach and participation in various community Health Fairs, collaborative school projects, as well as paint stores, home improvement centers, and hardware stores throughout the county.
- Promote and maintain interagency collaboration between the local Ventura County Childhood Lead Poisoning Prevention Program (CLPPP) and the Environmental Health Division, and each of the perspective cities and/or County Code Enforcement and/or Building and Safety departments in order to address lead hazards and lead hazard controls.

## 2. Housing Preservation Programs

The County and all the participating cities have incorporated HUD's Lead Safe Housing Rule to protect children from the hazards of lead-based paint into their housing rehabilitation programs. The procedures for lead-based paint abatement in housing preservation programs has not changed and still calls for a visual inspection for condition, composition and remediation of painted surfaces (interior and exterior) as per 24 CFR Part 35 Requirements for Notification, Evaluation and Reduction of Lead-based Paint Hazards. Mandatory testing is required on surfaces to be disturbed during rehabilitation and a complete risk assessment if hazards are revealed.

## I. Overcoming Barriers to Affordable Housing

The following section addresses housing policies and other relevant issues within each participating jurisdiction, including the region's ongoing efforts to eliminate or mitigate barriers to affordable housing. Programs that may have an impact on affordable housing are also discussed.

### 1. Fillmore

Fillmore is still working on its 2008-2014 Housing Element. While no specific goals are planned for the Consolidated Plan period, the City is working to implement a number of policies contained in its draft Housing Element, including:

- Strive to approve or construct a minimum of 25 dwellings within multi-family housing projects that are either three- or four-bedroom units affordable to lower-income households.
- Continue to streamline and improve the development review process and eliminate any unnecessary delays and restrictions in the processing of development applications.
- Expedite the permit process for "green" buildings.

- Explore and inventory the variety of potential financial assistance programs from both public and private sectors to increase the stock of affordable housing units.
- Meet with non-profit, private and other public entities to examine opportunities for cooperative efforts to expand the City's supply of affordable housing.
- Support non-profit corporations and housing agencies in their efforts to make housing more affordable to lower- and moderate-income households.
- Give priority to lower-income housing projects for building inspections that are carried out during various stages of the construction process.
- Update density bonus provisions to comply with State law.
- Promote community understanding of affordable housing and different income groups that reside within the community.
- Conduct meetings with potential developers of downtown infill sites.
- Proactively encourage the production of housing as part of mixed-use projects.
- Amend the Zoning Ordinance provisions for emergency shelters, transitional housing, and supportive housing to remove any potential constraints to the development of housing for special needs persons.

## 2. Moorpark

The City of Moorpark recently took the following actions to overcome potential barriers to affordable housing:

- Pardee Waverly Place community will provide seven affordable rental units which are scheduled to be completed on the former school site and sold in upcoming years.
- Shea Homes will be providing an additional twenty affordable rental units in the Shea II development.
- Seventeen affordable rental units are expected to be produced at the William Lyon Homes Brighton project.
- Moorpark's Redevelopment Agency acquired several properties that will be developed with approximately 44 affordable ownership units, either through a Disposition and Development Agreement (DDA) or a competitively bid construction contract. Since the dissolution of the Redevelopment Agency under ABx1 26, the City has taken on the role as Successor Housing Agency and intends to continue with the development on the former RDA's affordable housing sites.

- Twenty (20) affordable rental units under a DDA with the Area Housing Authority of the County of Ventura. The units are fully leased as of March 2012.
- Approximately 55 affordable rental units are anticipated in several rental projects as a result of the City's inclusionary housing program.
- City staff vigorously monitors the condition of title on all deed-restricted units, to ensure ongoing affordability and to maintain the affordable housing inventory.
- An educational program is planned to increase awareness of the implications of deed restrictions and the hazards of certain lending products.
- Moorpark restarted its Mobilehome Rehabilitation Loan Program with funds provided from the pay-off of previous mobile home rehabilitation loans.
- HCD approved the City's 2008-14 Housing Element in May 2012.

### 3. Ojai

The City owns a 0.20-acre parcel on N. Montgomery Street that is identified as a candidate site for up to 4 units of affordable housing. The City has explored partnering with a housing entity for the construction of the project and ensure that the units remain affordable for low income wage earners.

Ojai has adopted its 2006-2014 Housing Element. While no specific goals are planned for the upcoming Consolidated Plan period, the City is working to implement a number of policies contained in its adopted Housing Element, including:

- Identify candidate sites and commit financial assistance for the conversion of market rate units into affordable housing.
- Encourage the development of second units by exempting them from design review, discounting their development impact fees and devising pre-approved design prototypes.
- Encourage home splitting by exempting home splits from discretionary design review, allowing physical expansion to accommodate kitchen and bathroom facilities, discounting development impact fees and defining home splits as constituting second dwellings, thereby exempting them from the City's Growth Management Ordinance.
- Encourage the development of housing in the Village Mixed Use zone by reducing lot coverage, Floor Area Ratio and off-street parking requirements, instituting flexible development standards under a Planned Development process and considering a variable density formula that adjusts for unit sizes and tax increment rebates to incentivize affordable housing production commensurate with occupancy preferences.
- Provide assistance to residential properties in Ojai that are in financial duress.



- Amend the Zoning Ordinance to include a 15% inclusionary housing requirement for all new residential construction.
- Prohibit down-zoning or requiring the payment of in-lieu fees based on an inclusionary housing factor of 15%.
- Amend the City's current density bonus provisions to be consistent with recent changes to State law.
- Collaborate with multiple parties (e.g., developers and non-profit housing sponsors) to develop affordable housing.
- Remove impediments that hinder the ability of special population groups to find decent, safe and affordable housing
- Institute an abbreviated modification procedure (in place of a variance requirement) expressly designed to accommodate adaptive retrofit requests.
- Institute a replacement housing requirement for the demolition, removal or conversion of housing that is occupied by and affordable to target income households.

#### 4. Port Hueneme

The City of Port Hueneme recently took the following actions to overcome potential barriers to affordable housing by:

- Amending the Zoning Ordinance to reflect current State Density Bonus law and establish specific incentives and regulatory concessions that will be offered by the City.
- Promoting affordable housing through the construction of second units in single-family zones.
- Amending the Zoning Ordinance to address the provision of housing options for extremely low- income households and households with special needs, and to facilitate affordable housing development.
- Amending the Zoning Ordinance to facilitate emergency shelters and limit the denial of emergency shelters and transitional housing and supportive housing under the Housing Accountability Act.

The City continues to implement programs and policies set forth in the City's 2008-2014 Housing Element which include:

- Purchasing and rehabilitating dilapidated duplex units or small apartment buildings listed or offered for sale and renting these units at affordable rates to lower- and moderate-income households.

- Providing deferred loans and cash grants to owner-occupants to facilitate residential rehabilitation in target neighborhoods.
- Providing down payment assistance to low-income first time homebuyers with funds provided by a CalHome Grant.
- Proactively enforcing the City's Property Maintenance Ordinance and the Uniform Housing Code to promote the health and safety of residents and to provide a means for eliminating blighting influences associated with neighborhood deterioration.
- Working to conserve existing at-risk affordable units.
- Annually reviewing processing procedures to ensure improved efficiencies and permit streamlining.
- Offering a variety of both financial and regulatory incentives to facilitate affordable housing development.
- Implementing the inclusionary policy regarding housing in the Coastal Zone to fulfill Coastal Act requirements and encourage the creation and conservation of affordable housing in the City.

The City continues to have one of the lowest development impact fee schedules for new development of any jurisdiction in Ventura County.

## 5. Santa Paula

Santa Paula recently adopted its 2008-2014 Housing Element. While no specific goals are planned for the upcoming Consolidated Plan period, the City has identified a number of Goals and Policies contained in its draft Housing Element, including:

- GOAL 1 – Housing Conservation and Maintenance  
Conserve and improve the quality of existing housing and residential neighborhoods in Santa Paula.
- GOAL 2 – Provision of Housing  
Assist in the provision of adequate housing to meet the needs of the community. Establish a balanced approach to meeting housing needs that includes the needs of both renter and owner-households.
- GOAL 3 – Provision of Adequate Housing Sites  
Provide adequate housing sites through appropriate land use and zoning designations to accommodate the City's share of regional housing needs.
- GOAL 4 – Removal of Governmental Constraints  
Mitigate any potential governmental constraints to housing production and affordability.
- GOAL 5 – Equal Housing Opportunity

Promote equal opportunity for all residents to reside in the housing of their choice.

These Housing Element Goals and Policies are further defined by the following housing programs that will be implemented by the City to achieve the goals and policies mentioned above:

- Continue to offer Owner-Occupied Housing Rehabilitation Program aimed to upgrade the housing stock by facilitating the correction of substandard conditions in owner occupied homes.
- Continue to offer Rental Housing Rehabilitation Program aims to upgrade the rental housing stock by facilitating the correction of substandard conditions in renter occupied homes.
- Continue to implement the Code Enforcement program to bring substandard housing units into compliance with the Uniform Housing Code.
- Maintain current levels of Section 8 rental assistance, and encourage property owners to list available rentals with the Housing Authority.
- Continue to implement the Mobile Home Rent Stabilization Program to maintain the affordability of mobile home spaces.
- Identify deteriorated apartment complexes and cooperate with non-profit housing corporations to acquire and rehabilitate the units with long-term affordability controls.
- Actively pursue State, federal and private funding sources as a means of leveraging local funds and maximizing assistance.
- Continue to implement the inclusionary housing regulations and annually monitor both affordable units produced and the potential adverse impacts on the cost and supply of market-rate housing.
- Evaluate and pursue the phased annexation of the Sphere of Influence surrounding the City and integrate affordable units within market rate development.

## 6. Unincorporated County

The County of Ventura recently took the following actions to overcome potential barriers to affordable housing:

- **County Mobile Home Park Rent Review Control Board:** The County has a mobile home park rent control program whereby mobile home park owners are permitted an annual rental increase based on the “Social Security Cost of Living Adjustment” (COLA), which itself is based on the Consumer Price Index (CPI) for the LA/Riverside/Orange Metro Area. These rent increases are approved ministerially. Any request for an increase that exceeds the allowable COLA for a given year is considered discretionary. Though rare, these requests are reviewed and voted on by the County Mobile Home Park Rent Review Control Board, which carefully evaluates the justification for such increases. Much like property taxes under Prop. 13, rents are re-set upon of a unit.
- **Farm Worker Housing:** The County’s Non-Coastal Zoning Ordinance was amended in 2003 to allow multi-family farm worker complexes and single farm worker dwelling units meeting

certain criteria to be approved “over the counter” with a zoning clearance rather than requiring a Conditional Use Permit. In addition, a 2005 update to the County General Plan, allows exceptions to building coverage requirements for Farm Worker Housing Complexes proposed in agricultural and open space zones to increase the likelihood that such complexes are built. Likewise, an exception to County General Plan traffic policies was approved that exempts Farm Worker Housing Complexes, affordable housing projects eligible through the County’s Density Bonus ordinance, and residential projects that are exclusively intended for lower-income households from existing constraints.

- **Second Dwelling Units:** The Board of Supervisors adopted revisions to the County’s Non-Coastal Zoning Ordinance in May 2003 to reduce requirements for second dwelling units. The maximum size for second dwelling units was increased in most unincorporated areas to allow up to 1,200 square feet; discretionary approval was changed to ministerial “over-the-counter” approval in accordance with state law, and revisions were made to allow second dwelling units in more zoning districts. Nevertheless, the use of second dwelling units in some areas of the County remains restricted to larger parcels due to substandard groundwater quality, sewer system capacity, water supply, and/or road capacity. On June 28, 2011, the Board along with the Housing element update adopted changes to the Non-coastal Zoning Ordinance to facilitate construction of second dwelling units to allow the following: 1) larger second dwelling units on parcels of 40 acres or more; and, 2) on substandard parcels between 10,000 and 20,000 square feet.

**Housing Element:** On June 28, 2011, the Board of Supervisors approved revisions to the Housing Element. These revisions required amendments to several General Plan documents including: the *Land Use Appendix (LUA)*; *Goals, Policies and Programs (GPP)*; the *Piru Area Plan*; and the *El Rio/Del Norte Area Plan*. The following is a summary of the General Plan amendments related to the Housing Element.

General Plan Amendments:

- a. Land Use Appendix Amendments
- b. Hazards Appendix Amendments
- c. Resources Appendix Amendments
- d. Goals, Policies and Programs Amendments
- e. Piru Area Plan Amendments (consistency with re-zoning)
- f. El Rio/Del Norte Area Plan Amendments (consistency with re-zoning)

Ordinance Amendments:

In addition, several text and map amendments to the Non-Coastal Zoning Ordinance, Coastal Zoning Ordinance, zone change map amendments, and Subdivision Ordinance were adopted.

Currently and through FY 2013-2014, the County will continue to work on the next update to the Housing Element for the 2014-2021 planning cycle pursuant to State law. The County’s draft Housing Element has been reviewed by the Board of Supervisors and submitted to the State Department of Housing And Community Development for review. During this time period, the County will also work on a number of programs contained in the Housing Element, including:

- Seek feasible and effective strategies to prevent homelessness and house homeless

persons and families.

- Solicit and assemble pre-approved building plans for Second Dwelling Units, and update informational brochures and website to include this information.
- Process an amendment to Articles 16 and 19 of the Non-Coastal Zoning Ordinance to conform with the provisions of State law, and evaluate the deferment of processing fees (excluding EIRs), reduction of development standards, and improvement fees (e.g., Park, Flood Control, Sheriff, Fire, Water Service and Sanitation) for qualified affordable housing.
- Prepare and process an amendment to the Non-Coastal and Coastal Zoning Ordinances to require that residential development projects of 10 or more dwelling units provide lower-income residential units.
- Monitor State legislation regarding housing and submit budgetary proposals to the Board of Supervisors as necessary to amend the County General Plan and Zoning Ordinance to ensure consistency with State law.
- Develop and process a Housing Impact Mitigation Fee ordinance for Board of Supervisors consideration. Any fees imposed on agricultural related development should be set aside for only farmworker housing.

## 7. Countywide

The County of Ventura recently took the following actions to overcome potential barriers to affordable housing county-wide. These housing options are available to residents of our Entitlement Area.

- **County Behavioral Health Department (VCBH):** VCBH provides comprehensive mental health services to severely and persistently mentally ill adults through regionally based teams in Ventura County. VCBH has increased the availability of housing and residential options through the Mental Health Services Act (MHSA) funding. La Rahada, an 8-unit acquisition and rehabilitation project in Simi Valley undertaken by community housing partner Many Mansions was completed for occupancy in December 2009. The “D” Street Apartments, a 7-unit acquisition and rehabilitation project in Oxnard for Transitional Age Youth (TAY) between the ages of 18 and 24 at initial occupancy was completed and opened for occupancy in December 2011. Paseo de Luz, a 25-unit project in Oxnard being undertaken by community housing partner Cabrillo Economic Development Corporation was completed in June 2012. Two additional housing developments utilizing these funds are in the development pipeline: Hillcrest Project, a 15-unit set aside in 60-unit new construction project in Thousand Oaks is under construction; completion is expected late spring 2013. The Peppertree Apartments, a 12-unit acquisition and rehabilitation project in Simi Valley, is in the final stages of securing project funding. Both projects are being undertaken by community housing partner Many Mansions. A short term social rehabilitation (crisis residential) program to serve individuals not needing the intensive services of a hospital setting, but requiring a higher level of support and stabilization and benefit from

assessment, medication, stabilization, after-care treatment plans and referrals, and housing coordination opened in August 2011 on the Ventura County Medical Center campus in Ventura. Plans are also currently underway to establish a secure Mental Health Rehabilitation Center (MHRC) for adults in need of a safe and more structured environment, but not requiring hospitalization.

- **Housing Trust Fund:** In April 2012, the Board of Supervisors approved a contribution of \$500,000 for the development of the Ventura County Housing Trust Fund (HTF). This fund will generate and leverage funding sources to help create a continuum of housing options. Funds will be made available to qualified applicants through grants and loans and will be awarded through a NOFA or RFP process.

## **J. Institutional Structure and Coordination**

### **1. Institutional Structure**

The following agencies (listed in alphabetical order under each subject area) may be involved with the jurisdictions to carry out the housing and community development projects and to accomplish the goals of the five-year Strategic Plan. These are agencies that have previously worked with one or more of the jurisdictions. There may be additional agencies identified as specific projects are developed.

#### **a. Housing**

- Area Housing Authority of Ventura County
- Cabrillo Economic Development Corporation (CEDC)
- Code Enforcement Agencies of the Jurisdictions
- Financial Institutions
- Habitat for Humanity
- Lutheran Social Services
- Many Mansions
- Partners in Housing
- People's Self Help Housing Corporation (PSHHC)
- Port Hueneme Housing Authority
- Private Developers
- Santa Paula Housing Authority
- Ventura County District Attorney (regarding their real-estate fraud program)
- Ventura County Homeless and Housing Coalition

#### **b. Programs for Homeless Individuals and Families**

- ARC, Inc.
- CASP
- Coalition Against Domestic and Sexual Violence
- Commission on Human Concerns

- Community Commission of Ventura County (in their role as the Interagency Council on Homelessness)
- Food Share, Inc.
- Help of Ojai
- Interface, Inc.
- Project Understanding
- RAIN Transitional Living Center
- Salvation Army
- Turning Point, Inc.
- United Way of Ventura County
- Winter Warming Shelter – St. Vincent De Paul
- Ventura County, Human Services Agency - Homeless Services
- Ventura County Health Care Agency
  - Behavioral Health
  - Drug and Alcohol Department
  - Public Health Services
- Ventura County Homeless and Housing Coalition

#### **c. Public Facilities and Infrastructure**

- Agencies of the Participating Jurisdictions:
- General Services Agencies
- Public Works Agencies
- Transportation Departments
- Recreation Departments
- Waterworks Districts
- Food Share, Inc.

#### **d. Economic Development and Job Training Programs**

- Area Housing Authority of Ventura County
- CalWorks
- Job and Career Centers
- Economic Development Collaborative – Ventura County (EDC-VC)
- Port Hueneme Housing Authority
- RAIN – Economic Development
- Santa Paula Housing Authority
- Women’s Economic Ventures (WEV)
- Workforce Investment Board

#### **e. Public Services**

The county and participating cities will utilize existing, experienced, non-profit organizations and County agencies as much as possible to meet the needs of the community. These organizations and agencies are listed in the annual Blue Book published annually by Interface, Inc. Where there are

unmet needs, existing organizations will be encouraged to expand to accommodate the need as appropriate.

## 2. Coordination

Implementation of the Consolidated Plan will rely on the concerted efforts of a consortium of agencies, service providers, and the community at large. A wide array of current and proposed programs has been made possible only through effective interagency cooperation. Table 51 provides a summary of the agencies working with the various jurisdictions to provide housing programs and projects.



**Table 51: Housing Program Providers by Type of Housing and Jurisdiction**

<b>Housing Types</b>	<b>County/ Countywide</b>	<b>Fillmore</b>	<b>Moorpark</b>	<b>Ojai</b>	<b>Port Hueneme</b>	<b>Santa Paula</b>
<b>Emergency Shelter</b>	St. Vincent de Paul West County Emergency Shelter			Ojai Valley Winter Shelter		
<b>Transitional Housing</b>	RAIN Project				Interface, City, Lutheran Social Services	
<b>Affordable Housing Construction</b>	Corporation for Better Housing, CEDC, Habitat for Humanity, People's Self-Help Housing	Private Developers, CEDC, Farm Worker Housing Project	Private Developers	CEDC	Private Developers, Habitat for Humanity	Corporation for Better Housing, CEDC
<b>Affordable Housing Rehabilitation</b>	Area Housing Authority of Ventura County, ReBuilding Together, ACTION	City's Housing Rehabilitation Program	City's Housing Rehabilitation Program	Help of Ojai	Port Hueneme Housing Authority, City's Neighborhood Preservation Program	City's Housing Rehabilitation Program, Redevelopment Agency's Preservation Program
<b>Mobilehome Rehabilitation</b>	Comprehensive Housing Services		City's Mobilehome Rehabilitation Program			
<b>Homebuyer Assistance</b>	MCC Program	City's Homebuyer Assistance Program, MCC Program	MCC Program	MCC Program	City, CEDC, MCC Program	Redevelopment Agency's First Time Homebuyer Program, MCC Program
<b>Special Needs Housing</b>	County Behavioral Health, Area Housing Authority of Ventura County, Many Mansions, ARC, Turning Point				ARC	ARC, Santa Paula Housing Authority
<b>Public Housing Assistance</b>	Area Housing Authority of Ventura County				ARC	ARC, Santa Paula Housing Authority
<b>Fair Housing</b>	Housing Rights Center					

The following are other examples of programs and actions that go beyond the direct one-to-one relationships which occur between the County and cities and the County/cities and subrecipients:

- The Community Commission for Ventura County (CCVC) is a collaborative network of diverse service segments including school districts, cities, county agencies, nonprofits, local businesses, community leaders and private citizens. The Commission serves as a catalyst to strengthen services for children and families through communication, collaboration and coordination.
- The Economic Development Collaborative-Ventura County's (EDC-VC) works with existing economic development programs of the cities, chambers of commerce, Ventura County Economic Development Association, special districts, utilities and educational institutions.
- The County, the five participating Cities, Camarillo and Thousand Oaks (through a Joint Powers Agreement) contract with the Housing Rights Center to provide fair housing education and counseling throughout the area.
- Program administration and coordination for the CDBG program is provided by the County in conjunction with efforts of the five participating cities.
- All ten cities and the County participated in the State funded Mortgage Credit Certificate (MCC) program which provides tax credit incentives to moderate income families who are looking to become first time homebuyers. The County administers the annual application and consultant contract for the MCC program administration.
- Joint efforts between non-profits, the Housing Authorities, the cities and the County to promote affordable housing projects and specifically to address the shortage of farm worker housing. No change in the structure is anticipated; current efforts will continue for the program year.
- Participation between County, Cities, housing authorities and non-profit organizations to develop new low income and special needs housing, i.e., Summerwind Apartments in Piru.
- The County and nine cities are involved in the area's economic development through active participating in the Economic Development Collaborative- Ventura County (EDC-VC). The EDC-VC is a 501(c)(3) non-profit, public-private corporation representing both the private and public sectors. The overall purposes upon which the EDC-VC is based include the promotion of a strong, enduring Ventura County economy through public and private sector collaboration and marketing of Ventura County; the coordination and delivery of Ventura County economic development programs and services, such as the Business Enhancement Program and Revolving Loan Fund; the provision of information through forums and programs to educate the County's stakeholders in pursuing and maintaining economic growth and stability; and the support, education and enhancement of opportunities for existing business to remain and expand in Ventura County.
- The Area Housing Authority of Ventura County initiates collaborations with health and social service agencies to provide additional or expanded services for special populations. Specific projects/ programs include the following:

- The AHA was awarded a Resident Opportunities and Self-Sufficiency (ROSS) RSDM Elderly & Persons with Disabilities grant in 2008 to provide wellness programs, safety and anti-fraud presentations, senior case management, coordination and set-up of meal services and transportation, and resources information for seniors. This program coordinates services with Conejo Valley Senior Concerns, Ventura County Sheriff's Department, Ventura County Adult Protective Services, the District Attorney's Office, Help of Ojai, Ventura County's Public Health for the Aging, and Calvary Community Church. The AHA will continue to facilitate these programs and services.
- The AHA was also awarded the Resident Opportunities & Self-Sufficiency Program RSDM Family 2005 grant to provide after-school tutoring, computer classes, financial fitness courses, consumer credit counseling courses, and employment training. This program coordinates services with California Lutheran University, Conejo Recreation and Park District, Cabrillo Economic Development Corporation, Consumer Credit Service, and the Ventura Unified School District.

## **K. Monitoring**

### **1. CDBG**

Planned monitoring of CDBG-funded projects varies depending upon a risk analysis of the Subrecipient and type of project or program, i.e., construction, economic development, public service, etc. While monitoring is almost always intended to insure program compliance, it may also entail measures to improve performance as well. Monitoring may be fiscal or performance monitoring, Fair Labor Standards Act compliance (Davis-Bacon) and/or environmental review compliance.

#### **a. Financial Monitoring**

The County (CDBG and fiscal staff) reviews the monthly Expenditure Summary and Payment Request (ESPR) documents received from the participating jurisdictions and subrecipients. County staff reviews expenditures to ensure compliance by April 30 of each year and also to ensure that no more than 1.5 times the annual grant is in the letter of credit. Single audits are conducted as required.

#### **b. Performance Monitoring**

County staff reviews Quarterly Status Reports (QSR's) each quarter to ensure performance is adequate and timely compared to the annual goals stated in the Annual Plan and five-year goals stated in the 2010 Consolidated Plan. These reports are completed by all subrecipients and include information on milestones, status and accomplishments. Progress delays are addressed and resolved. The County will monitor Public Service programs on an on-going basis. The public service monitoring will focus on client intake forms and information to insure a minimum of 51% of the beneficiaries are low-income (for those programs who do not serve "presumed beneficiaries") and that the race and ethnicity of each client is collected and reported. If additional monitoring is

required or if an on-site visit appears to be beneficial or necessary, the County's Monitoring Guidelines will be utilized.

### **c. Environmental Review**

Each project is reviewed for its National Environmental Protection Act (NEPA) compliance when it is initially funded. If subsequent funding is required the review is also revisited. Participating jurisdictions initiate the reviews for their own respective projects and the County then considers their reviews and approve, if adequate. The County has a contract with Rincon Environmental Consultants to assist with the NEPA review of larger or more complicated, time consuming projects. The Cities have been invited to join this contract for their larger projects as well.

### **d. Fair Labor Standards Act Compliance**

All CDBG-funded construction projects (over \$2,000) and HOME projects (supporting 12 or more units) are monitored to ensure compliance with Davis-Bacon requirements. Initial review of the construction bid package assures adequate language regarding prevailing wages and the appropriate wage determination schedule. A staff member, who is responsible for weekly payroll review and on-site interviews, is identified for each project. Where possible, every effort is also made to conduct outreach to minority and women-owned businesses in order to afford them the opportunity to bid competitively on the projects.

### **e. Section 3 Compliance**

The Section 3 regulation recognizes that HUD funding typically results in projects/activities that generate new employment, training and contracting opportunities. These economic opportunities not only provide "bricks and mortar", but can also positively impact the lives of local residents who live in the neighborhoods being redeveloped. HUD's legislative directive requires preference to low- and very low-income residents of the local community, and the businesses that substantially employ these persons, for new employment, training, and contracting opportunities resulting from HUD-funded projects. The County monitors and provides periodic training on Section 3 compliance for potential recipients of funding for Section 3 covered projects, which are those activities that receive contracts in excess of \$100,000.

## **2. HOME Program**

Planned monitoring of HOME funded activities varies depending upon a risk analysis of the subrecipient or developer and the type of project or program funded. Focus is on compliance issues with the purpose of assisting subrecipients and developers with preparing and maintaining accurate files, internal controls and conducting projects which conform to program regulations.

Monitoring development projects occurs during three main phases as listed below. The third phase is ongoing monitoring that occurs with all HOME funded projects and programs. This monitoring occurs on an annual basis requiring certifications by HOME assisted projects and programs of continuing program compliance.

**a. Pre-Monitoring occurs before funding and during the execution of a contract**

- Eligibility – Determine project meets one of the HOME eligible activities
- Capacity – Developer has demonstrated ability to comply with all requirements
- Underwriting Analysis – Determine project is financially feasible, costs are reasonable
- Subsidy Layering Review – Determine appropriate level of HOME funds
- Long Term Affordability – Determine number of years and ability to comply
- Environmental Compliance – Completed and approved
- Meets income targeting requirements – Analyze that all funding requirements are met
- Meets rent requirements
- Meets Annual Plan and Consolidated Plan needs – Ensure compliance
- Ability to meet Fair Labor Act (Davis Bacon) requirements, Section 3, Lead-Based Paint requirements, Section 504 accessibility requirement and other Cross Cutting Federal Requirements as applicable
- All contract requirements are met – Development Agreement, Deed restrictions, Subordination Agreements, Promissory Notes, Insurance, Flood Insurance, lien instruments are recorded, etc.

**b. Monitoring the development of the Project**

- Ensure project is on target to meet commitment and expenditure deadlines
- Ensure project is on target to meet construction deadlines
- Conduct progress inspections
- Ensure work performed in accordance with written rehabilitation standards
- Conduct a final property standards inspection and ensure compliance
- Meets initial occupancy requirements
- Project Completion Report completed
- Close out in IDIS to trigger affordability period

**c. Monitoring ongoing Programs**

- All files contain documentation demonstrating compliance with HOME requirements
- All required records are retained for five years after termination of affordability period
- Ensure HQS inspections are conducted to determine property standards compliance
- Review financial condition of rental projects to ensure they remain viable
- Meets ongoing occupancy requirements
- Meets tenant income and rent limits
- Complies with affirmative marketing requirements
- Demonstrates adequate budget control
- Meets residual receipts requirement (if applicable)
- Maintains a drug free workplace
- Complies with reporting of information on beneficiaries receiving HOME assisted loans/grants, as applicable

### 3. ESG Program

The County (ESG and fiscal staff) reviews the monthly Expenditure Summary and Payment Request (ESPR) documents received from subrecipients. County staff reviews expenditures to ensure compliance with the two-year ESG expenditure limit.

County staff also reviews Quarterly Status Reports (QSR's) to ensure performance is adequate and timely compared to the annual goals stated in the Annual Plan and Three-Year goals stated in the 2010 Consolidated Plan. These reports are completed by all subrecipients and include information on milestones, status and accomplishments. Progress delays are addressed and resolved. If additional monitoring is required or if an on-site visit appears to be beneficial or necessary, the County's Monitoring Guidelines will be utilized.

**Appendix A:**  
**Public Outreach**





## Appendix A: Public Outreach

### Public Hearings

One community meeting was held at the County of Ventura Government Center, located at 800 S. Victoria Avenue, to gather input regarding the housing and community development needs of specific neighborhoods. The meeting was held on November 23, 2009, from 6 p.m. to 8 p.m.

The following service providers attending the meeting:

- Cabrillo Economic Development Corporation
- Women's Economic Ventures

As part of the Consolidated Plan and Action Plan development, the County conducted a preliminary public hearing on December 3, 2009, at 8:30 a.m. to solicit input on the County's proposed uses of CDBG, HOME, and ESG funds for FY 2010-11. The public hearing was held at the County of Ventura, Hall of Administration. More than 40 residents and representatives of cities and service provider agencies attended this meeting and 15 service providers spoke and/or left statement cards at the public hearing.

The following service providers attending the meeting:

- Association for Retarded Citizens, Ventura County
- Big Brothers Big Sisters
- Boys and Girls Club of the Santa Clara Valley, Moorpark, and of Ventura
- Cabrillo Economic Development Corporation
- Central Coast Alzheimer's
- Conejo Free Clinic
- County Health Care Agency - Behavioral Health and Public Health
- County Human Services Agency - Homeless Services and RAIN Project
- Food Share
- Help of Ojai
- Housing Rights Center
- Kids & Families Together
- Livingston Memorial Visiting Nurses Association
- Lutheran Social Services of So. CA
- Many Mansions
- Project Understanding
- Salvation Army
- Turning Point
- Ventura County Homeless and Housing Coalition
- Women's Economic Ventures

On March 10, 2010, at 8:30 a.m., a second public hearing was held to discuss specific recommended projects to be funded in FY 2010-11 with HUD Community Development Block Grant (CDBG) funds and to receive comments from the public. The hearing was held at the County of Ventura, Hall of

Administration. More than 20 service provider agencies attended this meeting and seven provided comments on the recommendations.

The service provider agencies in attendance included:

- Big Brothers Big Sisters
- Boys and Girls Club of the Santa Clara Valley and of Ventura
- Brain Injury Center
- Cabrillo Economic Development Corporation
- Community Action of Santa Paula
- Community Action of Ventura County
- Comprehensive Housing Services
- County Health Care Agency - Behavioral Health
- County Human Services Agency - Homeless Services and RAIN Project
- Food Share
- Help of Ojai
- Interface Children and Family Services
- Livingston Memorial Visiting Nurses Association
- Long Term Care Services of Ventura County
- Lutheran Social Services of So. CA
- Santa Paula Art Museum
- Salvation Army
- Turning Point

On May 4, 2010, at 10 a.m., the County conducted the third and final public hearing before the Board of Supervisors to adopt the FY 2010-11 Action Plan and FY 2010-12 Consolidated Plan.

The following service providers submitted comments for the record or spoke in favor of the recommendations/the new process during the public hearing:

- Brain Injury Center
- City of Ojai
- Project Understanding
- Cabrillo Economic Development Corporation
- Turning Point
- Help of Ojai
- California Rural Legal Assistance spoke regarding their written comments that were submitted on April 30, 2010. These are addressed in the next section.

After closing the public hearing, the Board of Supervisors approved all plans.

### **Public Comment Period**

A 30-day public review of the Draft Action Plan was provided from April 1 through April 30, 2010. Only one public comment was received for the Annual Plan/Consolidated Plan/Analysis of Impediments to Fair Housing Choice. The letter from California Rural Legal Assistance is included in this Appendix, along with the response from the County of Ventura.

All public hearings, except the December 3 hearing, and the public comment period were publicized in the Ventura Star, Thousand Oaks Star, Oxnard Star, Simi Valley Star, Moorpark Star, and Camarillo Star. Certificates of publication are included at the end of this Appendix. The Star newspapers mistakenly published a notice for the Bay Area Toll Authority on November 19, 2009 instead of the County's Notice of Public Hearing. The County did still post the Notice of Public Hearing on its website and mailed the Notice to over 150 organizations to publicize the hearing. Documentation of this error is included at the end of this Appendix.

The following **service providers** were also contacted as part of the public outreach process:

**Coalition to End Family Violence**

1030 N. Ventura Road  
Oxnard, CA 93030

**Contact:** Laura Gonzales, Executive Director

**Phone:** (805) 983-6014

**Background:** Since 1976, the Coalition has provided victims of family violence with the means to help them escape their life of abuse - and for over 30 years, the agency has operated a 24-hour bilingual crisis hotline to enable their first step toward a better life. Over time, the Coalition realized that it needed to implement a variety of services - essentially, a continuum of care - to optimize a client's chances of a permanent, successful transition to an abuse-free existence. Thus, a primary focus of the Coalition is not only directly helping the victim but eliminating violence in the home, underscored by the Agency's development of a comprehensive range of shelter-based programs for adult victims, parents, and at-risk youth - all of which are available in Spanish and English.

**Service Provided:** The Coalition operates a 30-day emergency residential program for battered women and their children. Often, people arrive at the shelter with nothing more than the clothes on their backs. The Coalition provides food, clothing, personal care items, and assistance with medical and transportation issues. Additionally, the Coalition's food pantry provides non-perishable items to families well after they have left the shelter. Because the Coalition believes a continuum of care is necessary to treat clients holistically, the Agency also provides individual counseling, support groups, parenting classes, legal representation, access to transitional housing and after-school resources.

The Coalition has a team, available 24/7, which will arrive at the scene of domestic violence within 15 minutes of a call from law enforcement to provide advocacy and emergency intervention for the victim.

**Clients Served:** In 2009, the Coalition assisted 8,943 persons.

Since 1977, the Coalition has operated a 24-hour bilingual crisis hotline to assist victims of domestic violence (and sexual assault). Traditionally, the Coalition fields an average of 213 non-duplicated (first-time caller) calls per month. In addition, the Coalition receives an average of 58 crisis calls per month through our main office, 25 calls come through our Crisis response Team, for a total average of 296 crisis calls per month.

Of these, between 70 and 82 percent become clients within our agency, with the remaining calls being referred out. That total amount of duplicated and non-duplicated calls we receive averages between

1,000 and 1,600 per month. These calls represent a mix of crisis response, referrals and over-the phone clinical assessments.

**Comments:** Direct counseling services have had to be scaled back due to extreme budget cutbacks, reduced State funding and a drop-off in local donations.

**Partners in Housing**

455 Gold Pass Heights  
Colorado Springs, CO 80906

**Contact:** White, President

**Number:** \*\*\*\_\*\*\*\_\*\*\*\*

**Services Provided:** Partners in Housing is a nonprofit 501c3 housing development program. Their mission is to provide decent housing to low and moderate income people throughout Ventura County. They are a housing development organization who develop housing in the County for segments of the population most in need. In the last year, they developed 38 senior apartment buildings in Ventura County.

**Clients Served:** The majority of the clients for whom they develop housing are seniors and the mentally ill. The organization partners with the Behavioral Health Department to provide adequate housing for their clients and the mentally ill. There has been an increasing need and increasing number of clients requesting housing for these segments of the population.

The organization has also seen an increase in the need for multifamily housing developments. They achieve these developments through partnerships with other organizations.

**Comments:** The organization has the partnerships in place, it just needs the money to continue developing for these segments of the population. It is very costly to build even with the help of HUD, State funding, and various housing authorities. The process also needs to become more streamlined so that costs are reduced for development and it is easier to serve the segments of the population most in need.

**House Farm Workers**

P.O. Box 402  
Santa Paula, CA 93061

**Contact:** Sonja Flores

**Number:** 921-0430

**Services Provided:** House Farm Workers is an education and advocacy organization that informs the community and establishes partnerships with other organizations to provide safe and affordable housing for farm workers. Community members from cities throughout Ventura County participate in the education and advocacy for farm workers, especially farm worker housing needs. The partnerships are formed from a large spectrum of the community including faith based organizations, environmentalists, and farm workers.

**Clients Served:** The organization focuses on farm workers throughout Ventura County but most of their recent efforts have been with a group of farm workers in Fillmore. The biggest need of their clients is affordable housing and therefore House Farm Workers mission is to create an environment in which they can develop affordable housing for the farm workers.

**Comments:** The biggest challenge that the organization faces is obtaining pieces of land that are appropriately zoned or can be re-zoned for the density that is necessary for providing affordable housing for multiple farm workers. Specifically, the organization is ideally seeking portions of land that are over an acre in size and zoned for 20 to 30 dwelling units per acre, or the comparable zoning as determined within each city.

#### **Ventura County Homeless and Housing Coalition**

1317 Del Norte Road, Suite 100  
Camarillo, CA 93010

**Contact:** Cathy Brudnicki, Executive Director

**Number:** 805-485-6288 \*273

**Services Provided:** Ventura County Homeless and Housing Coalition (VCHHC) is a County-wide collaborative dedicated to coordinating efforts to prevent homelessness, provide shelter beds, and build housing that people can afford. VCHHC achieves its goals through advocating for homeless/housing issues, attracting funds and other resources to Ventura County, and educating community partners.

The current focus of the organization is the Ventura County Ten-year Strategy to End Homelessness, which calls for building City Task Groups that can create grassroots efforts and policy changes for each local jurisdiction. They will focus on their localities while simultaneously working with the Interagency Council on Homelessness to address issues that are county-wide.

**Clients Served:** There are approximately 8,000 homeless persons in Ventura County each year. However, the County has experienced a 12 percent increase in the homeless population from 2007 to 2009. The segment of the population that comprised the fastest growing homeless population in the last few years is families and transition-aged youth. This is due to homeless persons needing both adequate employment and adequate housing. Due to the economic downturn, there has been an increase in the homeless population. In addition, there is lack of housing that is suitable for individual needs. Specifically, the County is lacking year-round emergency shelter beds, Single Room Occupancy (SRO) beds, permanent supportive housing units, permanent affordable housing, and detox beds.

**Comments:** There is not enough housing at affordable rents for the population in Ventura County. The County and Cities need to allow more infill development for higher densities and more mixed-use so that jobs and housing can be created. There also needs to be more evaluation of projects to determine how to keep the costs down for development while providing all the appropriate amenities for suitable housing, such as dishwashers, interior finishes, garages, setbacks, etc.

#### **Lutheran Social Services**

80 E. Hillcrest Drive, Suite 101  
Thousand Oaks, CA 91360

**Contact:** Diana Ortuno, Program Manager

**Number:** 805-497-6207

**Services Provided:** Lutheran Social Services primarily serves homeless and low income individuals and families.

**Clients Served:** The organization currently serves approximately 500 clients on a weekly basis which is an increase from previous years. The largest increase in their client basis has been from families and single men seeking assistance. The biggest needs of their clients are housing and food. However, more clients have been requesting help with paying for utilities, car repairs, and other related assistance.

**Comments:** The County can help by providing more low income housing, and funding being directed towards homeless people and services. In addition to housing that is affordable and services to get individuals and families into this housing, the County needs to help create jobs because more people need employment.

In addition, a **Community Survey**, which assessed housing and community development needs, was distributed to residents and service providers. The survey was made available online (on the websites of all participating jurisdictions in the Urban County) and at various public locations throughout the County, including public counters, libraries, and job/career centers. A total of 65 residents responded to the survey. These surveys were analyzed and informed development of the needs and objectives in the Consolidated Plan.

1240  
Fictitious Business  
Name1240  
Fictitious Business  
Name1280  
Probate1299  
Other Public Notices**NOTICE OF  
DOCUMENT  
AVAILABILITY  
AND PUBLIC  
HEARING  
COUNTY OF  
VENTURA**

Community Development  
Block Grant (CDBG);  
HOME Investment  
Partnership (HOME);  
Emergency Shelter  
Grant (ESG)

Board of Supervisors  
Hearing Room  
Government Center,  
Hall of Administration  
800 S. Victoria Ave.,  
Ventura, CA 93009

MAY 4, 2010, 10:00 A.M.

Effective April 1, 2010, the  
County of Ventura will pro-  
vide 30 days for public re-  
view and comment on the  
following documents for the  
Department of Housing and  
Urban Development (HUD):

- County Entitlement  
Area's FY 2010-12 Con-  
solidated Plan (long  
range plan for future  
HUD spending);
- FY 2010-11 Annual Ac-  
tion Plan using  
\$2,887,000 (est) for ac-  
tivities that primarily  
benefit lower-income  
households;
- Amended Citizen Par-  
ticipation Plan; and
- 2010 Analysis of Im-  
pediments to Fair Hous-  
ing Choice for Ventura  
County.

The Consolidated Plan and  
Annual Plan address the  
unmet needs of low and  
moderate-income persons  
and persons with special  
needs who reside in the En-  
titlement Area (Fillmore,  
Moorpark, Ojai, Port  
Hueneme, Santa Paula, and  
unincorporated area).

The public will have until 5  
p.m., Friday, April 30 to re-  
view and comment, followed  
by a public hearing on  
Tuesday, May 4, 2010,  
10:00 A.M., at the Board of  
Supervisors Regular Meet-  
ing.

The documents are  
available at the following  
City Halls: Fillmore, Moor-  
park, Ojai, Port Hueneme,  
and Santa Paula. Docu-  
ments are also available at  
the Ventura County Execu-  
tive Office and via the  
County's website at  
[http://ceo.countyofventa-  
ra.org](http://ceo.countyofventura.org) (click on Quick Links,  
HUD Programs). Final fund-  
ing allocation numbers will  
be posted to the County of  
Ventura website when  
available.

Written comments should  
be directed to Meg Kimbell-  
Drewry, County Executive  
Office, County of Ventura,  
800 S. Victoria Ave.,  
L#1940, Ventura, CA 93009  
or via email to [meg.kimbell-  
drewry@ventura.org](mailto:meg.kimbell-drewry@ventura.org).

Provisions to accommodate  
handicapped, hearing im-  
paired and non-English  
speaking individuals will be  
made available at the public  
hearing upon 48-hour ad-  
vance notice.

4/1/10  
CNS-1827499#  
VENTURA COUNTY STAR  
Ad No.234969



# Certificate of Publication

Ad #230749

In Matter of Publication of:

Public Notice

State of California)

))§

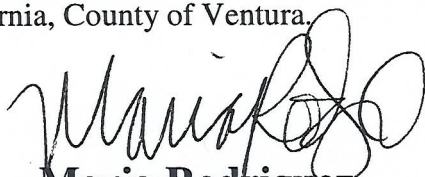
County of Ventura)

I, **Maria Rodriguez**, hereby certify that the **Ventura Star, Thousand Oaks Star, Oxnard Star, Simi Valley Star, Moorpark Star, Camarillo Star** has been adjudged a newspaper of general circulation by the Superior Court of California, County of Ventura within the provisions of the Government Code of the State of California, printed and published in the City of Camarillo, County of Ventura, State of California; that I am a clerk of the printer of said paper; that the annexed clipping is a true printed copy and publishing in said newspaper on the following dates to wit:

Feb. 19, 2010

I, Maria Rodriguez certify under penalty of perjury, that the foregoing is true and correct.

Dated this Feb. 19, 2010, in Camarillo, California, County of Ventura.

  
**Maria Rodriguez**  
(Signature)

**NOTICE OF  
PUBLIC HEARING  
VENTURA COUNTY  
ENTITLEMENT AREA  
FY 2010-11 ANNUAL  
ACTION PLAN  
DEVELOPMENT  
MARCH 10, 2010,  
8:30 - 11:30 a.m.**

Board of Supervisors  
Hearing Room  
Government Center,  
Administration Bldg.  
800 S. Victoria Avenue,  
Ventura, CA 93009

The County of Ventura will conduct the second public hearing in the continuing process to develop the Entitlement Area's FY 2010-11 Annual Action Plan. This hearing will be held jointly with the cities of Fillmore, Moorpark, Ojai, Port Hueneme and Santa Paula that, along with the County unincorporated area, comprise the Entitlement Area. The purpose of this public hearing is to discuss specific recommended projects to be funded by HUD Community Development Block Grant (CDBG) funds. This year begins a new funding allocation process whereby all CDBG proposals have been evaluated relative to each other.

**Attendance by CDBG applicants at this hearing is mandatory.**

The County anticipates receiving an estimated \$2,009,860 in CDBG funds in FY 2010-11 to be distributed to the Entitlement Area. CDBG funds may be utilized for a variety of activities for persons of low-income that generally fall into the categories of housing, public facilities, economic development, and public service.

For additional information on the HUD funding process, please visit <http://ceo.countyofventura.org> and click on Quick Links. HUD Programs. Provisions to accommodate handicapped, hearing impaired, and non-English speaking individuals at the public hearing will be made available upon request by calling (805) 654-2251 at least 48 hours prior to the hearing.

2/19/10  
CNS-1797558#  
VENTURA COUNTY STAR  
Ad No.230749



\* A 0 0 0 0 0 1 5 6 1 7 0 1 \*



# Certificate of Publication

Ad #221557

In Matter of Publication of:

Public Notice

State of California)

))§

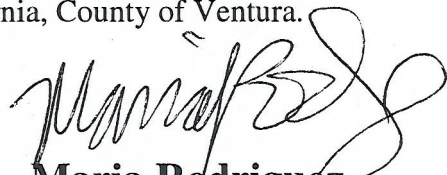
County of Ventura)

I, **Maria Rodriguez**, hereby certify that the **Ventura Star, Thousand Oaks Star, Oxnard Star, Simi Valley Star, Moorpark Star, Camarillo Star** has been adjudged a newspaper of general circulation by the Superior Court of California, County of Ventura within the provisions of the Government Code of the State of California, printed and published in the City of Camarillo, County of Ventura, State of California; that I am a clerk of the printer of said paper; that the annexed clipping is a true printed copy and publishing in said newspaper on the following dates to wit:

Nov. 11, 2009

I, Maria Rodriguez certify under penalty of perjury, that the foregoing is true and correct.

Dated this Nov. 11, 2009, in Camarillo, California, County of Ventura.

  
**Maria Rodriguez**  
(Signature)

**COUNTY OF VENTURA  
NOTICE OF CONSOLIDATED PLAN  
DEVELOPMENT WORKSHOP**

The County of Ventura Urban County Entitlement Area, which includes the cities of Fillmore, Moorpark, Ojai, Port Hueneme, Santa Paula and the unincorporated area of the county, receive funding annually from the U.S. Department of Housing and Urban Development (HUD). The Entitlement Area partners invite your participation in a workshop being held at the Government Center to discuss the housing and community development needs of low-income persons in the area. The results of this meeting and on-line and mail-in surveys will be used by our Consultant to develop the housing and community development goals for the three-year strategic period of 2010-2012. A draft plan is anticipated for public review at the County and its five entitlement area cities in March, with adoption of the plan in May 2010. Please join us at the workshop listed below and share your concerns and suggestions.

Monday, November 23, 2009  
6:00 to 8:00 PM  
County of Ventura  
Government Center  
Hall of Administration  
Lower Plaza Assembly Room  
800 South Victoria Avenue  
Ventura, CA 93009

If you are unable to attend the workshop, you may also participate in an online survey at:

In English:  
[http://www.surveymonkey.com/s.aspx?sm=E7JGLNU9qij-Pe1Vk59Wp4A\\_3d\\_3d](http://www.surveymonkey.com/s.aspx?sm=E7JGLNU9qij-Pe1Vk59Wp4A_3d_3d)

In Spanish:  
[http://www.surveymonkey.com/s.aspx?sm=1ztPns4lccckElyTLbSyVng\\_3d\\_3d](http://www.surveymonkey.com/s.aspx?sm=1ztPns4lccckElyTLbSyVng_3d_3d)

11/11/09  
CNS-1733404#  
VENTURA COUNTY STAR  
Ad No.221557



COUNTY OF VENTURA  
CONSOLIDATED PLAN - ACTION PLAN FOR FY 2010-11

NOTICE OF PUBLIC HEARING AND TRAINING

Thursday, December 3, 2009, at 8:30 a.m.  
Main Plaza, Board of Supervisors Hearing Room,  
Administration Building - Ventura County Government Center  
800 South Victoria Avenue  
Ventura, CA 93009

The County of Ventura will conduct the first FY 2010-11 Consolidated Plan - Action Plan Public Hearing and a brief proposal preparation workshop on Thursday, December 3, 2009, at 8:30 a.m. in the Board of Supervisors Hearing Room. The purpose of the hearing is to receive input from non-profit organizations and other agencies regarding unmet needs for low-income persons and outlining potential activities to address those needs. Public comments will be limited to **three minutes per program**.

The public hearing will be held jointly with the cities of Fillmore, Moorpark, Ojai, Port Hueneme and Santa Paula that, along with the County unincorporated area, comprise the Entitlement Area. The input received at the public hearing will be considered in preparing the County's Consolidated Plan - Action Plan for FY 2010-11. The Action Plan will outline projects to be funded through three U.S. Department of Housing and Urban Development (HUD) grant programs, including the Community Development Block Grant (CDBG) program, the Emergency Shelter Grant (ESG) program, and the HOME Investment Partnerships Program (HOME).

The County anticipates receiving CDBG funds of approximately \$2,010,000. Program income of approximately \$175,000 is also anticipated. CDBG funds may be utilized for affordable housing, public facilities, economic development, and public service (limited to 15% of the grant amount). This year begins a new funding allocation process whereby all proposals will be evaluated relative to each other. Funds will not be distributed on a formula basis. **Prospective applicants are strongly encouraged to attend** to obtain first-hand information about this new process.

The County anticipates receiving ESG funds of approximately \$89,000, which may be utilized to provide services for homeless persons and homeless prevention activities.

The County anticipates receiving approximately \$800,000 in HOME funds and \$50,000 in program income to increase the supply of affordable housing for low-income persons. Funds may be used for the acquisition, new construction, reconstruction or substantial rehabilitation of housing and for tenant-based rental assistance.

Proposal forms, instructions, program summaries and Annual Plan Process calendars will be available **online** at the County Executive Office's website at <http://ceo.countyofventura.org> (click on Quick Links, HUD Programs) after the hearing. Additional information on the Annual Plan, Consolidated Plan or the Citizen Participation process is also available on line.

If you require language translation, physical assistance or other assistance to attend or participate in the hearing or training session, please contact Beverly Monnier at (805) 654-5027 by November 30, 2009.



**Beverly Monnier - RE: Invoice needed**

---

**From:** Beverly Monnier  
**To:** Vermyil Thomas  
**Date:** 2/9/2010 2:32 PM  
**Subject:** RE: Invoice needed

---

Okay, Thank you again for you assistance.  
Bev

>>> "Vermyil Thomas" <Vermyil\_Thomas@dailyjournal.com> 2/9/2010 2:17 PM >>>

Yes, you are correct your notice did not publish and I have already checked with the newspaepr regarding this and when they received and I sent the notice the wrong copy was attached and this is what they published with your assigned order number, however it was the wrong text.

Vermyil

---

**From:** Beverly Monnier [mailto:Beverly.Monnier@ventura.org]  
**Sent:** Tuesday, February 09, 2010 12:44 PM  
**To:** Vermyil Thomas  
**Cc:** Meg Kimbell-Drewry  
**Subject:** RE: Invoice needed

Oh, I see the problem now after I printed the proof on line.  
Does this mean that our Notice of Public Hearing did not publish on Nov 19, 2009?  
Is there a way to check on it?  
Thank you so much - Bev

>>> "Vermyil Thomas" <Vermyil\_Thomas@dailyjournal.com> 2/9/2010 12:12 PM >>>  
Hello Beverly,

In my follow for the invoice and proof of publication you've requested I found there was a mistake made by me. When I looked at our scanned proof for this order number another customers ad appeared. I found in my emails that back on November 11th I did have several advertising orders for one of our customers, Bay Area Toll Authority, and somehow inadvertently copied one of there advertising copies to your ad order instead of the one that was sent by Meg.

For furture advertising and to prevent this from occuring again I can email any advertising I have to copy into our system to the person submitting the advertising so that it be verified that the right advertising has been submitted to the newspaper. My apologies for this error and any inconvenience this will or may have caused the County of Ventura. The cost of \$297.92 will be adjusted off your account. Please let me know if you have any questions.

Best Regards,

Vermyil Thomas  
Government Advertising Department  
Daily Journal Corporation  
California Newspaper Service Bureau  
915 East 1 Street  
Los Angeles, CA 90012  
Tel: 213-229-5531(direct) or 800-788-7840 Ext. 5531

Fax: 800-474-9444

---

**From:** Beverly Monnier [mailto:Beverly.Monnier@ventura.org]  
**Sent:** Friday, February 05, 2010 12:00 PM  
**To:** Vermyl Thomas  
**Subject:** RE: Invoice needed

okay - thanks

>>> "Vermyl Thomas" <Vermyl\_Thomas@dailyjournal.com> 2/5/2010 11:58 AM >>>  
Hello Beverly,

I will follow up on this and get back to you.

Best Regards,

Vermyl  
Government Advertising Department  
Daily Journal Corporation  
California Newspaper Service Bureau  
915 East 1 Street  
Los Angeles, CA 90012  
Tel: 213-229-5531(direct) or 800-788-7840 Ext. 5531  
Fax: 800-474-9444

---

**From:** Beverly Monnier [mailto:Beverly.Monnier@ventura.org]  
**Sent:** Friday, February 05, 2010 10:42 AM  
**To:** Vermyl Thomas  
**Subject:** Invoice needed

Hi Vermyl,  
I see on our STATEMENT that Invoice #B1738259 is outstanding.  
Could you please send me an invoice with proof of publication so I can submit payment.  
Thank you very much, Bev

Beverly Monnier  
Management Assistant  
County Executive Office  
805-654-5027



# Certificate of Publication

Ad # 222187

In Matter of Publication of:

Notice of Additional Public  
Hearing

State of California)

))§

County of Ventura)

I, Diane Bennett, hereby certify that the Ventura Star, Thousand Oaks Star, Oxnard Star, Simi Valley Star, Moorpark Star, Camarillo Star has been adjudged a newspaper of general circulation by the Superior Court of California, County of Ventura within the provisions of the Government Code of the State of California, printed and published in the City of Camarillo, County of Ventura, State of California; that I am a clerk of the printer of said paper; that the annexed clipping is a true printed copy and publishing in said newspaper on the following dates to wit:

November 19, 2009

I, Diane Bennett certify under penalty of perjury, that the foregoing is true and correct.

Dated this November 19, 2009, in Camarillo,  
California, County of Ventura.

*Diane Bennett*

**Diane Bennett**

(Signature)

## **BAY AREA TOLL AUTHORITY**

### **Notice of Additional Public Hearing**

A fourth public hearing has been added to receive public testimony on a proposed toll increase on seven of the eight Bay Area bridges:

To fund the completion of the toll bridge seismic retrofit program - including the seismic retrofit of the Dumbarton and Antioch bridges - the Bay Area Toll Authority (BATA) proposes to increase the toll rates for vehicles crossing the seven state-owned toll bridges in the Bay Area (Antioch, Benicia-Martinez, Carquinez, Dumbarton, Richmond-San Rafael, San Francisco-Oakland, and San Mateo-Hayward bridges) as authorized pursuant to the California Streets and Highways Code. If approved, the toll increases are proposed to become effective July 1, 2010.

The ongoing seismic upgrade program, sponsored by the Bay Area Toll Authority, Caltrans, and the California Transportation Commission, when completed, will retrofit or replace five of the San Francisco Bay Area's state-owned toll bridges. The region's two remaining state-owned toll bridges - the Antioch and Dumbarton - need to also be brought up to current earthquake safety standards.

The first public hearing was held on Wednesday, November 4 at 1:30 p.m. during BATA's Oversight Committee meeting in the Lawrence D. Dahms Auditorium at the Joseph P. Bort MetroCenter in Oakland, California.

Another hearing has been added, making a total of three more hearings to receive oral or written testimony in regards to the proposed seismic surcharge toll increase, as follows:

**Tuesday, November 17, 2009,**

at 6:30 p.m.

San Mateo City Hall -  
City Council Chambers  
330 West 20th Avenue,  
San Mateo, California

**Thursday, December 3, 2009,**

at 6:30 p.m.

Concord Senior Center -  
Wisteria Room  
2727 Parkside Circle,  
Concord, California  
(located in John F. Baldwin Park)

**Monday, December 7, 2009,**

at 6:30 p.m.

San Francisco State University, Downtown Campus  
835 Market Street, Room 609  
San Francisco, California

All of the evening hearings will feature a short open house (from 6:30 to 7 p.m.) and a staff presentation (beginning at 7 p.m.) prior to taking public testimony.

Written comments will be accepted until 4 p.m., December 21, 2009; written comments should be submitted to the BATA Public Information Office at 101 Eighth Street, Oakland, California, 94607-4700; or faxed to BATA at 510.817.5848; or sent via E-mail to <tolls@mtc.ca.gov>.

After receipt and review of public comment, BATA is scheduled to consider the adoption of a revised toll schedule at its January 2010 meeting. For an updated list of meeting dates, visit MTC's Web site at <<http://www.mtc.ca.gov/meetings/schedule/>> (meetings are posted to the schedule approximately one month prior). For more information, call the BATA Public Information Office at 510.817.5757.

11/19/09

CNS-1738259#

VENTURA COUNTY STAR

Ad No.222187



\* A 0 0 0 0 0 1 4 4 2 5 2 5 \*

DAILY JOURNAL CORPORATION  
 CALIFORNIA NEWSPAPER SERVICE BUREAU  
 915 E. FIRST STREET  
 LOS ANGELES CA 90012  
 VOICE: (213) 229-5300  
 FAX: (213) 229-5481  
 FED I.D.: 95-4133299

# STATEMENT

Billing Date:	01/31/2010
Customer Account:	1124131255
Page:	1 of 1

HMM \_\_\_\_\_  
 EOC \_\_\_\_\_  
 BOC \_\_\_\_\_  
 SAC \_\_\_\_\_

BEVERLY MONNIER  
 # L1940  
 VENTURA CO/CEO CDBG  
 800 S Victoria Ave  
 Ventura CA 93009-0001

20

Terms: Net 30 days.  
 Invoices and proofs have been sent to the  
 persons who ordered the advertisements.



*to be credited*

TRANS DATE	DJC INV	CUST. REF	DESCRIPTION	BEGIN MO. BALANCE	CURRENT MO. TRANS CHARGES CREDIT	MONTH END BALANCE
11/24/09	B1738259 -IN		NOTICE OF PUBLIC HEARING AND TRAINING GPN GOVT PUBLIC NOTICE 96500 VENTURA COUNTY STAR 11/19/2009 1x73936 -224agate	297.92		297.92
		MEG KIMBELL-DRE		297.92		
01/26/10	1001156932-PY					
01/26/10	1001156932-PY		Payment			
	1	CHRISTY MADDEN	NOTICE OF PUBLIC HEARING GPN GOVT PUBLIC NOTICE 96500 VENTURA COUNTY STAR 01/06/2010 1x7.48 -105agate	139.65	-139.65	
					139.65	
01/26/10	B1778686 -IN		PUBLIC NOTICE GPN GOVT PUBLIC NOTICE 96500 VENTURA COUNTY STAR 01/21/2010 1x10.717 -151agate @ \$1.33	200.83		200.83
	1	DONNA PLUMMER			200.83	
				\$297.92	\$340.48	\$498.75
					-\$139.65	

ACCOUNTS RECEIVABLE	TOTAL	Current	31-60	61-90	91-120	120+
AGING	\$498.75	200.83	0.00	297.92	0.00	0.00

Please detach and return this portion with payment. To ensure proper credit to your account, please remit a copy of this statement with a circle around the items you are paying. If you have questions, please call Accounts Receivable at (213) 229-5584. Please make check payable to: "Daily Journal Corporation".		Billing Date: 01/31/2010
		Customer Account: 1124131255
GOVERNMENT ADVERTISING - 1124		Please Pay: \$498.75
DAILY JOURNAL CORPORATION CALIFORNIA NEWSPAPER SERVICE BUREAU 915 E. FIRST STREET LOS ANGELES CA 90012	BEVERLY MONNIER VENTURA CO/CEO CDBG 800 S. VICTORIA AVENUE, #L1940 VENTURA, CA 93009 USA	



# Certificate of Publication

AD. #234969

In Matter of Publication of:

Notice of Document Availability

(State of California)

))§

County of Ventura)

I, Joan Jones, hereby certify that the Ventura Star, Thousand Oaks Star, Oxnard Star, Simi Valley Star, Moorpark Star, Camarillo Star has been adjudged a newspaper of general circulation by the Superior Court of California, County of Ventura within the provisions of the Government Code of the State of California, printed and published in the City of Camarillo, County of Ventura, State of California; that I am a clerk of the printer of said paper; that the annexed clipping is a true printed copy and publishing in said newspaper on the following dates to wit:

April 1, 2010

I, Joan Jones certify under penalty of perjury, that the foregoing is true and correct.

Dated this April 1, 2010, in Camarillo, California, County of Ventura.

Joan Jones



\* A 0 0 0 0 0 1 6 5 6 6 8 9 \*

## NOTICE OF DOCUMENT AVAILABILITY AND PUBLIC HEARING COUNTY OF VENTURA

Community Development  
Block Grant (CDBG);  
HOME Investment  
Partnership (HOME);  
Emergency Shelter  
Grant (ESG)

Board of Supervisors  
Hearing Room  
Government Center,  
Hall of Administration  
800 S. Victoria Ave.,  
Ventura, CA 93009

MAY 4, 2010, 10:00 A.M.

Effective April 1, 2010, the County of Ventura will provide 30 days for public review and comment on the following documents for the Department of Housing and Urban Development (HUD):

- County Entitlement Area's FY 2010-12 Consolidated Plan (long range plan for future HUD spending);
- FY 2010-11 Annual Action Plan using \$2,887,000 (est) for activities that primarily benefit lower-income households;
- Amended Citizen Participation Plan; and
- 2010 Analysis of Impediments to Fair Housing Choice for Ventura County.

The Consolidated Plan and Annual Plan address the unmet needs of low and moderate-income persons and persons with special needs who reside in the Entitlement Area (Fillmore, Moorpark, Ojai, Port Hueneme, Santa Paula, and unincorporated area).

The public will have until 5 p.m., Friday, April 30 to review and comment, followed by a public hearing on Tuesday, May 4, 2010, 10:00 A.M., at the Board of Supervisors Regular Meeting.

The documents are available at the following City Halls: Fillmore, Moorpark, Ojai, Port Hueneme, and Santa Paula. Documents are also available at the Ventura County Executive Office and via the County's website at <http://ceo.countyofventura.org> (click on Quick Links, HUD Programs). Final funding allocation numbers will be posted to the County of Ventura website when available.

Written comments should be directed to Meg Kimbell-Drewry, County Executive Office, County of Ventura, 800 S. Victoria Ave., L#1940, Ventura, CA 93009 or via email to [meg.kimbeldrewry@ventura.org](mailto:meg.kimbeldrewry@ventura.org).

Provisions to accommodate handicapped, hearing impaired and non-English speaking individuals will be made available at the public hearing upon 48-hour advance notice.

4/1/10  
CNS-1827499#  
VENTURA COUNTY STAR  
Ad No.234969

1240  
Fictitious Business  
Name1240  
Fictitious Business  
Name1280  
Probate1299  
Other Public Notices**NOTICE OF  
DOCUMENT  
AVAILABILITY  
AND PUBLIC  
HEARING  
COUNTY OF  
VENTURA**

Community Development  
Block Grant (CDBG);  
HOME Investment  
Partnership (HOME);  
Emergency Shelter  
Grant (ESG)

Board of Supervisors  
Hearing Room  
Government Center,  
Hall of Administration  
800 S. Victoria Ave.,  
Ventura, CA 93009

MAY 4, 2010, 10:00 A.M.

Effective April 1, 2010, the  
County of Ventura will pro-  
vide 30 days for public re-  
view and comment on the  
following documents for the  
Department of Housing and  
Urban Development (HUD):

- County Entitlement  
Area's FY 2010-12 Con-  
solidated Plan (long  
range plan for future  
HUD spending);
- FY 2010-11 Annual Ac-  
tion Plan using  
\$2,887,000 (est) for ac-  
tivities that primarily  
benefit lower-income  
households;
- Amended Citizen Par-  
ticipation Plan; and
- 2010 Analysis of Im-  
pediments to Fair Hous-  
ing Choice for Ventura  
County.

The Consolidated Plan and  
Annual Plan address the  
unmet needs of low and  
moderate-income persons  
and persons with special  
needs who reside in the En-  
titlement Area (Fillmore,  
Moorpark, Ojai, Port  
Hueneme, Santa Paula, and  
unincorporated area).

The public will have until 5  
p.m., Friday, April 30 to re-  
view and comment, followed  
by a public hearing on  
Tuesday, May 4, 2010,  
10:00 A.M., at the Board of  
Supervisors Regular Meet-  
ing.

The documents are  
available at the following  
City Halls: Fillmore, Moor-  
park, Ojai, Port Hueneme,  
and Santa Paula. Docu-  
ments are also available at  
the Ventura County Execu-  
tive Office and via the  
County's website at  
<http://ceo.countyofventura.org>  
(click on Quick Links,  
HUD Programs). Final fund-  
ing allocation numbers will  
be posted to the County of  
Ventura website when  
available.

Written comments should  
be directed to Meg Kimbell-  
Drewry, County Executive  
Office, County of Ventura,  
800 S. Victoria Ave.,  
L#1940, Ventura, CA 93009,  
or via email to [meg.kimbell-  
drewry@ventura.org](mailto:meg.kimbell-drewry@ventura.org).

Provisions to accommodate  
handicapped, hearing im-  
paired and non-English  
speaking individuals will be  
made available at the public  
hearing upon 48-hour ad-  
vance notice.

4/1/10  
CNS-1827499#  
VENTURA COUNTY STAR  
Ad No.234969



**NOTICE OF DOCUMENT AVAILABILITY AND PUBLIC HEARING  
COUNTY OF VENTURA**

**Community Development Block Grant (CDBG);  
HOME Investment Partnership (HOME); Emergency Shelter Grant (ESG)**

**Board of Supervisors Hearing Room  
Government Center, Hall of Administration  
800 S. Victoria Ave., Ventura, CA 93009  
MAY 4, 2010, 10:00 A.M.**

Effective April 1, 2010, the County of Ventura will provide 30 days for public review and comment on the following documents for the Department of Housing and Urban Development (HUD):

- County Entitlement Area's FY 2010-12 Consolidated Plan (long range plan for future HUD spending);
- FY 2010-11 Annual Action Plan using \$2,887,000 (est) for activities that primarily benefit lower-income households;
- Amended Citizen Participation Plan; and
- 2010 Analysis of Impediments to Fair Housing Choice for Ventura County.

The Consolidated Plan and Annual Plan address the unmet needs of low and moderate-income persons and persons with special needs who reside in the Entitlement Area (Fillmore, Moorpark, Ojai, Port Hueneme, Santa Paula, and unincorporated area).

The public will have until 5 p.m., Friday, April 30 to review and comment, followed by a public hearing on Tuesday, May 4, 2010, 10:00 A.M., at the Board of Supervisors Regular Meeting.

The documents are available at the following City Halls: Fillmore, Moorpark, Ojai, Port Hueneme, and Santa Paula. Documents are also available at the Ventura County Executive Office and via the County's website at <http://ceo.countyofventura.org> (click on Quick Links, HUD Programs). Final funding allocation numbers will be posted to the County of Ventura website when available.

Written comments should be directed to Meg Kimbell-Drewry, County Executive Office, County of Ventura, 800 S. Victoria Ave., L#1940, Ventura, CA 93009 or via email to [meg.kimbell-drewry@ventura.org](mailto:meg.kimbell-drewry@ventura.org).

Provisions to accommodate handicapped, hearing impaired and non-English speaking individuals will be made available at the public hearing upon 48-hour advance notice.

COUNTY OF VENTURA  
NOTICE OF CONSOLIDATED PLAN DEVELOPMENT WORKSHOP

The County of Ventura Urban County Entitlement Area, which includes the cities of Fillmore, Moorpark, Ojai, Port Hueneme, Santa Paula and the unincorporated area of the county, receive funding annually from the U.S. Department of Housing and Urban Development (HUD). The Entitlement Area partners invite your participation in a workshop being held at the Government Center to discuss the housing and community development needs of low-income persons in the area. The results of this meeting and on-line and mail-in surveys will be used by our Consultant to develop the housing and community development goals for the three-year strategic period of 2010-2012. A draft plan is anticipated for public review at the County and its five entitlement area cities in March, with adoption of the plan in May 2010.

Please join us at the workshop listed below and share your concerns and suggestions.

Monday, November 23, 2009  
6:00 to 8:00 PM  
County of Ventura Government Center  
Hall of Administration  
Lower Plaza Assembly Room  
800 South Victoria Avenue  
Ventura, CA 93009

If you are unable to attend the workshop, you may also participate in an online survey at:

In English:

[http://www.surveymonkey.com/s.aspx?sm=E7jGLNU9qijPe1Vk59Wp4A\\_3d\\_3d](http://www.surveymonkey.com/s.aspx?sm=E7jGLNU9qijPe1Vk59Wp4A_3d_3d)

In Spanish:

[http://www.surveymonkey.com/s.aspx?sm=1ztPns4lcckElyTLbSyVng\\_3d\\_3d](http://www.surveymonkey.com/s.aspx?sm=1ztPns4lcckElyTLbSyVng_3d_3d)

**Oxnard Office**

338 South "A" Street  
Oxnard, CA 93030  
(805) 483-8083  
(805) 483-0535 - (fax)

Ronald K. Perry  
Jeffrey Ponting  
*Directing Attorneys*

Andres Garcia  
Eileen McCarthy  
Alfred Vargas  
*Staff Attorneys*

Hector Delgado  
Antonio Flores  
Maydole Topete  
Gabriela Vega  
*Community Workers*

Irma Avila - Espinoza  
Cecilia Flores  
*Administrative Legal Secretaries*

Rosie Cisneros  
*Legal Secretary*

**Central Office**  
631 Howard St., #300  
San Francisco, CA 94105  
(415) 777-2752  
(415) 543-2752 - (fax)

José R. Padilla  
*Executive Director*

Luis C. Jaramillo  
*Deputy Director*

Ralph Santiago Abascal  
*General Counsel (1934-1997)*

William G. Hoerger  
Ilene J. Jacobs  
Michael Meuter  
Cynthia Rice  
*Directors of Litigation, Advocacy & Training*

**Regional Offices**

Coachella  
Delano  
El Centro  
Fresno  
Gilroy  
Lamont  
Madera  
Marysville  
Modesto  
Monterey  
Oceanside  
Oxnard  
Paso Robles  
Salinas  
San Luis Obispo  
Santa Barbara  
Santa Cruz  
Santa Maria  
Santa Rosa  
Stockton  
Watsonville



Via electronic mail

April 30, 2010

Meg Kimbell-Drewry  
County Executive Office  
County of Ventura  
800 S. Victoria Avenue, L#1940  
Ventura, California 93009

re: NOTICE OF DOCUMENT AVAILABILITY AND  
PUBLIC HEARING COUNTY OF VENTURA

[ April 1 - 30 2010 Public Review and Comment Period ]

- County Entitlement Area's FY 2010-12 Consolidated Plan (long range plan for future HUD spending);
- FY 2010 -11 Annual Action Plan using \$2,887,000 (est) for activities that primarily benefit lower-income households;
- Amended Citizen Participation Plan; and
- 2010 Analysis of Impediments to Fair Housing Choice for Ventura County

Dear Ms. Kimbell-Drewry:

This letter is submitted by California Rural Legal Assistance, Inc. ("CRLA") on behalf of CRLA's lower income client, who is a resident of the County of Ventura ("the County"), is in need of affordable and appropriately sized housing, and is concerned about an adequate supply of affordable housing in the County of Ventura for farmworkers, disabled persons, large families and others in need of lower income housing and/or emergency shelter. This letter is submitted in response to the County of Ventura's notice for public comment with regard to the above referenced items. In addition to providing comment as to various matters, this letter discusses the manner in which certain parts of the 2010 Analysis of Impediments to Fair Housing Choice for Ventura County ("AI Plan") the County Entitlement Area's FY 2010 -12 Consolidated Plan ("Con Plan") and the FY 2010 - 11 Annual Action Plan ("Action Plan") appear not to be in compliance with federal law. This comment is in addition to the oral comment which was provided by CRLA at the November 5, 2009 Fair Housing Workshop.

---

page two

CRLA comment re Ventura County AI Plan, Con Plan, Action Plan

April 30, 2010

**NECESSITY FOR GREATER ANALYSIS AND DATA AS TO THE MANNER IN WHICH LACK OF SUFFICIENT DECENT, SAFE, SANITARY AND AFFORDABLE HOUSING ACTS AS AN IMPEDIMENT TO FAIR HOUSING CHOICE**

At the November 5, 2009 Fair Housing Workshop CRLA commented that the AI Plan should include data which analyzed the demographics of the lower income population including race and national origin. The Con Plan should also contain this analysis. As discussed in an October 2009 e-mail from David A. Acevedo, Branch Chief, Program Compliance at U.S. Dept of HUD, Greater Los Angeles Area regarding *Required Actions to Affirmatively Further Fair Housing; A Technical Assistance Advisory* ...

“When preparing or updating the AI, the City [or County] should keep in mind ...  
2. Barriers or Impediments to affordable housing should be addressed in the Consolidated Plan’s Housing Market Analysis as described in 24 CFR 91.201 (e). Affordable housing, in and of itself, is not an impediment to fair housing unless it creates an impediment to housing choice because of membership in a protected class. This important link must be made for an AI to be acceptable...[his e-mail further states] ...

Your analysis of impediments to fair housing choice should be a comprehensive review of policies, procedures, and practices within your jurisdiction that affect the location, availability and accessibility of housing and the current residential patterns and conditions related to fair housing choice...An impediment to fair housing choice is any action, omission, or decision taken because of race, color, religion, sex, disability, familial status or national origin that restricts housing choices or the availability of housing choice. It is also any action, omission or decision *that has this kind of effect (emphasis added)*. Policies, practices or procedures that appear neutral on their face, but operates (sic) to deny or adversely affect the provisions of housing to persons (in any particular protected class) may constitute such impediments.”

While the AI Plan, Con Plan and Action Plan do contain much data as to the demographics of the jurisdictions covered by each of the documents, there is not a sufficient analysis which compares the percentage of low, very low and extremely low income persons in *each* of the jurisdictions that are minority, disabled, or members of other protected classes to the percentage that the protected class is of the entire population in the jurisdiction. In other words, by way of example there should be data as to what percentage of the population in Moorpark is Hispanic. The second set of necessary data is what percentage of the low, very low and extremely low population is Hispanic. The data will, unfortunately, most likely demonstrate that a higher, and therefore disproportionate, share of the lower income population in Moorpark is Hispanic.

This data is critical to an accurate analysis of the impact of lack of sufficient affordable on protected classes. When the protected classes are disproportionately represented in the lower income population, then the protected classes experiences a disparate impact, when policies, procedures and practices in a jurisdiction operate as a barriers to the development of affordable housing.

There is some discussion in the Con Plan, in Appendix C, *Analysis of Impediments to Fair Housing Choice*, at p. C-6, as to the fact that “housing affordability tends to disproportionately affect minority populations”. The discussion cites to statistics of the County as a whole, which indicate that minorities are disproportionately represented in the lower income population. The AI Plan should include data for *each* of the jurisdictions covered by the AI Plan, which data could be included or referenced in the Con Plan for the jurisdictions covered by the Con Plan.

### **Necessity For Further Analysis of the Palmer decision in the AI Plan and Con Plan**

The AI Plan at p. 145 discusses a recent appellate court decision involving inclusionary housing ordinances. However the discussion does not sufficiently analyze the fair housing implications of the Palmer decision. Both the Con Plan and the AI plan should further analyze *Palmer/Sixth Street Properties, L.P. v. City of Los Angeles*, 175 Cal.App.4th 1396 (2009) (“Palmer”), (which construed the Costa-Hawkins Rental Housing Act (Civ. Code §1954.50 et seq.)) as potentially precluding the ability of jurisdictions to require affordable rental housing as part of inclusionary housing programs in California). As these inclusionary programs have proven to be an effective tool to combat residential segregation, Palmer poses a significant impediment to affirmatively furthering fair housing in California. For this reason, the Con Plan and the AI should be updated to address this development. Specifically, Consolidated Plan regulations (24 CFR § 91) require that each state and local government submit a certification that it is affirmatively furthering fair housing. This means that it will (1) conduct an analysis of impediments to fair housing choice; (2) take appropriate actions to overcome the effects of impediments identified through that analysis; and (3) maintain records reflecting the analysis and actions. See, *Analysis of Impediments to Fair Housing Choice Reissuance*, Memorandum from the Offices of Community Planning and Development and Fair Housing and Equal Opportunity, September 2, 2004. The Fair Housing Planning Guide issued by HUD also defines the AI as a comprehensive review of a state’s or entitlement jurisdiction’s laws, regulations and administrative policies, procedures and practices. Fair Housing Planning Guide, U.S. Department of Housing and Urban Development, March 1996, at 2-7. The AI involves an assessment of how these laws, regulations, policies and procedures affect the location, availability, and accessibility of housing, and how conditions, both private and public, affect fair housing choice. *Id.*

One major lesson of last year’s historic settlement in Westchester County, New York is that the analysis of the policies that affect the location of affordable housing—and not merely acknowledgement of their existence—is necessary for a jurisdiction to accurately certify that it is furthering fair housing. *United States ex rel. Anti-Discrimination Ctr. of Metro N.Y., Inc., v. Westchester County* 668 F.Supp.2d 548 (S.D.N.Y. 2009).

In summary, the threat that *Palmer* poses to inclusionary zoning requirements, which have been an effective and popular tool against residential segregation warrants meaningful treatment as part of the AI Plan and Con Plan. By considering this comment and amending the AI Plan and Con Plan accordingly, the jurisdictions covered by those documents will be better able to ensure that their certifications to HUD that they are affirmatively furthering fair housing are bona fide.

### **Necessity for Further Analysis as to the Status of Housing Elements**

It is significant to note that out of the 11 jurisdictions in Ventura County that are required under state law to have an updated Housing Element by June 30, 2008, only two jurisdictions currently have housing elements which have been updated and certified by the State of California Department of Housing and Community Development. Housing Elements can play a very effective role in counter-acting the phenomena noted in the AI Plan, at pp. 182-183, as "NIMBYism" (i.e. opposition to affordable housing) by ensuring, for example, that adequate sites are identified for housing for lower income households and for adequate sites to implement SB 2 requirements for emergency shelters. The failure of nine of the jurisdictions to have adopted housing elements that are in compliance with state law is an impediment to the development of affordable housing, which is in turn, as described above, an impediment to achieving fair housing choice for all members of the community.

### **INDIGENOUS MEXICAN COMMUNITY IN VENTURA COUNTY**

As part of its services to the lower income community in California, California Rural Legal Assistance, Inc. has an Indigenous Farmworker Program. While CRLA appreciates the discussion of the Mixteco community in the AI, it is more accurate to refer to this community as the Indigenous Mexican Community, rather than Mixteco community. CRLA offers the following information with regard to this community. The group most susceptible to linguistic and cultural isolation in Ventura County is the Indigenous Mexican population. The Indigenous Mexicans in Ventura County come from the Mexican States of Oaxaca, Michoacan, Yucatan, Guerrero, Puebla and Veracruz. Of the eleven different languages spoken by Indigenous Mexicans in Ventura, the majority of Indigenous Mexicans in Ventura speak Mixteco, Zapateco, Maya, Purépecha and Otomi. These languages are pre-Columbian and have little or no relation to either English or Spanish. The majority of Indigenous Mexicans in Ventura County are monolingual in their Indigenous language and unable to communicate in either English or Spanish. The linguistic gulf between these Indigenous languages and both English and Spanish is matched by the cultural gap between these Indigenous cultures and Ventura's more dominant Anglo and Mexican/Mestizo cultures. It is estimated that some 17,500 of the Indigenous Mexicans in Ventura are employed in the agricultural while thousands more are employed in the various service (car washes, restaurants, hotels, landscaping...) industries. In Ventura County today there are but a handful of service providers who employ Indigenous Mexicans and are capable of providing direct services to the rapidly growing Indigenous Mexican population.

---

page five

CRLA comment re Ventura County AI Plan, Con Plan, Action Plan

April 30, 2010

**CORRECTIONS AND/OR CLARIFICATIONS TO DIRECTING ATTORNEY RON PERRY'S INTERVIEW (APPENDIX A: PUBLIC OUTREACH, PP A-3 - A-4)**

Ron Perry, Directing Attorney of the Oxnard office of CRLA, was interviewed as one of the service providers involved in Fair Housing issues. His comments should be clarified or updated in the following manner:

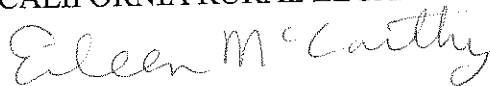
1. Statements of a discriminatory nature by Public Housing Authority (PHA) staff to and about recipients of housing subsidies, and policies which have a discriminatory impact on protected classes, are not limited to the Area Housing Authority. Based on the frequent complaints of clients seeking CRLA's services, and the experience of CRLA staff, there appears to be many staff at Ventura County PHAs who view recipients of assistance as a burden, as "ungrateful," and as potentially (or actually) criminal. This attitude seems more pervasive in Section 8 programs than in Public Housing programs.
2. Since Mr. Perry's interview, the Executive Director and staff of the Oxnard Housing Authority have entered into a dialogue with CRLA in an effort to improve relations between the two agencies and provide better services to their respective client communities. And it should be noted that the Public Housing side of the Oxnard Housing Authority has distinguished itself among PHAs in the area as a responsive and effective provider of subsidized housing to the most vulnerable in our community.
3. It is the Housing Authority of the City of Ventura, not the Area Housing Authority, whose offices in Saticoy are difficult to access.
4. Many PHA staff throughout the County appear to lack training in Fair Housing principles, particularly in the areas of language access and the rights of persons with disabilities, and the PHA's legal obligation to "affirmatively further Fair Housing."

**CONCLUSION**

Thank you for the opportunity to provide comment.

Sincerely,

CALIFORNIA RURAL LEGAL ASSISTANCE, INC.



Eileen McCarthy  
Staff Attorney

# county of ventura

COUNTY EXECUTIVE OFFICE  
**MARTY ROBINSON**  
County Executive Officer

**J. Matthew Carroll**  
Assistant County Executive Officer

**Paul Derse**  
Chief Financial Officer

**John K. Nicoll**  
Human Resources Director

May 4, 2010

Eileen McCarthy, Staff Attorney  
California Rural Legal Assistance, Inc.  
338 South "A" Street  
Oxnard, CA 93030

SUBJECT: Response to Comments on 2010 Analysis of Impediments to Fair Housing Choice, FY 2010-12 Consolidated Plan and FY 2010-11 Annual Plan

Dear Ms. McCarthy:

Thank you for your comments on the subject documents referenced above. We have worked with our contractor, Veronica Tam and Associates, and will make the following modifications in response to your concerns:

Necessity for Greater Analysis and Data as to the Manner in Which Lack of Sufficient Decent, Safe, Sanitary and Affordable Housing Acts as an Impediment to Fair Housing Choice

Additional tables that summarize the racial/ethnic breakdown for each jurisdiction by income level will be included in the Appendix.

Necessity for Further Analysis of the Palmer decision in the AI Plan and Con Plan

Further analysis of the Palmer Case in the referenced documents will not be included, as this case is still too recent and there are differing legal opinions on the implications of this case. We will include a brief discussion on the Palmer case in the AI Plan and explain why we don't want to go into a more detailed analysis at this time.

Necessity for Further Analysis as to the Status of the Housing Elements

A passage regarding how Housing Element compliance is addressed will be added to Chapter 8 of the AI.

Indigenous Mexican Community in Ventura County

The "Mixteco" language in Chapter 3 of the AI will be updated, replacing existing text with the text included in the CRLA letter.



May 4, 2010

Response to Comments on the AI from CRLA

Page 2

Corrections and/or Clarifications to Directing Attorney Ron Perry's Interview  
(Appendix A)

The text of the Ron Perry CRLA interview in Appendix A of the AI will be updated as indicated in the CRLA letter.

Thank you for your ongoing support of the County of Ventura's housing and community development goals and objectives. If you have any questions, please feel free to contact me directly at 805-654-2679.

Sincerely,

A handwritten signature in cursive script, appearing to read "Christy Madden", written in dark ink.

Christy Madden  
Deputy Executive Officer

**Oxnard Office**

338 South "A" Street  
Oxnard, CA 93030  
(805) 483-8083  
(805) 483-0535 - (fax)

Ronald K. Perry  
Jeffrey Ponting  
*Directing Attorneys*

Andres Garcia  
Eileen McCarthy  
Alfred Vargas  
*Staff Attorneys*

Hector Delgado  
Antonio Flores  
Maydole Topete  
Gabriela Vega  
*Community Workers*

Irma Avila - Espinoza  
Cecilia Flores  
*Administrative Legal Secretaries*

Rosie Cisneros  
*Legal Secretary*

**Central Office**  
631 Howard St., #300  
San Francisco, CA 94105  
(415) 777-2752  
(415) 543-2752 - (fax)

José R. Padilla  
*Executive Director*

Luis C. Jaramillo  
*Deputy Director*

Ralph Santiago Abascal  
*General Counsel (1934-1997)*

William G. Hoerger  
Ilene J. Jacobs  
Michael Meuter  
Cynthia Rice  
*Directors of Litigation, Advocacy & Training*

**Regional Offices**

Coachella  
Delano  
El Centro  
Fresno  
Gilroy  
Lamont  
Madera  
Marysville  
Modesto  
Monterey  
Oceanside  
Oxnard  
Paso Robles  
Salinas  
San Luis Obispo  
Santa Barbara  
Santa Cruz  
Santa Maria  
Santa Rosa  
Stockton  
Watsonville



Via electronic mail

May 5, 2010

Christy Madden, Deputy Executive Officer  
County Executive Office  
Hall of Administration  
800 South Victoria Avenue  
Ventura, CA 93009

re: Christy Madden May 4, 2010 letter to CRLA and  
Meg Kimbell-Drewry May 4, 2010 e-mails to CRLA  
responding to April 30, 2010 CRLA comments re  
Item 19, of the Ventura County Board of Supervisors  
Regular Meeting Agenda for May 4, 2010.

Dear Ms. Madden:

Thank you for your consideration of the April 30, 2010 comments submitted by California Rural Legal Assistance, Inc. ("CRLA") on behalf of CRLA's client and for your written response yesterday. This is written on behalf of CRLA's client as follow up to your written response and to the e-mails sent yesterday by Ms. Meg Kimbell-Drewry.

**Necessity for Greater Analysis and Data as to the Manner in Which  
Lack of Sufficient Decent, Safe, Sanitary and Affordable Housing Acts  
as an impediment to Fair Housing Choice**

It is appreciated that additional tables that summarize the racial/ethnic breakdown for each jurisdiction by income level will be included in the Appendix. (I assume this refers to the Appendix to the Regional 2010 Analysis of Impediments to Fair Housing Choice [Ventura County] ("AI Plan")) The format in the tables provided in Ms. Kimbell-Drewry's e-mail will capture the comparative data. (For convenience, those tables are attached to this letter.) However as CRLA commented in the April 30, 2010 letter, data as to other protected classes under both federal and state fair housing law should also be included in the analysis of the lower income population in each jurisdiction, and in turn that data should be compared to the percentage of that class in the entire population. For example, comparative data should be included for persons with disabilities. **Table 18: Persons with Disabilities** (p. 32 of the AI Plan) indicates what percentage persons with disabilities are of the total population in each of the jurisdictions. The additional comparative data would be what percentage of the lower income population in each of the jurisdictions are persons with disabilities. The inclusion of such data would assist each of the participating jurisdictions in more fully accomplishing the purpose of the Regional

---

page two  
CRLA response to Madden 5-4-10 letter  
May 5, 2010

Analysis of Impediments to Fair Housing Choice. It is recognized that there may be data limitations, however where such data does exist, it should be included.

**Necessity for Further Analysis of the Palmer decision in the AI Plan and Con Plan**

It is appreciated that the Palmer Case is relatively recent and that there are differing legal opinions on the implications of the case. That said, it would seem appropriate to include in the additional discussion in the AI Plan an acknowledgment of the potential fair housing implications of the Palmer decision with regard to possibly precluding the ability of each of the jurisdictions covered by the AI Plan to require affordable rental housing as part of an inclusionary housing program. Such discussion could also assess the disparate impact of the possibility of not being able to require rent restricted units on site, i.e. the impact of the loss of those units and of the segregative effect of building the units off site, if jurisdictions are going to replace the on site requirement with an affordable housing fee of some sort.

**Necessity for Further Analysis as to the Status of the Housing Elements**

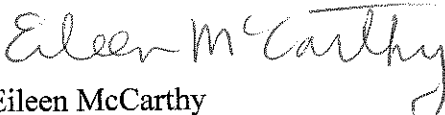
Thank you for adding language, presumably to **Impediment B-5** and to **Recommendation B-5** (p. 213 of the AI Plan) as to housing elements, which specifically notes that the failure of nine of the jurisdictions to have adopted housing elements that are in compliance with state law is an impediment to achievement of fair housing choice within those jurisdictions, and is furthermore a failure of those jurisdictions to meet their obligations to affirmatively further fair housing. As is appropriately noted in Recommendation B-5 the "remaining jurisdictions should pursue State certification of the Housing Element".

**Indigenous Mexican Community in Ventura County; Corrections and/or Clarifications to Directing Attorney Ron Perry's Interview (Appendix A)**

Thank you for updating the AI Plan in accord with CRLA's suggestions.

Your continued cooperation and efforts in this matter are greatly appreciated. Please do not hesitate to call if you have questions, my number is (805) 483-8083, ext. 104.

Sincerely,  
CALIFORNIA RURAL LEGAL ASSISTANCE, INC.

  
Eileen McCarthy  
Staff Attorney

attachment

cc: Ms. Meg Kimbell-Drewry

## City of Camarillo

	Ex-Low Income	Very-Low Income	Low Income	Moderate Income	Upper Income
Non-Hispanic White					
Hispanic or Latino					
Black or African American					
American Indian or Alaska Native					
Asian					
Other					
Two or More Races					
<b>Total 100% per Income Category</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

**a second table of the general population:**

[illegible]

## **Ventura County Entitlement Area - Residents Survey**

### **What are the Housing and Community Development Needs in Your Neighborhood?**

The County of Ventura Urban County Entitlement Area includes the cities of Fillmore, Moorpark, Ojai, Port Hueneme, Santa Paula and the unincorporated area of the county. The Entitlement Area receives from the U.S. Department of Housing and Urban Development (HUD) approximately \$2 million in Community Development Block Grants (CDBG) and \$900,000 in HOME Investment Partnership grants each year for housing and community development projects in the unincorporated areas and the Cities of Fillmore, Moorpark, Ojai, Port Hueneme, and Santa Paula. The County also receives approximately \$90,000 in Emergency Shelter Grant (ESG) funds.

In order to be eligible to receive these funds, the Entitlement Area is required to prepare a three-year Consolidated Plan which outlines the needs of low-income persons and strategies to meet those needs utilizing the grant funds. The County is developing a new Consolidated Plan for 2010-2012 and we want you to have a voice in how the County invests this money. Please assist us by filling out this survey and letting us know the needs of your neighborhood and how they can be improved.

1. Please indicate the ZIP Code of your residence \_\_\_\_\_
2. Using the range from 1 - 8, 1 indicating the lowest need, 8 indicating the highest need, please rank the following community facilities based on what you believe the need is for improving them.

___ Senior Centers	___ Park & Recreational Facilities	___ Fire Stations & Equipment
___ Youth Centers	___ Health Care Facilities	___ Libraries
___ Child Care Centers	___ Community Centers	
3. Using the range from 1 - 8, 1 indicating the lowest need, 8 indicating the highest need, please rank the following community services based on what you believe are in need of further Community Investment.

___ Senior Activities	___ Transportation Services	___ Mental Health Services
___ Youth Activities	___ Anti-Crime Programs	___ Legal Services
___ Child Care Services	___ Health Services	
4. Using the range from 1 - 5, 1 indicating the lowest need, 5 indicating the highest need, please consider the following components of the County's infrastructure and rank them based on what you believe the need for improvement is among them.

___ Drainage Improvement	___ Water/Sewer Improvement	___ Street/Alley Improvement
___ Street Lighting	___ Sidewalk Improvement	
5. Using the range from 1 - 6, 1 indicating the lowest need, 6 indicating the highest need, please rank the following neighborhood services based on which areas you believe are in need of additional Community Investment.

___ Tree Planting	___ Trash & Debris Removal
___ Code Enforcement	___ Cleanup of Abandon Lots & Buildings
___ Parking Services	___ Graffiti Removal

6. Using the range from 1 - 7, 1 indicating the lowest need, 7 indicating the highest need, please rank the importance of the following Special Needs Services in Ventura County.

<input type="checkbox"/> Centers/Services for Disabled	<input type="checkbox"/> Domestic Violence Services
<input type="checkbox"/> Substance Abuse Services	<input type="checkbox"/> Homeless Shelters/Services
<input type="checkbox"/> HIV/AIDS Centers/Services	<input type="checkbox"/> Accessibility Improvements
<input type="checkbox"/> Neglected/Abuse Children Centers/Services	

7. Using the range from 1 - 7, 1 indicating the lowest need, 7 indicating the highest need, please rank the following Business and Job related issues based on what you think needs additional Community Investment.

<input type="checkbox"/> Start-up Business Assistance	<input type="checkbox"/> Small Business Loans	<input type="checkbox"/> Job Creation/Retention
<input type="checkbox"/> Employment Training	<input type="checkbox"/> Business Monitoring	<input type="checkbox"/> Façade Improvements
<input type="checkbox"/> Commercial/Industrial Rehabilitation		

8. Using the range from 1 - 10, 1 indicating the lowest need, 10 indicating the highest need, please rank the following Housing issues based on what you think needs County Investment.

<input type="checkbox"/> Ownership Housing Rehabilitation	<input type="checkbox"/> Rental Housing Rehabilitation
<input type="checkbox"/> Homeownership Assistance	<input type="checkbox"/> Affordable Rental Housing
<input type="checkbox"/> Housing for Disabled	<input type="checkbox"/> Senior Housing
<input type="checkbox"/> Housing for Large Families	<input type="checkbox"/> Fair Housing Services
<input type="checkbox"/> Energy Efficient Improvements	<input type="checkbox"/> Lead-Base Paint Test/Abatement

9. Please write in any needs not identified in this survey and your comments on the importance of addressing those needs.

---

---

---

---

---

---

You may drop off your completed survey at the November 23 Public Workshop, to be held at 6 p.m., at the County Government Center or you may mail it, no later than December 15, 2009, to:

County of Ventura, County Executive Office  
Attention: Community Development  
800 South Victoria Avenue, L#1940  
Ventura, CA 93009

***THANK YOU!***

# Certificate of Publication

Ad #324795

In Matter of Publication of:

Public Notice

State of California)

))§

County of Ventura)

I, **Maria Rodriguez**, hereby certify that the **Ventura County Star Newspaper** has been adjudged a newspaper of general circulation by the Superior Court of California, County of Ventura within the provisions of the Government Code of the State of California, printed in the City of Camarillo, for circulation in the County of Ventura, State of California; that I am a clerk of the printer of said paper; that the annexed clipping is a true printed copy and publishing in said newspaper on the following dates to wit:

Feb. 20, 2013

I, Maria Rodriguez certify under penalty of perjury, that the foregoing is true and correct.

Dated this Feb. 20, 2013, in Camarillo,  
California, County of Ventura.

**Maria Rodriguez**  
(Signature)



**NOTICE OF  
PUBLIC HEARING  
VENTURA COUNTY  
ENTITLEMENT AREA  
FY 2010-14  
CONSOLIDATED PLAN  
EXTENSION and  
FY 2013-14 ANNUAL  
ACTION PLAN  
DEVELOPMENT  
MARCH 6, 2013,  
9:00 a.m.  
Lower Plaza Assembly  
Room  
Government Center, Hall of  
Administration  
800 S. Victoria Avenue,  
Ventura, CA 93009**

The County of Ventura will conduct the first public hearing for development of the FY 2010-14 Consolidated Plan Extension (covering time period 7/1/10 to 6/30/15), and the second public hearing for development of the FY 2013-14 Annual Action Plan. This hearing will be held jointly with the cities of Fillmore, Moorpark, Ojai, Port Hueneme and Santa Paula that, along with the County unincorporated area, comprise the Entitlement Area. The purpose of this public hearing is to discuss specific recommended projects to be funded by HUD Community Development Block Grant (CDBG), HOME, and Emergency Solutions Grant (ESG) funds. Attendance by applicants at this hearing is mandatory.

The County anticipates a 10% reduction in funding from FY 2012-13 for the Entitlement Area, across all entitlement grant programs. The following are estimated funding amounts, as congress has not finalized the federal budget at the time of this publication.

For FY 2013-14 the County anticipates approx. \$1,287,000 in CDBG funding, which may be utilized for activities for persons of low-income that fall into the categories of housing, public facilities, economic development, and public service; approx. \$368,000 in HOME funding to increase the supply of affordable housing for low-income persons; approx. \$141,000 in ESG funding, which may be utilized to address the needs of homeless people in emergency or transitional shelters and to assist people to quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness.

For additional information on the HUD funding process, please visit <http://ceo.countyofventura.org> and click on Quick Links, HUD Programs. Provisions to accommodate handicapped, hearing impaired, and non-English speaking individuals at the public hearing will be made available upon request by calling (805) 654-2251 at least 48 hours prior to the hearing.

2/20/13  
CNS-2445944#  
VENTURA COUNTY STAR  
Ad No.324795

## Public Hearing: FY2013/14 Action Plan and 2010-14 Consolidated Plan Extension – Citizen Participation

As part of the Action Plan and Consolidated Plan development, the County conducted a preliminary public hearing on March 6, 2013, at 9:00 AM, to solicit input on the County's proposed uses of CDBG, HOME, and ESG funds for FY 2013/14 and the 2010-14 Consolidated Plan extension. The public hearing was held at the County of Ventura, Hall of Administration. Approximately 25 residents and representatives of cities and service provider agencies attended this meeting. Six service providers spoke at the public hearing.

The following representatives outlined needs and requested funding:

- Cathy Brudnicki, St. Vincent de Paul
- Nicole Norori, Cabrillo Economic Development Corporation
- Leah Gonzales, Women's Economic Ventures
- Bonnie Weigel, Food Share
- Jim Stueck, Long Term Care Ombudsman
- Rochelle Rose, People's Self Help Housing

Cathy Brudnicki: Pleased to see funding streams in current agenda. Funding for family and youth homelessness appears to have a bleak financial outlook and we need to be smart in the way we spend funding. Early intervention such as rapid rehousing is the most efficient: Costs to get families into permanent housing are approximately \$5000 for rapid rehousing, \$30,000 from emergency shelters and \$50,000 from transitional housing. On behalf of St. Vincent de Paul, they are seeking to expand to a year round program. It is problematic to withdraw funding from this life saving program. We need to keep people from dying on the street and continue to work on this chronic problem.

Leah Gonzales: Thank you for the funding.

Bonnie Weigel: Thank you for the funding. It is important to collaborate with other organizations to end homelessness. Thank you for adopting the 10 Year Strategy to End Homelessness.

Jim Stuenkel: Thank you for the funding. We also appreciate the cities and counties working together to streamline the application process so that applicants do not need to apply to each and can now submit only one application.

Rochelle Rose: Thank you for the funding.

Nicole Norori: Thank you for the funding. The county has a critical need for low income housing, which has a stabilizing effect on our residents. CEDC is working to develop a project which includes 24 units and as funding is becoming scarce, the leveraging funds are greatly appreciated.



1299  
Other Public Notices

**NOTICE OF  
DOCUMENT  
AVAILABILITY AND  
PUBLIC HEARING  
COUNTY OF  
VENTURA  
FY 2010 EXTENDED  
CONSOLIDATED  
PLAN AND  
FY 2013-14 ANNUAL  
ACTION PLAN AND  
SUBSTANTIAL  
AMENDMENT TO FY  
2012-13 ANNUAL  
ACTION PLAN  
MAY 7, 2013,  
10:30 A.M.**

**Board of Supervisors  
Hearing Room  
Government Center,  
Hall of Administration  
800 S. Victoria Ave.,  
Ventura, CA 93009**

The County of Ventura will conduct the second public hearing on the County Entitlement Area's draft FY 2010 Extended Consolidated Plan and the third public hearing for the draft FY 2013-14 Annual Action Plan and a public hearing for a substantial amendment to FY 2012-13 Annual Action Plan. The purpose of this public hearing is to receive comments and seek Board of Supervisor's approval before transmitting the Plans to the Department of Housing and Urban Development.

The draft Extended Consolidated Plan addresses the unmet needs of low and moderate-income persons and persons with special needs who reside in the Entitlement Area (Fillmore, Moorpark, Ojai, Port Hueneme, Santa Paula, and unincorporated area). The document outlines projects for affordable housing, programs for homeless individuals and families, community development and public services for low-income people in the six jurisdictions. The Consolidated Plan is being extended from its current three-year strategy to reflect a five-year strategy.

The draft Annual Plan identifies specific projects to meet those goals in the fourth year of the five-year period covered by the 2010 Consolidated Plan. The Entitlement Area will receive about \$1,795,348 from three HUD grant programs including the Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), Emergency Solution Grant (ESG) programs. Funding is proposed to be used for affordable housing (\$736,088), public service programs including programs for elderly and homeless (\$323,119), community and economic development projects (\$431,534) and administration and other programmatic considerations (\$304,627).

1299  
Other Public Notices1299  
Other Public Notices

A substantial amendment to the FY 2012-13 Annual Plan is for the addition of the City of Port Hueneme Athletic Center/Boys and Girls Club Renovation project. CDBG program income in the amount of \$430,000 captured by the City will be utilized for this project.

The document is available at the following City Halls: Fillmore, Moorpark, Ojai, Port Hueneme, and Santa Paula. It is also available at the Ventura County Executive Office and on the County Executive Office's website at <http://ceo.countyofventura.org> (click on Quick Links, HUD Programs).

Provisions to accommodate handicapped, hearing impaired and non-English speaking individuals will be made available at the public hearing upon 48-hour advance notice.

Written comments should be directed to Christy Madden, County Executive Office, County of Ventura, 800 S. Victoria Avenue, L#1940, Ventura, CA 93009, or to [christy.madden@ventura.org](mailto:christy.madden@ventura.org).

For additional information on the process or documents, contact Sally Harrison at 654-2852.  
3/29/13

CNS-2462291#  
VENTURA COUNTY STAR  
Ad No.326949

**NOTICE OF  
DOCUMENT  
AVAILABILITY AND  
PUBLIC HEARING  
COUNTY OF  
VENTURA  
SUBSTANTIAL  
AMENDMENTS TO  
FY 2010  
CONSOLIDATED  
PLAN EXTENSION  
AND FY 2013-14  
ANNUAL ACTION  
PLAN**

**JULY 17, 2013, 2:00 - 3:00  
P.M.**

**Lower Plaza Assembly  
Room  
Government Center,  
Hall of Administration  
800 S. Victoria Ave.,  
Ventura, CA 93009**

The County of Ventura will conduct a public hearing on the Substantial Amendments to the County Entitlement Area's (EA) FY 2010 Consolidated Plan Extension (CP) and the FY 2013-14 Annual Action Plan (AAP). The purpose of this public hearing is to receive comments before transmitting the Substantial Amendments to the Department of Housing and Urban Development (HUD).

Final HUD funding allocations for FY 2013-14 are higher than anticipated for Community Development Block Grant (CDBG) and HOME, which are \$1,514,082 and \$421,296, respectively. The County's EA is no longer eligible to receive Emergency Solutions Grant (ESG) funding, due to HUD's new procedure of applying American Community Survey data, instead of 2000 Census data, to the CDBG and ESG programs formulae.

The long term goals of the CP and funding allocations for the AAP have been modified to reflect the loss of ESG funds. Two funding options are presented for public comment. These draft documents are available at the address below and on the County's website at <http://ceo.countyofventura.org> (click on Quick Links, HUD Programs).

Provisions to accommodate handicapped, hearing impaired and non-English speaking individuals will be made available at the public hearing upon 48-hour advance notice.

To submit comments, either attend the public hearing or send written comments to [HUD.Programs@ventura.org](mailto:HUD.Programs@ventura.org). For additional information, contact Sally Harrison at 654-2852.

6/8/13  
CNS-2494067#  
VENTURA COUNTY STAR  
Ad No.331011

Public Hearing: July 17, 2013 for Substantial Amendment to the FY2013/14 Action Plan and 2010-14 Consolidated Plan Extension – Citizen Participation

Due to the fact that the County did not receive the anticipated ESG funding, a fourth public hearing was held in support of the substantial amendment required to the annual and con plans. The hearing was publicized on June 8, 2013 in the Ventura County Star, listed on the website and was emailed to all persons who attended the prior meetings.

Two options were presented for utilizing the additional CDBG funding. Those who did not want to attend the meeting, but had a preference, voiced their opinions on the proposed allocation via email. Also, persons were encouraged during the hearing to complete comment cards or speak during the hearing to relay their preferences. One option was overwhelmingly chosen to fund an organization that was slated to receive ESG funding which was lost when the Urban County did not receive the ESG allocation.

# Please take our survey!



## What are the Housing and Community Development Needs in Your Neighborhood?

The County of Ventura is committed to providing opportunities for citizen participation in the development of its long - range strategic plan for

- Community Development Block Grant (CDBG),
  - Home Investment Partnership Program (HOME)
- and
- Emergency Solutions Grant (ESG) funds.

These funds are intended to create viable communities by providing decent housing, a suitable living environment, and expanded economic opportunities for low and moderate income residents of the Ventura County Entitlement Area.

You are invited to participate in the planning process by completing a needs assessment survey. Your responses will be considered when we recommend policies, funding priorities, and objectives for the next two years. Additionally, your responses may be used for other programs and funding sources that serve this population.

***The survey is available in English at:***

***<https://www.surveymonkey.com/s/venturacountyhud>***

***or in Spanish at***

***<https://www.surveymonkey.com/s/FSVSQ32>***

***Please complete the survey by  
September 28, 2012.***

**The County of  
Ventura  
Entitlement Area  
includes the  
cities of  
Fillmore,  
Moorpark,  
Ojai,  
Port Hueneme,  
Santa Paula, and  
the  
unincorporated  
areas of Ventura  
County**

# ¡Por favor tome nuestra encuesta!



## ¿Cuáles son las necesidades de su Vivienda y Comunidad para el Desarrollo en su vecindario?

**La Área de  
Derecho del  
Condado de  
Ventura incluye  
las ciudades de  
Fillmore,  
Moorpark,  
Ojai,  
Port Hueneme,  
Santa Paula, y  
las áreas no  
incorporadas  
del Condado**

El Condado de Ventura está comprometido a proveer oportunidades de participación ciudadana en el desarrollo de su plan estratégico de larga trayectoria para los programas

- Community Development Block Grant (CDBG),
  - Home Investment Partnership Program (HOME)
- and
- Emergency Solutions Grant (ESG).

Estos fondos están destinados a crear comunidades viables al proporcionar una vivienda digna, un ambiente de vida adecuado y más oportunidades económicas para los residentes de ingresos bajos y moderados en la Área de Derecho del Condado de Ventura.

Le invitamos a participar en el proceso de planificación, llenando una encuesta de evaluación de necesidades. Sus respuestas serán consideradas cuando recomendemos políticas, objetivos y prioridades de financiamiento para los próximos dos años. Además, sus respuestas pueden utilizarse para otros programas y fuentes de financiamiento que sirven a esta población.

***La encuesta está disponible en:***

***<https://www.surveymonkey.com/s/FSVSQ32>***

***Por favor devuelva encuestas antes  
del 28 de Septiembre de 2012.***



**County of Ventura  
Community Development  
FY 2013 – 2015 Extended Consolidated Plan**

**COMMUNITY NEEDS SURVEY**

The County of Ventura is committed to providing opportunities for citizen participation in the development of its 2013 - 2015 Consolidated Plan. The Plan is a long - range strategic plan for use of Community Development Block Grant (CDBG), Home Investment Partnership Program (HOME) and Emergency Solutions Grant (ESG) funds from the U.S. Department of Housing and Urban Development (HUD). These funds are intended to create viable communities by providing decent housing, a suitable living environment, and expanded economic opportunities for low and moderate income residents for the cities of Fillmore, Moorpark, Ojai, Port Hueneme, Santa Paula and the unincorporated areas of the County (Entitlement Area).

You are invited to participate in the planning process by completing the following needs assessment survey. Your responses will be considered when we recommend policies, funding priorities, and objectives for the next two years. Additionally, your responses may be used for other programs and funding sources that serve this population.

We ask that only one survey per resident or agency be submitted. You are welcome to submit one response as a resident of a community and a second response as a service provider, nonprofit, or other organization in the County. A public hearing and public review period for the FY 2013 – 2015 Extended Consolidated Plan will be held in spring 2013.

***Please return completed surveys by September 28, 2012, via email, mail, or in person to:***

County of Ventura, County Executive Office  
Community Development Department  
800 S. Victoria Avenue, L#1940, Ventura, CA 93009  
Email: [Hud.Programs@ventura.org](mailto:Hud.Programs@ventura.org)

***The survey is also available on Survey Monkey at:***  
<https://www.surveymonkey.com/s/venturacountyhud>

***or in Spanish at***  
<https://www.surveymonkey.com/s/FSVSQ32>

**PART I – DEMOGRAPHIC INFORMATION**

1. Please select the city in which you reside or your organization is based.

Camarillo  
Moorpark  
Port Hueneme  
Santa Paula  
Thousand Oaks

Fillmore  
Ojai  
San Buenaventura  
Simi Valley  
Unincorporated Area

Other \_\_\_\_\_

2. Please enter the zip code of your home or your organization. \_\_\_\_\_
3. Please identify your status. If you represent an agency or organization, please indicate the name in the box for "Other":

Resident Homeowner

Resident Renter

Housing Provider

Health Care Provider

Business Owner

Social Service Provider

Landlord

Civil Service Employee

Other: \_\_\_\_\_

## **PART II - BASIC NEEDS**

Ventura County Together, a collaboration of 40 nonprofit organizations, public agencies and community members, has identified a growing crisis in our County for basic needs. Food, shelter, and health care the basics we all need to survive. Unfortunately, a growing number of Ventura County's residents are struggling to make ends meet and can't provide these basics for themselves and their families, as indicated by the following data from Ventura County Together.

- FOOD Share and its agencies are responding to a 63% increase in demand for food over the past two years and are now serving 73,000 people per month.
- Unmet needs experienced by Catholic Charities are up three fold since last year, and the county's homeless service calls have increased 30% since 2009, with forty new cases per month.
- The waiting list for dental services at the Simi Valley Free Clinic now extends to 700 people.
- The County's caseload in the CalFresh program (foodstamps) is up 44% in two years, and now serves 59,000 individuals.
- The caseload for Calworks is the highest it has been since welfare reform was passed in 1998.

Select your top priorities to help make Ventura County a place where everyone has enough food, a roof over their heads, and access to medical care when they need it. Please rank the following overall categories from 1 to 4, with "1" being the most important and "4" the least important.

<b>BASIC NEED</b>	<b>Rank 1 to 4</b>
Food	
Health Care Services	
Housing	
Jobs	

### **PART III – COMMUNITY NEEDS**

Indicate how important each activity in the following categories is to you. Rate the priority for each item listed by selecting options from the highest priority through the lowest priority need.

**1 = VERY IMPORTANT**

**2 = IMPORTANT**

**3 = SOMEWHAT IMPORTANT**

**4 = NOT IMPORTANT**

#### **1. IMPROVE OR CREATE AFFORDABLE HOUSING:**

	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
New rental apartments				
New homeowner properties				
Rehabilitate existing homeowner properties				
Rehabilitate Public Housing				
Code Enforcement Services				
Other (Specify)				

#### **2. INCREASE OR IMPROVE PUBLIC FACILITIES:**

	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
Childcare Centers				
Fire Stations				
Health Care Facilities				
Homeless Facilities				
Neighborhood Facilities				
Recreational Facilities				
Senior Centers				
Youth Centers				
Other (Specify)				



**3. ECONOMIC DEVELOPMENT ACTIVITIES TO CREATE OR RETAIN JOBS:**

	1	2	3	4
Assist businesses with job training needs				
Rehabilitate an existing facility				
Small or micro enterprise business loans				
Technical assistance for businesses creation or expansion				
Other (Specify)				

**4. INFRASTRUCTURE NEED:**

	1	2	3	4
Flood Drainage Improvement				
Sidewalk Improvement				
Street Improvement				
Transit Oriented Development				
Water And Sewer Improvement				
Other (Specify)				

**5. INCREASE OR IMPROVE HOUSING AND/OR SERVICES FOR THOSE WITH SPECIAL NEEDS:**

	1	2	3	4
Disabled (Developmentally and Physically)				
Domestic Violence Victims				
Elderly				
Outreach and Services for Homeless				
Housing for Homeless				
Severe Mental Illness				
Substance Abuse				
Transitionally Aged Youth				
Veterans				
Year-Round Emergency Shelters for Homeless				
Other (Specify)				

## 6. PROVISION OF PUBLIC SERVICES:

	1	2	3	4
Childcare Facilities				
Fair Housing Services				
Financial Counseling				
Health Care Services				
Homelessness Prevention Services				
Senior Services				
Youth Services				
Other (Specify)				

## **PART IV – FAIR HOUSING ISSUES**

This information will be used to assist in developing strategies to overcome impediments to fair housing choice.

1. Do you believe housing discrimination is an issue in the County of Ventura?  
\_\_\_\_ Yes                      \_\_\_\_ No
2. Have you ever experienced housing discrimination?      \_\_\_\_ Yes      \_\_\_\_ No  
(If no, please go to PART V. If yes, please proceed.)
3. Who do you believe discriminated against you?  
\_\_\_\_ Real Estate Agent                      \_\_\_\_ Landlord or Property Manager  
\_\_\_\_ Mortgage Lender                      \_\_\_\_ Mortgage Insurer  
\_\_\_\_ Other (please specify): \_\_\_\_\_
4. On what basis do you believe you were discriminated against?  
\_\_\_\_ Race                                      \_\_\_\_ Color  
\_\_\_\_ Religion                                      \_\_\_\_ Disability  
\_\_\_\_ National Origin                                      \_\_\_\_ Gender  
\_\_\_\_ Family Status (single, divorced, children, expecting a child).  
\_\_\_\_ Other (please specify): \_\_\_\_\_
5. If you believe you have been subjected to discrimination, have you reported the incident?  
\_\_\_\_ Yes                      \_\_\_\_ No - If No, why not?  
\_\_\_\_ Do not know where to report                      \_\_\_\_ Afraid of retaliation  
\_\_\_\_ Too much trouble                      \_\_\_\_ Do not believe it makes a difference  
\_\_\_\_ Other (please specify): \_\_\_\_\_

**If you feel that you may have been subject to discrimination,  
please contact the Housing Rights Center at 800-477-5977.**

## **PART V – OVERALL PRIORITIES**

Now, based on the answers you provided in the previous sections, please rank the overall categories from 1 to 6, with “1” being the most important and “6” the least important.

	Rank 1 to 6
Housing	
Public Facilities	
Economic Development	
Infrastructure	
Special Needs Services	
Public Services	

If you would like to provide any further comments, please do so below.

---

---

---

---

***Thank you for your participation in this community needs survey.***



**Appendix B:**  
**Affordable Housing**



## Appendix B: Affordable Housing in Ventura County

Name	Address	# of Affordable Units	Expiration	Type
<b><i>Camarillo</i></b>				
Avalon Bay	1573 Flynn Road	37	2036	
Bradford Apartments	131 W. Ponderosa Road	27	Perpetuity	
Camarillo Oaks	921 Pase Camarillo	73	2026	
Casa de Sueno	257 Fulton Street	10	2053	
Casa Velazquez	257 Fulton Street	12	2049	
Corte Madera	5240 Corte Bocina	32	2020	
Courtyard Apartments	350 Westpark Court	34	2038	Rent-Restricted Housing
Meadowbrook	610 Calle la Roda	15	Perpetuity	
Mira Vista Village	2700 Ponderosa	305	Perpetuity	
Park Glenn Apartments	200 South Glenn Drive	160	2028	
--	200 South Glenn Drive	18	2030	
Ponderosa Village	2105 E. Ponderosa Drive	90	On-Going	
Raemere Street Duplexes	92 & 94 Raemere Street	2	Perpetuity	
Ellis Terrace	1021-1051 Tample Avenue	27	Perpetuity	Public Housing
<b>Subtotal</b>		<b>842</b>		
<b><i>Fillmore</i></b>				
Sarahang Apartments	341 Central Avenue	1	2062	Rent-Restricted Housing
Park View Senior Apartments	512 Main Street	50	2060	
Glenn Stern Apts	400 Santa Clara Street	1	2060	
Central Station Rental Units	238-294 Main Street	21	2055	
<b>Subtotal</b>		<b>73</b>		
<b><i>Moorpark</i></b>				
Waterstone at Moorpark	4767 Moorpark Avenue	62	Perpetuity	Rent-Restricted
Vintage Crest Senior Apartments	4722 Parkcrest Lane	190	Perpetuity	Housing
Tafoya Terrace	344 Charles Street	31	Perpetuity	Public Housing
<b>Subtotal</b>		<b>283</b>		
<b><i>Ojai</i></b>				
Montgomery Oaks	508-514 Montgomery Street	21	2063	Rent-Restricted
Grand Avenue Apartments	210 N. Grand Avenue	5	Perpetuity	Housing

Name	Address	# of Affordable Units	Expiration	Type
Summer Street Apartments	211 E. Summer Street	10	Perpetuity	
Whispering Oaks	999 E. Ojai Avenue	101	Perpetuity	Public Housing
<b>Subtotal</b>		<b>137</b>		
<b><i>Oxnard</i></b>				
Camino del Sol Senior Apartments	1910 Camino Del Sol	120	2059	
Casa Merced	840 W. Fifth Street	40	2054	
Casa San Juan	500 Hobson Way	64	2051	
Channel Islands Park Apartments	931 Bismark Way	152	2058	
Cypress Court	490 E. Pleasant Valley	6	2037	
Gateway Plaza Apartments	1719 S. Oxnard Boulevard	105	2056	
Heritage Park Apartments	820 South "E" Street	195	2018	
Holiday Manor Apartments	1924 Camino del Sol	195	2056	
Meta Street	501 Meta Street	24	2059	
Palm Terrace	711 South "C" Street	21	2056	Rent-Restricted
Paseo Del Rio	287 Myrtle Avenue	86	2062	Housing
Paseo El Prado Apartments	101 W. Collins Street	24	2026	
Paseo Santa Clara	295 Myrtle Avenue	54	2062	
Seawind Senior Apartments	4450 South Saviers Road	20	2020	
Sycamore Senior Village	333 North "F" Street	195	2059	
Tierra Vista Apartments	1750 Monte Vista Circle	10	2019	
Villa Cesar Chavez	5559 Salvador Drive	52	2061	
Villa Madera	1171 North "A" Street	72	2060	
Villa Victoria	2100 N. Victoria Avenue	54	2062	
Vineyard Gardens	161 Stroube Street	62	2055	
Villa Solimar	910 Donlon Avenue	31	2051	
Althea Court	1341-1387 Althea Court	20	Perpetuity	
Colonia Village	300 N. Marquita	430	Perpetuity	
Concord Drive	2940-3026 Concord Drive	20	Perpetuity	
Cuesta del Mar	640-666 Cuesta Del Mar	12	Perpetuity	Public Housing
Fashion Park	230-257 Fashion Park Place	24	Perpetuity	
Fremont Way	1330-1356 Fremont Way	12	Perpetuity	
Hill Street	215-237 Hill Street	12	Perpetuity	
Palm Vista	801 South "C" Street	100	Perpetuity	



Name	Address	# of Affordable Units	Expiration	Type
Plaza Vista	401 South "C" Street	50	Perpetuity	
Pleasant Valley Village	510 Squires Road	100	Perpetuity	
<b>Subtotal</b>		<b>2,362</b>		
<b><i>Port Hueneme</i></b>				
--	730-736 Jane Drive	2	--	
--	760-766 Jane Drive	2	--	
--	771-775 Jane Drive	2	--	
--	781-785 Jane Drive	2	--	Rent-Restricted
--	780-786 Jane Drive	2	--	Housing
--	800-806 Jane Drive	2	--	
--	249 East "A" Street	8	--	
--	309-323 East "C" Street	2	--	
--	841 Jane Drive	5	--	
Housing Authority	157 E. Scott Street	60	Perpetuity	Public Housing
Housing Authority	118 Willowbrook Drive	30	Perpetuity	
<b>Subtotal</b>		<b>117</b>		
<b><i>Santa Paula</i></b>				
Casa Esperanza	220 S. Garcia Street	14	2043	
Vista Hermosa	200 W. Santa Ana Street	24	2052	
Harvard Place	320 W. Harvard Boulevard	40	2051	
Santa Paula Senior Apartments	115 N. 4 <sup>th</sup> Street	150	2037	
Casa Bella	622 E. Main Street	40	2037	Rent-Restricted
Reider Project	Santa Ana Street	2	2053	Housing
Citrus Court	517-611 East Harvard Boulevard	4	2049	
Casa Garcia	200 South Garcia Street	14	2029	
Judson	234 W. Harvard Boulevard	35	2052	
Santa Paula Village	218 N. 8 <sup>th</sup> Street	56	2037	
Yale Street Apartment	739 Yale Street	28	2023	
<b>Subtotal</b>		<b>407</b>		
<b><i>Simi Valley</i></b>				
Patricia Apartments	1817 Patricia Avenue	7		
Apricot Ranch		16		Rent-Restricted
ARC Ventura County Vista del Monte	5957 E. Nelda Street	4	2058	

<b>Name</b>	<b>Address</b>	<b># of Affordable Units</b>	<b>Expiration</b>	<b>Type</b>
Archstone Simi Valley	1579 East Jefferson Way	50	2062	Housing
Ashlee Manor	4583 Cochran Street	68	2033	
Baywood Apartments	5377 Cochran Street	25	2016	
Casa de Paz Apartments	1010 Ashland Avenue	14	2056	
The Classics	--	34	--	
Courtyard Apartments	1745 Patricia Avenue	5	2015	
Creekside Apartments	1504 Patricia Avenue	80	2015	
Harmony Terrace	905 Sunset Garden Lane	134	2055	
Haven at Tapo Street	2245 Tapo Street	35	2063	
Heywood Gardens	1770 Heywood Street	74	2034	
Heywood Place Apartments	1765 Heywood Street	4	2018	
Hidden Valley Apartments	5065 Hidden Park Courth	81	2054	
Hillview Apartments	1791 Patricia Avenue	4	2060	
Indian Oaks Apartments	5555 Cochran Street	51	2015	
Kuehner Homes	--	11	--	
La Rahada Apartments	1036 Ashland Avenue	8	--	
Las Serenas	2090 Yosemite Avenue	107	2049	
Paseo de Las Flores	West side of Stearns	27	2059	
Patricia Village	1561 Patricia Avenue	35	2019	
Pattywood Place	1788 Patricia Avenue	4	2060	
Pepper Tree Court	1415 Patricia Avenue	22	2018	
Plaza del Sol Apartments	4231 Alamo Street	34	2059	
Regency	1580 Yosemite Avenue	22	2016	
Runkle Canyon	Sequoia Avenue at the Canyon	62	--	
Seasons	1662 Rory Lane	68	2055	
Shadow Ridge Apartments	1987 Ridgeway Lane	69	2014	
Sorrento Villas	415 Country Club Drive	146	2054	
The Verandas	--	30	--	
The Villas at Wood Ranch	241 Country Club Drive	101	2011	
Vintage Paseo	2970 Tapo Canyon Road	176	2059	
Westgate	1850 Williams Avenue	18	2018	
Wood Ranch Seniors	190 Tierra Rejada Road	14		
Peppertree Apartments	4214 Los Angeles Avenue	12	Perpetuity	Public Housing

Name	Address	# of Affordable Units	Expiration	Type
<b>Subtotal</b>		<b>1,652</b>		
<b><i>Thousand Oaks</i></b>				
Arroyo Villa Apartments	1600 Rancho Canejo Boulevard	40	2025	
Bella Vista Apartments	2011-2025 Los Feliz Drive	72	2060	
Conejo Future Apartments	130 Brazil Street	90	Perpetuity	
Esseff Village	1425 Thousand Oaks Boulevard	51	2031	
Glenn Oaks	145 E. Wilbur Road	45	Perpetuity	
Hacienda de Feliz	2096 Los Feliz Drive	25	2058	
Los Arboles	801-886 Calle Haya	43	Perpetuity	Rent-Restricted Housing
Mount Clef Apartments	12 McAfee	3	2047	
Oak Creek Senior Villas	367 E. Thousand Oaks Boulevard	57	Perpetuity	
Richmond Terrace	760 Warwick Drive	27	2059	
Schillo Gardens	2849 Los Robles Road	29	2017	
Shadow Apartments	1949 Los Feliz Drive	101	2060	
Shadow Hills	227 Wilbur Road	148	2062	
Sunset Villas	90, 100, & 110 Sunset Drive	11	Perpetuity	
Villa Garcia	1419 Thousand Oaks Boulevard	80	2030	
Fiore Gardens	220-480 Hillcrest Drive	50	Perpetuity	
Florence Janss	190-210 Brazil Street	64	Perpetuity	Public Housing
Leggett Court	1824-1884 Los Feliz Drive	49	Perpetuity	
<b>Subtotal</b>		<b>985</b>		
<b><i>Unincorporated County</i></b>				
Colina Vista	424 Main Street	11	2052	
Palm Gardens Apartments	3607-10 Telegraph Road	3	2023	Rent-Restricted Housing
Summerwind Apartments	3807 E. Telegraph Road	15	Perpetuity	
Valle Naranjal	4268 Center Street	11	2062	
Roth Apartments	290 E. Roblar Drive	34	Perpetuity	Public Housing
<b>Subtotal</b>		<b>74</b>		
<b><i>Ventura</i></b>				
Garden Estates	80 S. Garden Street	26	2013	Rent-Restricted Housing
Ventura Terrace	6600 Telephone Road	97	2011	
Silvercrest	750 S. Petit Avenue	74	2011	
Kalorama Apartments	167 S. Kalorama Apartments	24	2014	

Name	Address	# of Affordable Units	Expiration	Type
Rose Garden	123 S. Ventura Avenue	14	2019	
Casa de Anza	612 N. Ventura Avenue	14	2013	
Cypress Meadows	1405 Cypress Point Lane	104	2023	
Chapel Lane	11122 Snapdragon Street	38	2060	
Weston Colony	1024 Britten Lane	33	2016	
230-242 Ramona	242 W. Ramona Street	4	2019	
72-82 Ramona	82 W. Ramona Street	3	2020	
152-162 Bell Way	152 Bell Way	2	2019	
664 Riverside	664 Riverside Street	2	2015	
--	206 E. Kellogg Street	1	Perpetuity	
--	218 Kellogg Street	1	Perpetuity	
--	3157 Channel Drive	1	Perpetuity	
--	3158 Channel Drive	1	Perpetuity	
--	8806 N. Bank Drive	2	Perpetuity	
--	3772 Birch Street	2	Perpetuity	
Buena Vida Apartments	9050 Telephone Road	95	Perpetuity	
--	1325 Cachuma Avenue	1	Perpetuity	
Cambria Apartments	60 Cambria Avenue	20	Perpetuity	
Daisy Apartments	10540 Daisy Drive	20	Perpetuity	
--	10373 Darling Road	1	Perpetuity	
--	239 S. Dos Caminos Street	1	Perpetuity	Public Housing
--	1330 Elsinore Avenue	1	Perpetuity	
Gregory Garden Apartments	9620 Telephone Road	51	Perpetuity	
--	135 Hardling Avenue	1	Perpetuity	
--	217-233 W. Harrison Avenue	4	Perpetuity	
Hemlock Apartments	103 S. Hemlock Street	4	Perpetuity	
--	372 Hurt Avenue	1	Perpetuity	
Jamestown Apartments	9808 Jamestown Street	20	Perpetuity	
--	10408 Jamestown Street	1	Perpetuity	
--	32 N. Joanne Avenue	4	Perpetuity	
--	52 S. Laurel Street	8	Perpetuity	
--	291-293 Lynn Drive	2	Perpetuity	
--	114-116 W. Mission Avenue	2	Perpetuity	

<b>Name</b>	<b>Address</b>	<b># of Affordable Units</b>	<b>Expiration</b>	<b>Type</b>
Mission Park Apartments	66 S. Ventura Avenue	53	Perpetuity	
--	325-329 W. Park Row Avenue	4	Perpetuity	
Partridge Apartments	7995 Telephone Road	20	Perpetuity	
--	1216 E. Santa Clara Street	28	Perpetuity	
--	150-166 Santa Cruz Street	4	Perpetuity	
Sterling Apartments	1050 Partridge Drive	20	Perpetuity	
The Palm Apartments	137 S. Palm Street	75	Perpetuity	
Training for Independent Living Apts	148 S. Palm Street	16	Perpetuity	
--	332 Valmore Avenue	1	Perpetuity	
Villa Pacifica Apartments	1079 Johnson Drive	25	Perpetuity	
Vista del Monte Apartments	1055 Johnson Drive	25	Perpetuity	
Westview Village Apartments	2400 N. Ventura Avenue	20	Perpetuity	
--	6064-6074 Woodland Avenue	2	Perpetuity	
<b>Subtotal</b>		<b>973</b>		



**Appendix C:**  
**Analysis of Impediments to Fair Housing Choice**





## **Appendix C: Analysis of Impediments to Fair Housing Choice**

### **A. Continued Impediments and Recommendations from Previous AIs**

The following is a list of impediments and key recommendations carried over from previous AI documents.

#### **1. General**

**Impediment A-1:** Housing discrimination persists throughout the County, which is supported by general literature, statistical data, and cases filed with HUD and DFEH. Specifically, discriminatory practices based on race, disability, national origin, and familial status were among the top categories. These trends have persisted, and fair housing service providers have commented that discrimination based on disability has increased in recent years.

**Recommendation A-1:** The County should conduct comprehensive and countywide random testing on a regular basis to identify issues, trends, and problem properties and expand testing to cover other protected classes, especially those with emerging trends of suspected discriminatory practices. The County should also support stronger and more persistent enforcement activity by fair housing service providers. Lastly, the County should expand education and outreach efforts, with specific efforts outreaching to small rental properties where the owners/managers may not be members of the Apartments Association.

#### **2. Fair Housing Services**

**Impediment A-2:** Only the jurisdictions of Camarillo, Port Hueneme, Santa Paula, Simi Valley, Thousand Oaks, and the County of Ventura have a link to the Housing Rights Center (HRC) prominently displayed on their websites. Also, only the cities of Camarillo, Oxnard, Port Hueneme, Simi Valley, Thousand Oaks, Ventura, and the County of Ventura display fair housing information on their public counters.

**Recommendation A-2:** The cities of Fillmore, Moorpark, Ojai, Oxnard, and Ventura should provide links to fair housing and other housing resources with current information on their websites. The cities of Fillmore, Moorpark, Ojai, and Santa Paula should also prominently display fair housing information on their public counters.

Jurisdictions should consider collaborating with other nonprofit organizations to produce/distribute videos and other materials to enhance awareness of fair housing issues and services available.

**Impediment A-3:** Testing and audits are included in the contracts with the Housing Rights Center and are provided as necessary. Regular testing and audits are not conducted.

**Recommendation A-3:** Entitlement jurisdictions should consider increasing the budget for and scope of work of their fair housing service provider to include regular testing and audits. When

testing are done only on a complaint-basis, issues may not be identifiable as only a small portion of those experiencing fair housing actually report their issues, and therefore complaint-based testing would likely under-represent the extent of housing discrimination. Testing can also be performed to identify emerging trends and target geographic areas.

**Impediment A-4:** Overall the incidence of hate crimes in Ventura County has declined by about 40 percent since 2005. The cities of Oxnard and Ventura reported slightly fewer hate crimes per 1,000 people than the cities of Camarillo, Thousand Oaks and Moorpark.

**Recommendation A-4:** All jurisdictions should continue their efforts at developing and distributing public education and information materials on tolerance, focusing on sexual orientation, race/ethnic relations, and religion.

**Impediment A-5:**<sup>1</sup> A majority of Ventura County's residents live in single-family homes, but fair housing enforcement efforts currently focus almost entirely on the rental market.

**Recommendation A-5:** The Housing Rights Center has substantial experience in doing enforcement in the "sales" market, and the County should take advantage of this expertise and broaden the provider's mission in Ventura County.

### 3. Public Policies and Programs Affecting Housing Development

**Impediment A-6:** Ventura County has a sizable stock of affordable housing. This housing stock includes all public housing and multi-family rental units assisted under federal, state, and local programs, including HUD, state/local bond programs, density bonus and Ventura County redevelopment programs. Affordable projects include both new construction, as well as rehabilitation projects with affordability covenants. A total of 7,731 affordable housing units are located within the County. While housing affordability is not a fair housing concern per se, providing opportunities for a variety of housing choice can help lessen the likelihood of housing discrimination by increasing the supply.

**Recommendation A-6:** All jurisdictions should continue to encourage the development of affordable housing through: (1) development fee waivers/reductions, (2) streamlined permit processing, (3) flexibility in applying design and development standards, (4) achievable density bonuses, (5) other general plan, administrative, and zoning efforts, and/or (6) public-private partnerships with developers of affordable housing.

**Impediment A-7:** Three jurisdictions—Fillmore, Moorpark, and Ojai—indicated that no sensitivity training is provided to their staff.

**Recommendation A-7:** The cities of Fillmore, Moorpark, and Ojai should begin providing sensitivity training to staff that interfaces with the public to ensure that staff understand fair housing laws and are sensitive to proper language and behavior when dealing with groups with special needs. The remaining jurisdictions should maintain their sensitivity training efforts.

---

<sup>1</sup> This is an impediment identified in the 2000-2005 AI for the City of Oxnard. However, this condition applies to most jurisdictions in the County.

**Impediment A-8:** Tenure in the housing industry typically refers to the occupancy of a housing unit – whether the unit is owner occupied or occupied rental unit. Ventura County showed a higher proportion of owner-occupied housing (67.6 percent) than renter-occupied housing (32.4 percent). Most cities in the County had more owner-occupied housing units than renter-occupied units. Outliers include Thousand Oaks, where home ownership overwhelmingly predominated (97.3 percent) and Port Hueneme, where just under one-half of the housing stock was owner-occupied. In addition to Thousand Oaks, the cities of Camarillo, Moorpark, and Simi Valley had particularly high proportions of owner-households compared to other communities in the County.

A substantial income disparity also exists between owner- and renter-households. Lower-income households in the County are more likely to be renter-households than owner-households. In general, housing discrimination issues are more prevalent in the rental housing market since renters are more likely to be subject to conditions in the housing market that are beyond their control.

**Recommendation A-8:** Homeownership is particularly important as a vehicle for providing decent housing for working families. In cooperation with lending institutions, local associations of realtors and fair housing providers, jurisdictions should provide outreach to inform lower income households of special local, state, and federal homebuyer assistance programs.

**Impediment A-9:** In a tight housing market, seniors, particularly those with disabilities, often face increased difficulty in finding housing accommodations or face targeted evictions. Seniors represent 10 percent of the County's total population. The jurisdictions with the largest proportion of seniors are Ojai (17.9 percent) and Camarillo (17.0 percent). Overall, elderly households may be less able to make improvements to their housing, deal with a challenging situation (such as confronting the landlords or managers), or to find affordable housing due to limited income and disabilities. Seniors are very vulnerable to housing discrimination.

Large households are defined as those with five or more members. Large households are a special needs group because the availability of adequately sized, affordable housing units is often limited. Due to the limited availability of affordable housing, many small households double-up to save on housing costs and tend to opt for renting. The 2000 Census documented 27,975 persons in 11,162 "subfamilies" in Ventura County, indicating a large number of the County's households contained more than one family.<sup>2</sup>

Of the County's large households, 38 percent were renters in 2000. Slightly less than one-half of these large renter-households (43 percent) were lower income. The CHAS Databook reports that 78 percent of the County's large renter-households were suffering from one or more housing problems, including housing overpayment, overcrowding and/or substandard housing conditions. Finding affordable housing of adequate size may be a challenging task for many households, particularly lower and moderate renter-households, however, large households also often face added discrimination in the housing

---

<sup>2</sup> A subfamily is a married couple with or without children, or a single-parent with one or more never-married children under the age of 18, living with and related to the householder but not including the householder or the householder's spouse. When grown children move back to the parental home with their children or spouse, they are considered a subfamily. The number of subfamilies is not included in the count of families, since subfamily members are counted as part of the householder's family.

market. Landlords may discriminate against large families for fear of excessive wear and tear or liability issues related to children.

**Recommendation A-9:** Jurisdictions should continue their efforts to expand the variety of available housing types and sizes. In addition, to persons with disabilities, senior households can also benefit from a wider range of housing options. To allow seniors to age in place, small one-story homes, townhomes or condominiums, or senior rentals may be needed.

Jurisdictions should also consider modifying their housing rehabilitation programs to make financial assistance for accessibility improvements available for renters, as well as homeowners.

**Impediment A-10:** Concentrations of licensed residential care facilities exist in Camarillo, Ojai, and Ventura. However, several communities, including Santa Paula and unincorporated Ventura County, have limited community care options for persons with special needs.

**Recommendation A-10:** The shortage of supported housing for persons with disabilities, such as community residential care facilities, is a community concern. Jurisdictions should explore ways to develop supported housing through non-profit housing developers and service providers. Local jurisdictions should also review their zoning ordinances and permit processing to ensure that they are not inhibiting the development of housing for persons with disabilities.

Jurisdictions should also consider modifying their housing rehabilitation programs to make financial assistance for accessibility improvements available for renters, as well as homeowners.

**Impediment A-11:** Currently, the cities of Port Hueneme and Simi Valley and the County of Ventura are the only jurisdictions with a formal Reasonable Accommodations procedure. A reasonable accommodation ordinance of a local jurisdiction should cover the relaxation of rules and regulations in land use, zoning, and other administrative policies (for example, removing the variance requirement if handicap ramp would violate the local zoning standards on encroachment or setbacks.) Such flexibility in the application of rules and policies is separate and distinct from the ADA accessibility requirements.

The cities of Camarillo, Fillmore, Ojai, and Thousand Oaks have all promised to adopt formal Reasonable Accommodations procedures in their 2008-2014 Housing Elements.

**Recommendation A-11:** The cities of Moorpark, Oxnard, Santa Paula and Ventura should adopt formal Reasonable Accommodations policies and procedures.

**Impediment A-12:** Physical disability is the greatest cited basis for discrimination, according to the U.S. Department of Housing and Urban Development (HUD) and the Department of Fair Housing and Employment (DFEH). Mentally ill tenants also face the barrier of stigmatization and biases from landlords and managers. Currently, only the jurisdictions of Simi Valley and Ventura actively promote universal design principles in new housing developments.

**Recommendation A-12:** The jurisdictions of Camarillo, Fillmore, Moorpark, Ojai, Oxnard, Port Hueneme, Santa Paula, Thousand Oaks and the County of Ventura should consider promoting universal design principles in new housing developments.

Jurisdictions should also consider modifying their housing rehabilitation programs to make financial assistance for accessibility improvements available for renters, as well as homeowners.

## 4. Lending and Insurance Practices

**Impediment A-13:** Conventional home purchase loans were a major loan source for Ventura County households. Substantially fewer households in the County applied for a government-backed loan—2,777 applications for government-backed loans compared to the 12,690 applications for conventional home purchase loans. Applicants also had higher approval rates for conventional home purchase loans than for government-backed purchase loans, regardless of income level.

The HMDA data available does not provide information on which loans were actually prime or sub-prime mortgage loan applications among conventional home purchase loans. It is likely that a number of households that in the past would have opted for government-backed loans were able to receive conventional loans through the sub-prime market. Sub-prime lenders generally have interest rates that are higher than those in the prime market. While sub-prime lending cannot in and of itself be equated with predatory lending, studies have shown a high incidence of predatory lending in the sub-prime market. Unlike the prime lending market, overly high approval rates in the sub-prime market is a potential cause for concern when the target clients are considered high-risk.

Approval rates differed significantly among the top lenders in Ventura County, from two percent (Beneficial Company, LLC) to 75 percent (Flagstar Bank). However, two of the three top lenders in Ventura County for 2008 (Countrywide and Wells Fargo) had approval rates that were higher than the average approval rate for the County as a whole (51 percent and 64 percent, respectively). Wells Fargo also had a high proportion of loans that were withdrawn by the applicant or closed for incompleteness (21 percent).

**Recommendation A-13:** Participating jurisdictions should review the lending patterns of all financial institutions that provide financial services to the jurisdictions and participate in jurisdiction-sponsored loan programs. Special attention should be directed to home purchase lending in lower income and minority concentration areas.

In selecting financial institutions to participate in housing programs, the participating jurisdictions should consider the lender's performance history with regard to home loans in Low/Moderate income areas and minority concentration areas, as well as the lender's activity in other Community Reinvestment Act (CRA) activities such as participation in affordable rental housing projects under programs such as bond financing, tax credit, or the Federal Home Loan Bank Affordable Housing Program.

**Impediment A-14:** HMDA data reveals that the racial/ethnic makeup of applicants for conventional home loans was not necessarily reflective of the racial/ethnic demographics of Ventura County. In 2000, 57 percent of Ventura residents were Non-Hispanic White. However, in 2003, Non-Hispanic Whites made up just 47 percent of all applicants, and in 2008, Non-Hispanic Whites were overrepresented in the applicant pool at 64 percent. By comparison, Hispanics made up 33 percent of Ventura County residents in 2000; yet, they have been consistently underrepresented in the applicant pool for conventional home loans (just 21 percent in 2003, and 25 percent in 2008). Similarly, Blacks comprised

approximately two percent of Ventura County residents in 2000, but have made up less than one percent of the applicant pool for conventional home loans in both 2003 and 2008.

Also, a difference in the approval rates for home purchase loans for Non-Hispanic White and non-White households existed in 2008. Among low income households (those earning 80 percent of AMI or less), Non-Hispanic Whites had the highest approval rates (67 percent) while Blacks had the lowest (36 percent). Blacks in the high income category (those earning 120 percent of AMI or more) also had noticeably lower approval rates (54 percent) than Non-Hispanic Whites (67 percent) and Asians (64 percent). Since it is assumed that most households in this income category are financially capable of purchasing homes, the discrepancy in home loan approval rates indicates a reason for concern. In the City of Oxnard, several lenders with large disparities in approval rates for majority versus minority applicants have also been identified.

**Recommendation A-14:** The fair housing service contractor(s) should monitor lending activities in the County and identify potential issues regarding redlining, credit steering, predatory lending, and fraudulent activities.

## 5. Demographics

**Impediment A-15:** Residential segregation refers to the degree to which groups live separately from one another. The term segregation historically has been linked to the forceful separation of racial groups. However, as more minorities move into suburban areas and outside of traditional urban enclaves, segregation is becoming increasingly self imposed. The dissimilarity index represents the percentage of one group that would have to move into a new neighborhood to achieve perfect integration with another group. An index score can range in value from 0, indicating complete integration, to 100, indicating complete segregation. In Ventura County, the dissimilarity indices reveal that the region is a moderately segregated community in which people of different races and ethnic backgrounds tended to live in relative isolation to one another. The highest level of segregation exists between Hispanics and Non-Hispanic Whites (58.1 percent) and the lowest between Asians and Non-Hispanic Whites (34 percent).

The Asian community within Oxnard is one ethnic group which has become more segregated over time—largely because of both economic and discriminatory barriers affecting the City’s Filipino population.

**Recommendation A-15:** Jurisdictions should continue to offer a range of housing options to allow the greatest residential mobility among its residents. Continued and expanded fair housing services would promote equal housing opportunities and help reduce residential segregation.

## B. New Impediments and Recommendations

The following is a list of new impediments and key recommendations.

### 1. Demographics

**Impediment B-1:** According to the 2000 Census, the racial/ethnic composition of Ventura County's population was: 57 percent White (non-Hispanic); 33 percent Hispanic; 5 percent Asian & Pacific Islander; 2 percent Black; 2 percent indicating two or more races; and less than 1 percent other ethnic groups (see Table 10). There is also a concentration of Mixteco population in the County based on comments from residents, staff, and fair housing service provider. However, no census data is available on this group.

Linguistic isolation can be an issue in the County's Hispanic and Asian populations. In 2000, approximately 28 percent of all Ventura County residents speak languages other than English at home, and only 15 percent speak English "less than very well." Linguistic isolation is slightly more prevalent among the Hispanic population. Approximately 27 percent of Ventura County residents speak Spanish at home and approximately 14 percent of these persons speak English "less than very well." In comparison, 4 percent of Ventura County residents speak Asian languages at home and less than 2 percent of these persons speak English "less than very well." Language barrier can be an impediment to accessing housing of choice. Participants of the fair housing workshops indicated that the Mixteco population has problems accessing services and information due to language barriers.

**Recommendation B-1:** Currently, all jurisdictions have bi-lingual capabilities to serve Spanish speaking residents. All jurisdictions should continue bi-lingual efforts and consider expanding the number of languages offered.

**Impediment B-2:** Ventura County has one of the highest Median Incomes in the State and the nation. The majority of households in Ventura County earned middle and upper incomes in 1999. However, 21 percent of the households are considered lower and moderate income, earning less than 80 percent of the County Area Median Income (AMI). Among the household types, elderly and other households had the highest proportion of extremely low income households, at 18 percent and 12 percent, respectively.

At least 35 percent of renter-households in every jurisdiction in Ventura County had a housing cost burden. Rates of renter cost burden were highest in the cities of Fillmore, Moorpark, and Santa Paula. While housing affordability per se is not a fair housing issue, when minority, senior, and disabled households are disproportionately impacted by housing cost burden issues, housing affordability has a fair housing implication.

Also, housing affordability tends to disproportionately affect minority populations. In Ventura County, Hispanic (56 percent) and Black (42 percent) households had a considerably higher percentage of lower- and moderate-income households than the County as a whole (36 percent). Non-Hispanic Whites (30 percent) had the lowest proportion of households in the lower- and moderate-income categories. In this regard, housing affordability is a fair housing concern.

**Recommendation B-2:** Jurisdictions should continue to expand its housing stock to accommodate a range of housing options and income levels.

## 2. Housing Market Conditions

**Impediment B-3:** Nearly 68 percent of Ventura County housing stock was over 30 years of age in 2000. The cities of Ojai, Santa Paula, and the City of Ventura have the largest proportions of housing units

potentially in need of rehabilitation. Home rehabilitation can be an obstacle for senior homeowners with fixed incomes and mobility issues.

**Recommendation B-3:** All jurisdictions should continue operating their housing rehabilitation programs. The cities of Ojai, Santa Paula and Ventura should increase their efforts to promote their housing rehabilitation programs.

Jurisdictions should also consider modifying their housing rehabilitation programs to make financial assistance for accessibility improvements available for renters, as well as homeowners.

### 3. Public Policies

**Impediment B-4:** A Housing Element found by HCD to be in compliance with state law is presumed to have adequately addressed its policy constraints. According to HCD, of the 11 participating jurisdictions (including the County), only two jurisdictions (Camarillo and Port Hueneme) have current Housing Elements that comply with State law at the writing of this AI.

**Recommendation B-4:** The remaining jurisdictions should pursue State certification of the Housing Element.

**Impediment B-5:** California court cases have ruled that a definition of “family” that: 1) limits the number of persons in a family; 2) specifies how members of the family are related (i.e. by blood, marriage or adoption, etc.), or 3) a group of not more than a certain number of unrelated persons as a single housekeeping unit, is invalid. A Zoning Ordinance also cannot regulate residency by discrimination between biologically related and unrelated persons. Furthermore, a zoning provision cannot regulate or enforce the number of persons constituting a family. Currently, Zoning Ordinances for Camarillo, Port Hueneme, and Thousand Oaks include definitions of “family” that constitutes a potential impediment to fair housing choice.

**Recommendation B-5:** The cities of Camarillo, Port Hueneme and Thousand Oaks should consider amending the definition of “family” in their Zoning Ordinances.

**Impediment B-6:** California Government Code Section 65915 provides that a local government shall grant a density bonus of at least 20 percent (five percent for condominiums) and an additional incentive, or financially equivalent incentive(s), to a developer of affordable housing. The statute includes a sliding scale of bonuses depending on the amount of affordable units developed. As of August 2009, only Zoning Ordinances for Moorpark, Oxnard, Santa Paula and Thousand Oaks specified density bonus provisions in accordance with State law.

**Recommendation B-6:** The jurisdictions of Camarillo, Fillmore, Ojai, Port Hueneme, Simi Valley, Ventura and the County of Ventura should consider amending their density bonus provisions to comply with State law.

**Impediment B-7:** Communities that require an especially high number of parking spaces per dwelling unit can negatively impact the feasibility of producing affordable housing by reducing the achievable number of dwelling units per acre, increasing development costs, and thus restrict the range of housing types constructed in a community. Moorpark has parking standards for multiple-family uses that make



little or no distinction between parking required for smaller units (one or two bedrooms) and larger units (three or more bedrooms). Because smaller multiple-family units are often the most suitable type of housing for seniors and persons with disabilities, requiring the same number parking spaces as larger multiple-family units can be a constraint on the construction of units intended to serve these populations.

**Recommendation B-7:** The City of Moorpark should consider amending their multi-family parking requirements to differentiate between smaller units, of one or two bedrooms, and larger units, of three or more bedrooms.

**Impediment B-8:** Zoning Ordinances should also avoid “pyramid or cumulative zoning” (e.g. permitting lower-density single-family uses in zones intended for higher density multi-family uses). Pyramid or cumulative zoning schemes could limit the amount of lower-cost multiple-family residential uses in a community and be a potential impediment to fair housing choice. Most jurisdictions in Ventura County have some form of pyramid zoning and permitting single family residential uses in multiple-family zones is the most prevalent example. Fillmore and Simi Valley are the only jurisdictions that do not have a form of pyramid zoning.

**Recommendation B-8:** The jurisdictions of Camarillo, Moorpark, Ojai, Oxnard, Port Hueneme, Santa Paula, Thousand Oaks, Ventura and the County of Ventura should consider amending their Zoning Ordinances to avoid “pyramid or cumulative zoning.”

**Impediment B-9:** California law requires local jurisdictions to adopt ordinances that establish the conditions under which second units are permitted. Second units cannot be prohibited in residential zones unless a local jurisdiction establishes that such action may limit housing opportunities in the region and finds that second units would adversely affect the public health, safety, and welfare in residential zones. The State’s second unit law was amended in September 2002 to require use of a ministerial, rather than discretionary, process for reviewing and approving second units.

Most jurisdictions in the County have amended their Zoning Ordinances and currently permit second unit development via a variety of review processes such as a zoning clearance or an administrative permit. However, Fillmore and Moorpark require approval of a discretionary permit and Oxnard does not provide for second dwelling units within the coastal zone. Because second dwelling units can be an important source of suitable and affordable type of housing for seniors and persons with disabilities, overly restrictive or conflicting provisions for these units can be considered an impediment to fair housing choice.

**Recommendation B-9:** Fillmore and Moorpark should remove the discretionary permit approvals required for second units.

**Impediment B-10:** State law requires local governments to permit manufactured or mobile homes meeting federal safety and construction standards on a permanent foundation in all single-family residential zoning districts (Section 65852.3 of the California Government Code). Currently, the Thousand Oaks Zoning Ordinance does not explicitly accommodate manufactured or mobile homes in single-family residential zoning districts consistent with State law. Because these units can be a source of affordable housing for lower-income individuals, including seniors and the disabled, overly restrictive regulation of these uses can indirectly impede fair housing choice.

**Recommendation B-10:** The City of Thousand Oaks should consider making explicit provisions in its Zoning Ordinance for manufactured homes within single-family residential zoning districts.

**Impediment B-11:** A number of jurisdictions are not compliant with the Lanterman Act or do not include provisions for residential care facilities serving more than seven persons. Camarillo and Thousand Oaks do not have provisions for residential care facilities in their Zoning Ordinances. Ojai and Santa Paula do not explicitly permit licensed residential care facilities serving six or fewer persons by right in family residential zones. While Oxnard does comply with the Lanterman Act, the City limits the number of individuals that can occupy larger residential care facilities. Furthermore, most Zoning Ordinances do not address the non-licensed residential care facilities.

**Recommendation B-11:** The jurisdictions of Camarillo, Ojai, Oxnard, Santa Paula and Thousand Oaks should consider amending their Zoning Ordinances to comply with the Lanterman Act. All jurisdictions should make provisions for non-licensed residential care facilities (see discussions under transitional and supportive housing).

**Impediment B-12:** Recent changes in State law (SB 2) require that local jurisdictions make provisions in the zoning code to permit emergency shelters by right in at least one zoning district where adequate capacity is available to accommodate at least one year-round shelter. Local jurisdictions may, however, establish standards to regulate the development of emergency shelters. Failure to explicitly permit or conditionally permit emergency shelters is prevalent among jurisdictions in Ventura County. So far, only the City of Simi Valley has addressed the SB 2 requirement.

**Recommendation B-12:** All jurisdictions, with the exception of Simi Valley, should amend their Zoning Ordinances to permit emergency shelters by right in at least one zone to comply with State law.

**Impediment B-13:** State law (AB 2634 and SB 2) requires local jurisdictions to address the provisions for transitional and supportive housing. Pursuant to SB 2, transitional and supportive housing constitutes a residential use and therefore local governments cannot treat it differently from other types of residential uses (e.g., requiring a use permit when other residential uses of similar function do not require a use permit). As of August 2009, no jurisdiction in Ventura County included provisions for supportive housing in their Zoning Ordinance. Transitional housing is conditionally permitted in some districts in Camarillo, Ojai, Santa Paula, and Simi Valley.

**Recommendation B-13:** All jurisdictions should amend their Zoning Ordinances to include explicit provisions for supportive housing. The cities of Fillmore, Moorpark, Oxnard, Thousand Oaks, Ventura and the County of Ventura should consider amending their Zoning Ordinances to include provisions for transitional housing.

**Impediment B-14:** AB 2634 also mandates that local jurisdiction address the provision of housing options for extremely low income households, including Single Room Occupancy units (SRO). Currently, only the cities of Camarillo, Oxnard, and Santa Paula provide for SRO units. SRO units are one of the most traditional forms of affordable private housing for lower income individuals, including seniors and persons with disabilities. These protected classes are required to have suitable housing options, which SRO's provide.

**Recommendation B-14:** All jurisdictions, with the exception of Camarillo, Oxnard, and Santa Paula, should consider amending their Zoning Ordinances to include provisions for SROs.



**Appendix D:**  
**Citizen Participation Plan**



**COUNTY OF VENTURA ENTITLEMENT AREA  
CONSOLIDATED PLAN  
CITIZEN PARTICIPATION PLAN  
(Revised May 7, 2013\*)**

**Table of Contents**

<b>Part I – Introduction .....</b>	<b>1</b>
<b>Part II – Consolidated Plan and Annual Action Plan Preparation .....</b>	<b>2</b>
A. Public Hearings .....	2
B. Public Outreach and Access .....	3
<b>Part III – Technical Assistance .....</b>	<b>4</b>
<b>Part IV – Program Income Reuse Plan .....</b>	<b>4</b>
<b>Part V – Amendments .....</b>	<b>4</b>
<b>Part VII – Displacement of Persons .....</b>	<b>6</b>
<b>Part VIII – Availability .....</b>	<b>6</b>
<b>Part IX – Citizen Participation Coordinator .....</b>	<b>7</b>
<b>Part X – Comments and Complaints.....</b>	<b>7</b>
<b>Part XI – Contingency Plan in the Event of an Emergency/Disaster.....</b>	<b>7</b>

**\*Revised**

January 15, 2002 approved by the Board of Supervisors in conjunction with the Section 108 Loan application.

May 15, 2002 modified administratively to include HOME and ESG programs in “substantial change” definition.

November 25, 2008 modified to address comments provided during a HUD Monitoring visit and update administrative tasks.

May 4, 2010 approved by the Board of Supervisors in conjunction with the new Consolidated and Annual Action Plan.

May 7, 2013 modified to address sole administrative function of the EA grant by the County of Ventura, modify verbiage to clarify Part VI-Amendments and consolidate outreach requirements for plans preparation.

## Part I – Introduction

The U.S. Department of Housing and Urban Development (HUD) requires a community receiving funding under Community Planning and Development formula grant programs to submit to HUD a Consolidated Plan of the community's objectives for housing and community development. This plan must address unmet public service and housing needs of low-income persons and families, and provide a five-year strategic plan and an annual plan for each of the five designated years to meet those needs.\*\*

The formula grant programs include but are not limited to Community Development Block Grant (CDBG), Emergency Solutions Grants (ESG), HOME Investment Partnerships (HOME), and Housing Opportunities for Persons With Aids (HOPWA).

An important component in both the preparation and maintenance of the County of Ventura Entitlement Area's Consolidation Plan and Annual Action Plan is a Citizen Participation Plan which must provide for and encourage citizens, including minorities, non-English speaking persons and persons with mobility, visual, or hearing impairments to participate in the development of these plans, any substantial amendments to these plans and the Consolidated Annual Performance and Evaluation Report (CAPER). In addition, coordination with the various housing authorities within the Entitlement Area is an essential component of the Citizen Participation Plan and will be implemented as required.

The Citizen Participation Plan is designed to specifically encourage participation in the development of the Consolidated Plan and/or Annual Action Plan by low- and moderate-income persons, particularly residents of slum and blighted areas or predominately low- and moderate-income neighborhoods, where HUD program funding is proposed to be used. Low-income person means a member of a family that has an income equal to or less than the Section 8 very low-income limit established by HUD. Unrelated individuals shall be considered as one-person families for this purpose. Moderate-income person means a member of a family that has an income equal to or less than the Section 8 low-income limit and greater than the Section 8 very low-income limit, established by HUD. Unrelated individuals shall be considered as one-person families for this purpose.

\*\* These requirements are detailed in the [Federal Register](#) of January 5, 1995, Part VI, Department of Housing and Urban Development, Office of the Secretary, 24 CFR Part 91, et al., Consolidated Submission for Community Planning and Development Programs; Final Rule.



## **Part II – Consolidated Plan and Annual Action Plan Preparation**

The Consolidated Plan is typically a five-year strategic plan to address unmet public service and housing needs of low-income persons and families within the Entitlement Area. For each of the five years, an Annual Action Plan is developed in preparation for the subsequent grant year which identifies specific activities, goals and funding allocations. The Citizen Participation Plan addresses both preparation cycles alike and are therefore presented in this section together.

### **A. Public Hearings**

1. The county shall hold a minimum of two public hearings in preparation of the Consolidated Plan and/or Annual Action Plan. Two are required; additional public hearings are optional as necessary or desired. The purpose of these hearings is to obtain citizens' comments on the unmet needs of low- and moderate-income persons regarding housing, community and economic development and public service. To accomplish this requirement, the county and the participating cities may hold joint hearings or separate public hearings within each jurisdiction as necessary.
  - a. The first public hearing will be held to initialize the development process of each plan. Community needs and priorities are presented by county and city staff and public comments are received. Applications are made available for the next grant year Annual Action Plan. This meeting is mandatory for all applicants.
  - b. In preparation of the Consolidated Plan, a second public hearing may be held to solicit public comment on activities which could be implemented to address the unmet needs identified at the first public hearing.

In preparation of the Annual Action Plan, a second public hearing will be held by the county and the participating cities prior to the adoption of the proposed plan by the Board of Supervisors. The purpose of this hearing is to obtain citizens' comments on proposed activities and funding allocations. This meeting is mandatory for all applicants.
  - c. A final public hearing will be held to obtain citizens' comments on proposed activities and to present the Consolidated Plan and/or the Annual Action Plan to the Board of Supervisors for approval.
2. The public hearings will be held in the Ventura County Government Center and/or in facilities in or adjacent to low/moderate income neighborhoods. The hearing presenting the Consolidated Plan and/or Annual Action Plan will be held in the Board of Supervisors Hearing Room. City public hearings may also be held in City Council chambers or in facilities in or adjacent to low/moderate income neighborhoods.

3. At least one of the public hearings may be scheduled during the evening to ensure the maximum attendance by residents. Persons with mobility, visual or hearing impairments shall be accommodated, upon request, with at least 72 hours notice prior to the hearing date. A Spanish language translator shall be provided at each hearing and other translators may be made available upon request.
4. The hearings shall be announced in at least one newspaper of general circulation in English. (Circulation should be countywide for county public hearings and a minimum of citywide for city public hearings.) The announcement may also appear in at least one Spanish language newspaper of general circulation, if appropriate. The hearings may also be announced as a public announcement on radio stations as appropriate and announced through an informational flyer distributed/posted by Housing Authorities, public service and other organizations. At least one Spanish language radio station may be informed and the flyer may be prepared in Spanish. The announcement for the first public hearing will also be mailed to the current list of HUD partners, subrecipients and other interested parties in the County of Ventura.
5. The hearings shall be announced a minimum of 10 days in advance of the proposed meeting dates. The public notice shall contain information sufficient to permit informed comment about the subject of the hearings.
6. A public hearing announcement will be forwarded to the pertinent housing authorities with a request to forward the information to its public housing residents.
7. The notices for the County of Ventura public hearings will be posted on the County Executive Office, HUD Programs web page.

**B. Public Outreach and Access**

1. Prior to the adoption of the Consolidated Plan and/or Annual Action Plan by the Board of Supervisors (and in conjunction with the second required hearing) the following information shall be made available to citizens, public agencies and other interested parties:
  - a. Amount of funds available for the proposed plan (including program income).
  - b. Range of activities that may be undertaken.
  - c. Activities and funds that will benefit persons of extremely-low, low and moderate income.
  - d. Plans to minimize displacement in compliance with, the Uniform Relocation Act and Real Property Acquisition Policies Act of 1970, as amended.
2. A summary of the proposed Consolidated Plan and/or Annual Action Plan (Part II – B. 1 above) shall be published in at least one newspaper of countywide circulation

and the announcement may also appear in at least one Spanish language newspaper of general circulation. Public service announcements may also be provided for local radio stations. The summary shall describe the contents and purpose of the plan(s) and include a list of the locations where copies of the entire plan(s) may be examined. As a minimum, copies of the proposed plan(s) shall be available for public review at City Halls located in Fillmore, Moorpark, Ojai, Port Hueneme, Santa Paula, and the County Executive Office of the County of Ventura.

3. The full Consolidated Plan and/or Annual Action Plan shall be made available on the County Executive Office HUD Programs web page.
4. The Consolidated Plan and/or Annual Action Plan shall be made available for public comments for a minimum of 30 days prior to submission to HUD.
5. Citizens are encouraged to participate in an advisory role in the planning, implementation, and assessment of the projects recommended under the plan(s).

### **Part III – Technical Assistance**

The county shall provide, upon request, technical assistance to groups representative of extremely low- and low- income residents wishing to develop proposals for funding assistance under any of the programs covered by the Consolidated Plan to be included in the Annual Action Plan. Technical assistance will include an overview of the purpose of the HUD funded programs and requirements. The county shall determine the level and type of assistance consistent with HUD policies and regulations.

### **Part IV – Program Income Reuse Plan**

The county shall reallocate program income into the program or activity that generated the income, unless that activity no longer exists. In this case, funds will be reallocated in accordance with guidelines in the next section of this plan.

### **Part V – Amendments**

1. The county shall amend the Consolidated Plan/Annual Action Plan when:
  - a. An activity described in the approved plan is canceled;
  - b. An activity not previously described in the approved plan is added; or
  - c. A change in the purpose, scope, location, or beneficiaries of an activity occurs.

2. Amendments are considered substantial changes and require official action when:
  - a. Grant funds are allocated to a new activity for the first time, and/or
  - b. A funding increase in a current activity, or a change in the use of funding from one eligible activity to another, which represents:
    - I. More than \$100,000 in CDBG funding,
    - II. More than \$100,000 in HOME funding, or
    - III. More than \$30,000 in ESG funding.

3. Changes which are less than substantial are changes which represent less than the amounts listed in Part IV, 2, b above, and which do not have a significant impact on the project's purpose, scope, location, or beneficiaries.

If an activity not identified for funding in the current program year, but is the same or similar to an activity that was funded in a previous program year, and receives funding less than the amounts listed in Part IV, 2, b above, and there is no significant change in the project (purpose, scope, location, or beneficiaries), it is not considered a substantial change.

4. Administration of amendments will be handled as follows:
  - a. Amendments which are defined as substantial changes shall be posted on the County of Ventura HUD Grants webpage and noticed in at least one newspaper of general circulation a minimum of 30 days prior to action by the Board of Supervisors and implementation. Depending upon the amendment and/or the project area, the notice may appear in both an English and Spanish newspaper which targets the area of interest.
  - b. Amendments which are defined as less than substantial may be made effective administratively or by Board of Supervisors' action (public notice and hearing) depending upon the nature of the amendment.
5. Amendments to the Citizen Participation Plan may be considered substantial as determined by the county based on the nature of the amendment.
6. All amendments (substantial and other) will be forwarded to HUD annually or as appropriate. A summary of public comments or views will be attached to the substantial amendment of the plan.

## **Part VI – Consolidated Annual Performance and Evaluation Report (CAPER)**

1. The county will prepare the CAPER as required at the close of the grant year which shall be made available for public comment for a minimum of 15 days prior to submission to HUD.
2. The CAPER will be available similar to the Consolidated Plan and Annual Action Plan as outlined in Part II – B. 2 and 3.
3. The public comments will be considered and responded to as appropriate with a summary of the comments attached to the CAPER for submittal to HUD.

## **Part VII – Displacement of Persons**

The Citizen Participation Plan must, as required by 24 CFR Part 91, Section 91.105, "set forth the jurisdiction's plans to minimize displacement of persons and to assist any persons displaced...."

The county and participating jurisdictions will, as much as possible, pursue projects which promote affordable housing, i.e., new construction and rehabilitation, which will not dislocate persons or families. (Some temporary relocation may be required for rehabilitation projects). If permanent relocation is necessary (due to the acquisition of an occupied residence planned for major reconstruction or demolition, etc.), the county and participating jurisdictions will comply with the Uniform Relocation and Real Property Acquisition Policies Act of 1970 as amended, which establishes types and levels of assistance required depending upon the circumstances. Certification of compliance is included in the Ventura County Consolidated Plan.

The county has on file its Residential Anti-displacement and Relocation Assistance Plan as required under Section 104(d) of the Housing and Community Development Act of 1974, as amended, which pertains to any activity assisted with funding under the CDBG, ESG or HOME programs.

## **Part VIII – Availability**

1. The Consolidated Plan, Annual Action Plans, substantial amendments, CAPER and the Citizen Participation Plan will be available to the public, including the availability of materials in a form accessible to persons with disabilities, upon request.
2. The Consolidated Plan, Annual Action Plans, CAPER, the Citizen Participation Plan and the Uniform Relocation and Real Property Acquisition Policies Act of 1970 as amended, will be available for review at the County of Ventura, County Executive

Office, Ventura County Government Center, Administration Building, 800 South Victoria Avenue, Ventura, CA, 93009, during working hours.

3. The county and participating cities will provide citizens, public agencies, and other interested parties with reasonable and timely access to information and records relating to the Consolidated Plan and the county's use of assistance under the programs covered by the Consolidated Plan during the preceding five years.

## **Part IX – Citizen Participation Coordinator**

1. The Citizen Participation Coordinator shall be the CDBG Management Analyst in the Ventura County Executive Office.
2. The Citizen Participation Coordinator shall make past and present programmatic and funding information available to citizens during all phases of the HUD Community Planning and Development Program cycle, upon request.

## **Part X – Comments and Complaints**

1. The county shall consider all verbal or written comments or views of citizens received at the public hearings in preparing the final Consolidated Plan, Annual Action Plans, amendments to these plans, Section 108 Loan applications, CAPER or the Citizen Participation Plan.
2. A summary of these comments or views shall be attached to the final Consolidated Plan, Annual Action Plans, amendments of these plans, CAPER or Citizen Participation Plan and submitted to HUD as appropriate.
3. The county will respond, in writing, to complaints or grievances within 15 days, where practical.

## **Part XI – Contingency Plan in the Event of an Emergency/Disaster**

1. In the event of an emergency or disaster that presents a serious and immediate threat to the health and welfare of the citizens of the county, the noticing requirements for public hearings shall be reduced to ten calendar days.
2. Reprogramming of funds in the event of such an emergency will require approval by the County Board of Supervisors when they are in session or ratification of the reallocation when the Board is dark.

**Appendix E:**  
**Detailed Income Data on Special Needs Populations**





City of Camarillo									
	Extremely-Low Income		Very-Low Income		Low Income		Moderate and Upper		Total
Non-Hispanic White	1,350	75.5%	1,674	83.7%	2,350	79.7%	11,860	80.5%	17,234
Black or African American	40	2.2%	-	0.0%	75	2.5%	234	1.6%	349
American Indian or Alaska Native	-	0.0%	4	0.2%	-	0.0%	38	0.3%	42
Hispanic or Latino	225	12.6%	204	10.2%	369	12.5%	1,404	9.5%	2,202
Asian	115	6.4%	79	4.0%	70	2.4%	875	5.9%	1,139
Pacific Islander	-	0.0%	-	0.0%	4	0.1%	19	0.1%	23
Other	57	3.2%	38	1.9%	80	2.7%	308	2.1%	482
<b>Total 100% per Income Category</b>	<b>1,787</b>	<b>100.0%</b>	<b>1,999</b>	<b>100.0%</b>	<b>2,948</b>	<b>100.0%</b>	<b>14,738</b>	<b>100.0%</b>	<b>21,472</b>
Elderly	1,029	57.6%	1,089	54.5%	1,293	43.9%	3,189	21.6%	6,600
Disabled	499	27.9%	438	21.9%	594	20.1%	1,895	12.9%	3,427

## SOCDS CHAS Data: Housing Problems Output for White Non-Hispanic Households

Name of Jurisdiction: Camarillo city, California				Source of Data: CHAS Data Book		Data Current as of: 2000			
Household by Type, Income, & Housing Problem	Renters				Owners				Total Households
	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Renters	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Owners	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	
1. Household Income <=50% MFI	595	415	239	1,249	1,350	270	155	1,775	3,024
2. Household Income <=30% MFI	300	115	115	530	585	140	95	820	1,350
% with any housing problems	65	52.2	60.9	61.3	70.9	89.3	68.4	73.8	68.9
3. Household Income >30 to <=50% MFI	295	300	124	719	765	130	60	955	1,674
% with any housing problems	72.9	80	96.8	80	34.6	92.3	83.3	45.5	60.3
4. Household Income >50 to <=80% MFI	165	435	120	720	1,035	450	145	1,630	2,350
% with any housing problems	60.6	59.8	87.5	64.6	23.2	81.1	75.9	43.9	50.2
5. Household Income >80% MFI	350	1,175	655	2,180	2,600	6,090	990	9,680	11,860
% with any housing problems	20	19.1	11.5	17	8.3	20.9	30.3	18.5	18.2
6. Total Households	1,110	2,025	1,014	4,149	4,985	6,810	1,290	13,085	17,234
% with any housing problems	52.3	38.8	36.5	41.8	22.8	27.7	40.7	27.1	30.6

## SOCDS CHAS Data: Housing Problems Output for Black Non-Hispanic Households

Name of Jurisdiction: Camarillo city, California				Source of Data: CHAS Data Book		Data Current as of: 2000			
Household by Type, Income, & Housing Problem	Renters				Owners				Total Households
	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Renters	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Owners	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	
1. Household Income <=50% MFI	0	20	0	20	10	10	0	20	40
2. Household Income <=30% MFI	0	20	0	20	10	10	0	20	40
% with any housing problems	N/A	100	N/A	100	100	100	N/A	100	100
3. Household Income >30 to <=50% MFI	0	0	0	0	0	0	0	0	0
% with any housing problems	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
4. Household Income >50 to <=80% MFI	0	40	0	40	20	15	0	35	75
% with any housing problems	N/A	0	N/A	0	100	100	N/A	100	46.7
5. Household Income >80% MFI	4	30	30	64	45	85	40	170	234
% with any housing problems	0	0	0	0	44.4	23.5	25	29.4	21.4
6. Total Households	4	90	30	124	75	110	40	225	349
% with any housing problems	0	22.2	0	16.1	66.7	40.9	25	46.7	35.8

## SOCDS CHAS Data: Housing Problems Output for Native American Non-Hispanic Households

Name of Jurisdiction: Camarillo city, California				Source of Data: CHAS Data Book		Data Current as of: 2000			
Household by Type, Income, & Housing Problem	Renters				Owners				Total Households
	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Renters	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Owners	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	
1. Household Income <=50% MFI	N/A	N/A	N/A	4	N/A	N/A	N/A	0	4
2. Household Income <=30% MFI	N/A	N/A	N/A	0	N/A	N/A	N/A	0	0
% with any housing problems	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3. Household Income >30 to <=50% MFI	N/A	N/A	N/A	4	N/A	N/A	N/A	0	4
% with any housing problems	N/A	N/A	N/A	100	N/A	N/A	N/A	N/A	100
4. Household Income >50 to <=80% MFI	N/A	N/A	N/A	0	N/A	N/A	N/A	0	0
% with any housing problems	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
5. Household Income >80% MFI	N/A	N/A	N/A	14	N/A	N/A	N/A	24	38
% with any housing problems	N/A	N/A	N/A	100	N/A	N/A	N/A	16.7	47.4
6. Total Households	N/A	N/A	N/A	18	N/A	N/A	N/A	24	42
% with any housing problems	N/A	N/A	N/A	100	N/A	N/A	N/A	16.7	52.4

## SOCDS CHAS Data: Housing Problems Output for Hispanic Households

Name of Jurisdiction: Camarillo city, California				Source of Data: CHAS Data Book		Data Current as of: 2000			
Household by Type, Income, & Housing Problem	Renters				Owners				Total Households
	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Renters	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Owners	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	
1. Household Income <=50% MFI	35	250	65	350	45	34	0	79	429
2. Household Income <=30% MFI	35	110	30	175	35	15	0	50	225
% with any housing problems	42.9	90.9	50	74.3	71.4	100	N/A	80	75.6
3. Household Income >30 to <=50% MFI	0	140	35	175	10	19	0	29	204
% with any housing problems	N/A	89.3	100	91.4	100	21.1	N/A	48.3	85.3
4. Household Income >50 to <=80% MFI	0	155	30	185	40	130	14	184	369
% with any housing problems	N/A	71	50	67.6	0	69.2	71.4	54.3	61
5. Household Income >80% MFI	10	325	50	385	54	845	120	1,019	1,404
% with any housing problems	100	43.1	0	39	7.4	30.2	33.3	29.3	32
6. Total Households	45	730	145	920	139	1,009	134	1,282	2,202
% with any housing problems	55.6	65.1	44.8	61.4	28.1	36.1	37.3	35.3	46.2

## SOCDS CHAS Data: Housing Problems Output for Asian Non-Hispanic Households

Name of Jurisdiction: Camarillo city, California				Source of Data: CHAS Data Book		Data Current as of: 2000			
Household by Type, Income, & Housing Problem	Renters				Owners				Total Households
	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Renters	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Owners	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	
1. Household Income <=50% MFI	N/A	N/A	N/A	84	N/A	N/A	N/A	110	194
2. Household Income <=30% MFI	N/A	N/A	N/A	65	N/A	N/A	N/A	50	115
% with any housing problems	N/A	N/A	N/A	53.8	N/A	N/A	N/A	80	65.2
3. Household Income >30 to <=50% MFI	N/A	N/A	N/A	19	N/A	N/A	N/A	60	79
% with any housing problems	N/A	N/A	N/A	78.9	N/A	N/A	N/A	100	94.9
4. Household Income >50 to <=80% MFI	N/A	N/A	N/A	25	N/A	N/A	N/A	45	70
% with any housing problems	N/A	N/A	N/A	60	N/A	N/A	N/A	55.6	57.1
5. Household Income >80% MFI	N/A	N/A	N/A	180	N/A	N/A	N/A	695	875
% with any housing problems	N/A	N/A	N/A	16.7	N/A	N/A	N/A	38.8	34.3
6. Total Households	N/A	N/A	N/A	289	N/A	N/A	N/A	850	1,139
% with any housing problems	N/A	N/A	N/A	32.9	N/A	N/A	N/A	46.5	43

# **SOCDS CHAS Data: Housing Problems Output for Pacific Islander Non-Hispanic Households**

Name of Jurisdiction: Camarillo city, California				Source of Data: CHAS Data Book		Data Current as of: 2000			
Household by Type, Income, & Housing Problem	Renters				Owners				Total Households
	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Renters	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Owners	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	
1. Household Income <=50% MFI	N/A	N/A	N/A	0	N/A	N/A	N/A	0	0
2. Household Income <=30% MFI	N/A	N/A	N/A	0	N/A	N/A	N/A	0	0
% with any housing problems	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3. Household Income >30 to <=50% MFI	N/A	N/A	N/A	0	N/A	N/A	N/A	0	0
% with any housing problems	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
4. Household Income >50 to <=80% MFI	N/A	N/A	N/A	4	N/A	N/A	N/A	0	4
% with any housing problems	N/A	N/A	N/A	0	N/A	N/A	N/A	N/A	0
5. Household Income >80% MFI	N/A	N/A	N/A	15	N/A	N/A	N/A	4	19
% with any housing problems	N/A	N/A	N/A	0	N/A	N/A	N/A	0	0
6. Total Households	N/A	N/A	N/A	19	N/A	N/A	N/A	4	23
% with any housing problems	N/A	N/A	N/A	0	N/A	N/A	N/A	0	0

## SOCDS CHAS Data: Housing Problems Output for Mobility & Self Care Limitation

Name of Jurisdiction: Camarillo city, California				Source of Data: CHAS Data Book		Data Current as of: 2000			
Household by Type, Income, & Housing Problem	Renters				Owners				Total Households
	Extra Elderly 1 & 2 Member Households	Elderly 1 & 2 Member Households	All Other Households	Total Renters	Extra Elderly 1 & 2 Member Households	Elderly 1 & 2 Member Households	All Other Households	Total Owners	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	
1. Household Income <=50% MFI	180	64	135	379	400	95	63	558	937
2. Household Income <=30% MFI	100	50	90	240	210	45	4	259	499
% with any housing problems	55	60	72.2	62.5	76.2	77.8	100	76.8	69.9
3. Household Income >30 to <=50% MFI	80	14	45	139	190	50	59	299	438
% with any housing problems	68.8	28.6	100	74.8	21.1	50	93.2	40.1	51.1
4. Household Income >50 to <=80% MFI	44	10	40	94	275	130	95	500	594
% with any housing problems	90.9	0	62.5	69.1	21.8	34.6	52.6	31	37
5. Household Income >80% MFI	70	25	180	275	465	340	815	1,620	1,895
% with any housing problems	42.9	0	38.9	36.4	4.3	14.7	19	13.9	17.2
6. Total Households	294	99	355	748	1,140	565	973	2,678	3,426
% with any housing problems	61.2	34.3	57.7	56	24.6	27.4	27.1	26.1	32.6



City of Fillmore									
	Extremely-Low Income		Very-Low Income		Low Income		Moderate and Upper		Total
Non-Hispanic White	197	28.7%	250	37.9%	315	40.7%	814	49.9%	1,576
Black or African American	-	0.0%	-	0.0%	-	0.0%	4	0.2%	4
American Indian or Alaska Native	-	0.0%	4	0.6%	-	0.0%	10	0.6%	14
Hispanic or Latino	459	66.9%	385	58.4%	435	56.2%	738	45.3%	2,019
Asian	-	0.0%	4	0.6%	-	0.0%	14	0.9%	18
Pacific Islander	-	0.0%	-	0.0%	-	0.0%	4	0.2%	4
Other	30	4.4%	16	2.4%	24	3.1%	46	2.8%	114
<b>Total 100% per Income Category</b>	<b>686</b>	<b>100.0%</b>	<b>659</b>	<b>100.0%</b>	<b>774</b>	<b>100.0%</b>	<b>1,630</b>	<b>100.0%</b>	<b>3,749</b>
Elderly	239	34.8%	145	22.0%	140	18.1%	260	16.0%	784
Disabled	235	34.3%	119	18.1%	189	24.4%	287	17.6%	831

### SOCDS CHAS Data: Housing Problems Output for Asian Non-Hispanic Households

[illegible]

# **SOCDS CHAS Data: Housing Problems Output for White Non-Hispanic Households**

Name of Jurisdiction: Fillmore city, California				Source of Data: CHAS Data Book		Data Current as of: 2000			
Household by Type, Income, & Housing Problem	Renters				Owners				Total Households
	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Renters	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Owners	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	
1. Household Income <=50% MFI	79	100	39	218	140	39	50	229	447
2. Household Income <=30% MFI	69	50	14	133	45	4	15	64	197
% with any housing problems	94.2	70	28.6	78.2	55.6	100	100	68.8	75.1
3. Household Income >30 to <=50% MFI	10	50	25	85	95	35	35	165	250
% with any housing problems	100	100	60	88.2	31.6	100	71.4	54.5	66
4. Household Income >50 to <=80% MFI	10	50	40	100	115	90	10	215	315
% with any housing problems	100	80	62.5	75	8.7	44.4	100	27.9	42.9
5. Household Income >80% MFI	20	80	24	124	225	420	45	690	814
% with any housing problems	50	18.8	16.7	23.4	6.7	22.6	33.3	18.1	18.9
6. Total Households	109	230	103	442	480	549	105	1,134	1,576
% with any housing problems	87.2	60.9	46.6	64	16.7	31.7	61.9	28.1	38.2

## SOCDS CHAS Data: Housing Problems Output for Black Non-Hispanic Households

Name of Jurisdiction: Fillmore city, California				Source of Data: CHAS Data Book		Data Current as of: 2000			
Household by Type, Income, & Housing Problem	Renters				Owners				Total Households
	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Renters	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Owners	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	
1. Household Income <=50% MFI	0	0	0	0	0	0	0	0	0
2. Household Income <=30% MFI	0	0	0	0	0	0	0	0	0
% with any housing problems	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3. Household Income >30 to <=50% MFI	0	0	0	0	0	0	0	0	0
% with any housing problems	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
4. Household Income >50 to <=80% MFI	0	0	0	0	0	0	0	0	0
% with any housing problems	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
5. Household Income >80% MFI	0	0	0	0	0	4	0	4	4
% with any housing problems	N/A	N/A	N/A	N/A	N/A	100	N/A	100	100
6. Total Households	0	0	0	0	0	4	0	4	4
% with any housing problems	N/A	N/A	N/A	N/A	N/A	100	N/A	100	100

## SOCDS CHAS Data: Housing Problems Output for Hispanic Households

Name of Jurisdiction: Fillmore city, California				Source of Data: CHAS Data Book		Data Current as of: 2000			
Household by Type, Income, & Housing Problem	Renters				Owners				Total Households
	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Renters	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Owners	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	
1. Household Income <=50% MFI	55	500	30	585	100	144	15	259	844
2. Household Income <=30% MFI	25	260	30	315	90	39	15	144	459
% with any housing problems	60	80.8	66.7	77.8	88.9	89.7	100	90.3	81.7
3. Household Income >30 to <=50% MFI	30	240	0	270	10	105	0	115	385
% with any housing problems	100	100	N/A	100	0	90.5	N/A	82.6	94.8
4. Household Income >50 to <=80% MFI	0	170	10	180	15	240	0	255	435
% with any housing problems	N/A	76.5	0	72.2	100	85.4	N/A	86.3	80.5
5. Household Income >80% MFI	0	165	10	175	15	540	8	563	738
% with any housing problems	N/A	36.4	0	34.3	0	35.2	50	34.5	34.4
6. Total Households	55	835	50	940	130	924	23	1,077	2,017
% with any housing problems	81.8	76.6	40	75	73.1	56.8	82.6	59.3	66.6

## SOCDS CHAS Data: Housing Problems Output for Native American Non-Hispanic Households

Name of Jurisdiction: Fillmore city, California				Source of Data: CHAS Data Book		Data Current as of: 2000			
Household by Type, Income, & Housing Problem	Renters				Owners				Total Households
	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Renters	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Owners	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	
1. Household Income <=50% MFI	N/A	N/A	N/A	4	N/A	N/A	N/A	0	4
2. Household Income <=30% MFI	N/A	N/A	N/A	0	N/A	N/A	N/A	0	0
% with any housing problems	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3. Household Income >30 to <=50% MFI	N/A	N/A	N/A	4	N/A	N/A	N/A	0	4
% with any housing problems	N/A	N/A	N/A	0	N/A	N/A	N/A	N/A	0
4. Household Income >50 to <=80% MFI	N/A	N/A	N/A	0	N/A	N/A	N/A	0	0
% with any housing problems	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
5. Household Income >80% MFI	N/A	N/A	N/A	0	N/A	N/A	N/A	10	10
% with any housing problems	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0
6. Total Households	N/A	N/A	N/A	4	N/A	N/A	N/A	10	14
% with any housing problems	N/A	N/A	N/A	0	N/A	N/A	N/A	0	0

## SOCDS CHAS Data: Housing Problems Output for Pacific Islander Non-Hispanic Households

[illegible]

# SOCDS CHAS Data: Housing Problems Output for Mobility & Self Care Limitation

Name of Jurisdiction: Fillmore city, California				Source of Data: CHAS Data Book		Data Current as of: 2000			
Household by Type, Income, & Housing Problem	Renters				Owners				Total Households
	Extra Elderly 1 & 2 Member Households	Elderly 1 & 2 Member Households	All Other Households	Total Renters	Extra Elderly 1 & 2 Member Households	Elderly 1 & 2 Member Households	All Other Households	Total Owners	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	
1. Household Income <=50% MFI	35	35	110	180	60	30	84	174	354
2. Household Income <=30% MFI	35	25	65	125	50	30	30	110	235
% with any housing problems	100	100	53.8	76	80	100	100	90.9	83
3. Household Income >30 to <=50% MFI	0	10	45	55	10	0	54	64	119
% with any housing problems	N/A	100	100	100	0	N/A	74.1	62.5	79.8
4. Household Income >50 to <=80% MFI	10	0	55	65	30	14	80	124	189
% with any housing problems	100	N/A	100	100	33.3	0	62.5	48.4	66.1
5. Household Income >80% MFI	0	0	64	64	69	10	144	223	287
% with any housing problems	N/A	N/A	37.5	37.5	5.8	0	58.3	39.5	39
6. Total Households	45	35	229	309	159	54	308	521	830
% with any housing problems	100	100	69.4	77.3	34	55.6	66.2	55.3	63.5



City of Moorpark									
	Extremely-Low Income		Very-Low Income		Low Income		Moderate and Upper		Total
Non-Hispanic White	323	57.0%	334	52.4%	694	60.9%	5,094	77.0%	6,445
Black or African American	-	0.0%	24	3.8%	45	4.0%	179	2.7%	248
American Indian or Alaska Native	8	1.4%	-	0.0%	14	1.2%	15	0.2%	37
Hispanic or Latino	208	36.7%	248	38.9%	342	30.0%	845	12.8%	1,644
Asian	4	0.7%	10	1.6%	4	0.4%	360	5.4%	378
Pacific Islander	-	0.0%	-	0.0%	-	0.0%	24	0.4%	24
Other	24	4.2%	21	3.3%	40	3.5%	98	1.5%	182
<b>Total 100% per Income Category</b>	<b>567</b>	<b>100.0%</b>	<b>637</b>	<b>100.0%</b>	<b>1,139</b>	<b>100.0%</b>	<b>6,615</b>	<b>100.0%</b>	<b>8,958</b>
Elderly	187	33.0%	54	8.5%	164	14.4%	322	4.9%	727
Disabled	109	19.2%	95	14.9%	246	21.6%	640	9.7%	1,091

# **SOCDS CHAS Data: Housing Problems Output for White Non-Hispanic Households**

Name of Jurisdiction: Moorpark city, California				Source of Data: CHAS Data Book		Data Current as of: 2000			
Household by Type, Income, & Housing Problem	Renters				Owners				Total Households
	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Renters	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Owners	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	
1. Household Income <=50% MFI	39	120	38	197	125	245	90	460	657
2. Household Income <=30% MFI	29	45	14	88	90	80	65	235	323
% with any housing problems	86.2	66.7	28.6	67	88.9	87.5	76.9	85.1	80.2
3. Household Income >30 to <=50% MFI	10	75	24	109	35	165	25	225	334
% with any housing problems	0	100	83.3	87.2	100	87.9	100	91.1	89.8
4. Household Income >50 to <=80% MFI	0	145	4	149	130	335	80	545	694
% with any housing problems	N/A	86.2	100	86.6	46.2	79.1	62.5	68.8	72.6
5. Household Income >80% MFI	14	400	90	504	280	3,860	450	4,590	5,094
% with any housing problems	71.4	13.8	22.2	16.9	12.5	26.8	33.3	26.6	25.6
6. Total Households	53	665	132	850	535	4,440	620	5,595	6,445
% with any housing problems	66	42.9	36.4	43.3	39.3	34.1	44.4	35.7	36.7

## SOCDS CHAS Data: Housing Problems Output for Black Non-Hispanic Households

Name of Jurisdiction: Moorpark city, California				Source of Data: CHAS Data Book		Data Current as of: 2000			
Household by Type, Income, & Housing Problem	Renters				Owners				Total Households
	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Renters	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Owners	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	
1. Household Income <=50% MFI	0	20	0	20	0	0	4	4	24
2. Household Income <=30% MFI	0	0	0	0	0	0	0	0	0
% with any housing problems	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3. Household Income >30 to <=50% MFI	0	20	0	20	0	0	4	4	24
% with any housing problems	N/A	100	N/A	100	N/A	N/A	100	100	100
4. Household Income >50 to <=80% MFI	0	20	10	30	0	15	0	15	45
% with any housing problems	N/A	50	100	66.7	N/A	100	N/A	100	77.8
5. Household Income >80% MFI	0	40	0	40	4	110	25	139	179
% with any housing problems	N/A	0	N/A	0	0	27.3	40	28.8	22.3
6. Total Households	0	80	10	90	4	125	29	158	248
% with any housing problems	N/A	37.5	100	44.4	0	36	48.3	37.3	39.9

## SOCDS CHAS Data: Housing Problems Output for Hispanic Households

Name of Jurisdiction: Moorpark city, California				Source of Data: CHAS Data Book		Data Current as of: 2000				
	Renters				Owners					
Household by Type, Income, & Housing Problem	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Renters	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Owners	Total Households	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	
1. Household Income <=50% MFI	4	208	10	222	59	150	25	234	456	
2. Household Income <=30% MFI	4	79	10	93	55	60	0	115	208	
% with any housing problems	100	94.9	100	95.7	81.8	100	N/A	91.3	93.3	
3. Household Income >30 to <=50% MFI	0	129	0	129	4	90	25	119	248	
% with any housing problems	N/A	96.9	N/A	96.9	0	88.9	100	88.2	92.7	
4. Household Income >50 to <=80% MFI	4	145	4	153	19	170	0	189	342	
% with any housing problems	100	79.3	0	77.8	78.9	79.4	N/A	79.4	78.7	
5. Household Income >80% MFI	0	110	25	135	20	660	30	710	845	
% with any housing problems	N/A	45.5	0	37	0	46.2	0	43	42	
6. Total Households	8	463	39	510	98	980	55	1,133	1,643	
% with any housing problems	100	78.8	25.6	75.1	61.2	59.2	45.5	58.7	63.8	

## SOCDS CHAS Data: Housing Problems Output for Native American Non-Hispanic Households

Name of Jurisdiction: Moorpark city, California				Source of Data: CHAS Data Book		Data Current as of: 2000				
	Renters				Owners					
Household by Type, Income, & Housing Problem	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Renters	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Owners	Total Households	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	
1. Household Income <=50% MFI	N/A	N/A	N/A	4	N/A	N/A	N/A	4	8	
2. Household Income <=30% MFI	N/A	N/A	N/A	4	N/A	N/A	N/A	4	8	
% with any housing problems	N/A	N/A	N/A	100	N/A	N/A	N/A	100	100	
3. Household Income >30 to <=50% MFI	N/A	N/A	N/A	0	N/A	N/A	N/A	0	0	
% with any housing problems	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
4. Household Income >50 to <=80% MFI	N/A	N/A	N/A	4	N/A	N/A	N/A	10	14	
% with any housing problems	N/A	N/A	N/A	0	N/A	N/A	N/A	100	71.4	
5. Household Income >80% MFI	N/A	N/A	N/A	0	N/A	N/A	N/A	15	15	
% with any housing problems	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	
6. Total Households	N/A	N/A	N/A	8	N/A	N/A	N/A	29	37	
% with any housing problems	N/A	N/A	N/A	50	N/A	N/A	N/A	48.3	48.6	

### SOCDS CHAS Data: Housing Problems Output for Asian Non-Hispanic Households

[illegible]

## SOCDS CHAS Data: Housing Problems Output for Pacific Islander Non-Hispanic Households

Name of Jurisdiction: Moorpark city, California				Source of Data: CHAS Data Book		Data Current as of: 2000			
Household by Type, Income, & Housing Problem	Renters				Owners				Total Households
	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Renters	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Owners	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	
1. Household Income <=50% MFI	N/A	N/A	N/A	0	N/A	N/A	N/A	0	0
2. Household Income <=30% MFI	N/A	N/A	N/A	0	N/A	N/A	N/A	0	0
% with any housing problems	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3. Household Income >30 to <=50% MFI	N/A	N/A	N/A	0	N/A	N/A	N/A	0	0
% with any housing problems	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
4. Household Income >50 to <=80% MFI	N/A	N/A	N/A	0	N/A	N/A	N/A	0	0
% with any housing problems	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
5. Household Income >80% MFI	N/A	N/A	N/A	20	N/A	N/A	N/A	4	24
% with any housing problems	N/A	N/A	N/A	0	N/A	N/A	N/A	0	0
6. Total Households	N/A	N/A	N/A	20	N/A	N/A	N/A	4	24
% with any housing problems	N/A	N/A	N/A	0	N/A	N/A	N/A	0	0

# **SOCDS CHAS Data: Housing Problems Output for Mobility & Self Care Limitation**

Name of Jurisdiction: Moorpark city, California				Source of Data: CHAS Data Book		Data Current as of: 2000				
	Renters				Owners					
Household by Type, Income, & Housing Problem	Extra Elderly 1 & 2 Member Households	Elderly 1 & 2 Member Households	All Other Households	Total Renters	Extra Elderly 1 & 2 Member Households	Elderly 1 & 2 Member Households	All Other Households	Total Owners	Total Households	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	
	1. Household Income <=50% MFI	4	8	39	51	24	25	104	153	204
2. Household Income <=30% MFI	4	8	4	16	24	25	44	93	109	
% with any housing problems	100	50	100	75	100	60	90.9	84.9	83.5	
3. Household Income >30 to <=50% MFI	0	0	35	35	0	0	60	60	95	
% with any housing problems	N/A	N/A	100	100	N/A	N/A	75	75	84.2	
4. Household Income >50 to <=80% MFI	0	4	85	89	35	18	104	157	246	
% with any housing problems	N/A	100	100	100	28.6	22.2	52.9	43.9	64.2	
5. Household Income >80% MFI	4	0	40	44	79	38	479	596	640	
% with any housing problems	100	N/A	75	77.3	5.1	50	28	26.3	29.8	
6. Total Households	8	12	164	184	138	81	687	906	1,090	
% with any housing problems	100	66.7	93.9	92.4	27.5	46.9	39.9	38.6	47.7	



City of Ojai									
	Extremely-Low Income		Very-Low Income		Low Income		Moderate and Upper		Total
Non-Hispanic White	395	84.4%	260	76.9%	530	85.3%	1,455	89.2%	2,640
Black or African American	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-
American Indian or Alaska Native	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-
Hispanic or Latino	79	16.9%	50	14.8%	64	10.3%	109	6.7%	302
Asian	-	0.0%	10	3.0%	10	1.6%	45	2.8%	65
Pacific Islander	-	0.0%	-	0.0%	-	0.0%	4	0.2%	4
Other	(6)	-1.3%	18	5.3%	17	2.7%	19	1.2%	48
<b>Total 100% per Income Category</b>	<b>468</b>	<b>100.0%</b>	<b>338</b>	<b>100.0%</b>	<b>621</b>	<b>100.0%</b>	<b>1,632</b>	<b>100.0%</b>	<b>3,059</b>
Elderly	224	47.9%	125	37.0%	219	35.3%	435	26.7%	1,003
Disabled	145	31.0%	64	18.9%	114	18.4%	250	15.3%	574

# **SOCDS CHAS Data: Housing Problems Output for White Non-Hispanic Households**

Name of Jurisdiction: Ojai city, California				Source of Data: CHAS Data Book		Data Current as of: 2000			
Household by Type, Income, & Housing Problem	Renters				Owners				Total Households
	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Renters	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Owners	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	
1. Household Income <=50% MFI	160	130	105	395	150	90	20	260	655
2. Household Income <=30% MFI	135	85	85	305	70	10	10	90	395
% with any housing problems	55.6	100	47.1	65.6	78.6	100	0	72.2	67.1
3. Household Income >30 to <=50% MFI	25	45	20	90	80	80	10	170	260
% with any housing problems	100	100	100	100	68.8	87.5	100	79.4	86.5
4. Household Income >50 to <=80% MFI	50	105	75	230	155	95	50	300	530
% with any housing problems	70	47.6	20	43.5	38.7	89.5	70	60	52.8
5. Household Income >80% MFI	120	190	130	440	295	620	100	1,015	1,455
% with any housing problems	29.2	13.2	0	13.6	11.9	27.4	45	24.6	21.3
6. Total Households	330	425	310	1,065	600	805	170	1,575	2,640
% with any housing problems	51.5	48.2	24.2	42.3	34.2	41.6	52.9	40	40.9

### SOCDS CHAS Data: Housing Problems Output for Black Non-Hispanic Households

[illegible]

## SOCDS CHAS Data: Housing Problems Output for Hispanic Households

Name of Jurisdiction: Ojai city, California				Source of Data: CHAS Data Book		Data Current as of: 2000			
Household by Type, Income, & Housing Problem	Renters				Owners				Total Households
	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Renters	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Owners	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	
1. Household Income <=50% MFI	10	70	10	90	14	25	0	39	129
2. Household Income <=30% MFI	10	45	10	65	4	10	0	14	79
% with any housing problems	100	100	0	84.6	100	100	N/A	100	87.3
3. Household Income >30 to <=50% MFI	0	25	0	25	10	15	0	25	50
% with any housing problems	N/A	100	N/A	100	100	100	N/A	100	100
4. Household Income >50 to <=80% MFI	0	14	0	14	0	50	0	50	64
% with any housing problems	N/A	28.6	N/A	28.6	N/A	60	N/A	60	53.1
5. Household Income >80% MFI	0	45	4	49	15	30	15	60	109
% with any housing problems	N/A	22.2	0	20.4	100	66.7	0	58.3	41.3
6. Total Households	10	129	14	153	29	105	15	149	302
% with any housing problems	100	65.1	0	61.4	100	71.4	0	69.8	65.6

## SOCDS CHAS Data: Housing Problems Output for Native American Non-Hispanic Households

[illegible]

## SOCDS CHAS Data: Housing Problems Output for Asian Non-Hispanic Households

Name of Jurisdiction: Ojai city, California				Source of Data: CHAS Data Book		Data Current as of: 2000			
Household by Type, Income, & Housing Problem	Renters				Owners				Total Households
	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Renters	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Owners	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	
1. Household Income <=50% MFI	N/A	N/A	N/A	0	N/A	N/A	N/A	10	10
2. Household Income <=30% MFI	N/A	N/A	N/A	0	N/A	N/A	N/A	0	0
% with any housing problems	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3. Household Income >30 to <=50% MFI	N/A	N/A	N/A	0	N/A	N/A	N/A	10	10
% with any housing problems	N/A	N/A	N/A	N/A	N/A	N/A	N/A	100	100
4. Household Income >50 to <=80% MFI	N/A	N/A	N/A	10	N/A	N/A	N/A	0	10
% with any housing problems	N/A	N/A	N/A	100	N/A	N/A	N/A	N/A	100
5. Household Income >80% MFI	N/A	N/A	N/A	25	N/A	N/A	N/A	20	45
% with any housing problems	N/A	N/A	N/A	40	N/A	N/A	N/A	0	22.2
6. Total Households	N/A	N/A	N/A	35	N/A	N/A	N/A	30	65
% with any housing problems	N/A	N/A	N/A	57.1	N/A	N/A	N/A	33.3	46.2

## SOCDS CHAS Data: Housing Problems Output for Pacific Islander Non-Hispanic Households

Name of Jurisdiction: Ojai city, California				Source of Data: CHAS Data Book		Data Current as of: 2000				
	Renters				Owners					
Household by Type, Income, & Housing Problem	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Renters	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Owners	Total Households	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	
1. Household Income <=50% MFI	N/A	N/A	N/A	0	N/A	N/A	N/A	0	0	
2. Household Income <=30% MFI	N/A	N/A	N/A	0	N/A	N/A	N/A	0	0	
% with any housing problems	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
3. Household Income >30 to <=50% MFI	N/A	N/A	N/A	0	N/A	N/A	N/A	0	0	
% with any housing problems	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
4. Household Income >50 to <=80% MFI	N/A	N/A	N/A	0	N/A	N/A	N/A	0	0	
% with any housing problems	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
5. Household Income >80% MFI	N/A	N/A	N/A	4	N/A	N/A	N/A	0	4	
% with any housing problems	N/A	N/A	N/A	0	N/A	N/A	N/A	N/A	0	
6. Total Households	N/A	N/A	N/A	4	N/A	N/A	N/A	0	4	
% with any housing problems	N/A	N/A	N/A	0	N/A	N/A	N/A	N/A	0	

## SOCDS CHAS Data: Housing Problems Output for Mobility & Self Care Limitation

Name of Jurisdiction: Ojai city, California				Source of Data: CHAS Data Book		Data Current as of: 2000			
Household by Type, Income, & Housing Problem	Renters				Owners				Total Households
	Extra Elderly 1 & 2 Member Households	Elderly 1 & 2 Member Households	All Other Households	Total Renters	Extra Elderly 1 & 2 Member Households	Elderly 1 & 2 Member Households	All Other Households	Total Owners	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	
1. Household Income <=50% MFI	70	10	65	145	24	30	10	64	209
2. Household Income <=30% MFI	45	10	50	105	20	10	10	40	145
% with any housing problems	22.2	0	80	47.6	50	100	100	75	55.2
3. Household Income >30 to <=50% MFI	25	0	15	40	4	20	0	24	64
% with any housing problems	100	N/A	100	100	0	50	N/A	41.7	78.1
4. Household Income >50 to <=80% MFI	0	15	19	34	35	10	35	80	114
% with any housing problems	N/A	0	78.9	44.1	28.6	100	42.9	43.8	43.9
5. Household Income >80% MFI	20	10	65	95	55	20	80	155	250
% with any housing problems	0	0	15.4	10.5	18.2	0	12.5	12.9	12
6. Total Households	90	35	149	274	114	60	125	299	573
% with any housing problems	38.9	0	53.7	42	26.3	50	28	31.8	36.6



City of Oxnard									
	Extremely-Low Income		Very-Low Income		Low Income		Moderate and Upper		Total
Non-Hispanic White	1,540	24.0%	1,490	23.4%	2,770	29.5%	9,210	43.1%	15,010
Black or African American	359	5.6%	165	2.6%	334	3.6%	1,100	5.1%	1,958
American Indian or Alaska Native	14	0.2%	4	0.1%	28	0.3%	124	0.6%	170
Hispanic or Latino	3,999	62.4%	4,410	69.1%	5,510	58.6%	8,395	39.3%	22,316
Asian	335	5.2%	164	2.6%	560	6.0%	2,115	9.9%	3,174
Pacific Islander	24	0.4%	30	0.5%	34	0.4%	89	0.4%	177
Other	135	2.1%	117	1.8%	163	1.7%	341	1.6%	754
<b>Total 100% per Income Category</b>	<b>6,406</b>	<b>100.0%</b>	<b>6,380</b>	<b>100.0%</b>	<b>9,399</b>	<b>100.0%</b>	<b>21,374</b>	<b>100.0%</b>	<b>43,559</b>
Elderly	1,690	26.4%	1,051	16.5%	1,310	13.9%	2,934	13.7%	6,985
Disabled	1,660	25.9%	1,395	21.9%	1,960	20.9%	3,509	16.4%	8,525

## SOCDS CHAS Data: Housing Problems Output for White Non-Hispanic Households

Name of Jurisdiction: Oxnard city, California				Source of Data: CHAS Data Book		Data Current as of: 2000			
Household by Type, Income, & Housing Problem	Renters				Owners				Total Households
	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Renters	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Owners	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	
1. Household Income <=50% MFI	510	540	470	1,520	960	355	195	1,510	3,030
2. Household Income <=30% MFI	345	285	240	870	465	105	100	670	1,540
% with any housing problems	79.7	91.2	85.4	85.1	58.1	57.1	55	57.5	73.1
3. Household Income >30 to <=50% MFI	165	255	230	650	495	250	95	840	1,490
% with any housing problems	63.6	96.1	91.3	86.2	40.4	66	47.4	48.8	65.1
4. Household Income >50 to <=80% MFI	100	675	380	1,155	745	630	240	1,615	2,770
% with any housing problems	35	55.6	48.7	51.5	20.8	63.5	60.4	43.3	46.8
5. Household Income >80% MFI	225	1,160	690	2,075	2,040	4,135	960	7,135	9,210
% with any housing problems	6.7	22.8	8.7	16.4	11.3	21.6	31.8	20	19.2
6. Total Households	835	2,375	1,540	4,750	3,745	5,120	1,395	10,260	15,010
% with any housing problems	51.5	48.2	42.9	47.1	22.8	29.7	39.4	28.5	34.4

## SOCDS CHAS Data: Housing Problems Output for Black Non-Hispanic Households

Name of Jurisdiction: Oxnard city, California				Source of Data: CHAS Data Book		Data Current as of: 2000			
Household by Type, Income, & Housing Problem	Renters				Owners				Total Households
	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Renters	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Owners	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	
1. Household Income <=50% MFI	64	190	108	362	129	29	4	162	524
2. Household Income <=30% MFI	50	100	79	229	115	15	0	130	359
% with any housing problems	50	85	94.9	80.8	78.3	100	N/A	80.8	80.8
3. Household Income >30 to <=50% MFI	14	90	29	133	14	14	4	32	165
% with any housing problems	71.4	88.9	86.2	86.5	28.6	71.4	100	56.3	80.6
4. Household Income >50 to <=80% MFI	15	120	75	210	19	90	15	124	334
% with any housing problems	100	54.2	26.7	47.6	21.1	83.3	100	75.8	58.1
5. Household Income >80% MFI	0	340	105	445	60	515	80	655	1,100
% with any housing problems	N/A	14.7	0	11.2	16.7	28.2	37.5	28.2	21.4
6. Total Households	79	650	288	1,017	208	634	99	941	1,958
% with any housing problems	63.3	43.1	41.7	44.2	51.9	38.6	49.5	42.7	43.5

## SOCDS CHAS Data: Housing Problems Output for Hispanic Households

Name of Jurisdiction: Oxnard city, California				Source of Data: CHAS Data Book		Data Current as of: 2000			
Household by Type, Income, & Housing Problem	Renters				Owners				Total Households
	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Renters	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Owners	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	
1. Household Income <=50% MFI	470	5,270	365	6,105	400	1,820	84	2,304	8,409
2. Household Income <=30% MFI	340	2,585	175	3,100	245	610	44	899	3,999
% with any housing problems	66.2	95.4	68.6	90.6	63.3	82	90.9	77.3	87.6
3. Household Income >30 to <=50% MFI	130	2,685	190	3,005	155	1,210	40	1,405	4,410
% with any housing problems	53.8	91.6	78.9	89.2	48.4	90.5	62.5	85.1	87.9
4. Household Income >50 to <=80% MFI	65	2,540	205	2,810	230	2,355	115	2,700	5,510
% with any housing problems	38.5	78	58.5	75.6	41.3	82.6	65.2	78.3	77
5. Household Income >80% MFI	15	2,020	410	2,445	330	5,345	275	5,950	8,395
% with any housing problems	0	60.6	29.3	55	9.1	52.4	63.6	50.5	51.8
6. Total Households	550	9,830	980	11,360	960	9,520	474	10,954	22,314
% with any housing problems	58.2	82.7	52	78.9	37	66.6	66.5	64	71.6

## SOCDS CHAS Data: Housing Problems Output for Native American Non-Hispanic Households

Name of Jurisdiction: Oxnard city, California				Source of Data: CHAS Data Book		Data Current as of: 2000			
Household by Type, Income, & Housing Problem	Renters				Owners				Total Households
	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Renters	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Owners	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	
1. Household Income <=50% MFI	N/A	N/A	N/A	18	N/A	N/A	N/A	0	18
2. Household Income <=30% MFI	N/A	N/A	N/A	14	N/A	N/A	N/A	0	14
% with any housing problems	N/A	N/A	N/A	71.4	N/A	N/A	N/A	N/A	71.4
3. Household Income >30 to <=50% MFI	N/A	N/A	N/A	4	N/A	N/A	N/A	0	4
% with any housing problems	N/A	N/A	N/A	100	N/A	N/A	N/A	N/A	100
4. Household Income >50 to <=80% MFI	N/A	N/A	N/A	20	N/A	N/A	N/A	8	28
% with any housing problems	N/A	N/A	N/A	0	N/A	N/A	N/A	50	14.3
5. Household Income >80% MFI	N/A	N/A	N/A	10	N/A	N/A	N/A	114	124
% with any housing problems	N/A	N/A	N/A	0	N/A	N/A	N/A	12.3	11.3
6. Total Households	N/A	N/A	N/A	48	N/A	N/A	N/A	122	170
% with any housing problems	N/A	N/A	N/A	29.2	N/A	N/A	N/A	14.8	18.8

## SOCDS CHAS Data: Housing Problems Output for Asian Non-Hispanic Households

Name of Jurisdiction: Oxnard city, California				Source of Data: CHAS Data Book		Data Current as of: 2000			
Household by Type, Income, & Housing Problem	Renters				Owners				Total Households
	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Renters	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Owners	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	
1. Household Income <=50% MFI	N/A	N/A	N/A	259	N/A	N/A	N/A	240	499
2. Household Income <=30% MFI	N/A	N/A	N/A	220	N/A	N/A	N/A	115	335
% with any housing problems	N/A	N/A	N/A	70.5	N/A	N/A	N/A	65.2	68.7
3. Household Income >30 to <=50% MFI	N/A	N/A	N/A	39	N/A	N/A	N/A	125	164
% with any housing problems	N/A	N/A	N/A	89.7	N/A	N/A	N/A	52	61
4. Household Income >50 to <=80% MFI	N/A	N/A	N/A	260	N/A	N/A	N/A	300	560
% with any housing problems	N/A	N/A	N/A	65.4	N/A	N/A	N/A	81.7	74.1
5. Household Income >80% MFI	N/A	N/A	N/A	430	N/A	N/A	N/A	1,685	2,115
% with any housing problems	N/A	N/A	N/A	55.8	N/A	N/A	N/A	39.2	42.6
6. Total Households	N/A	N/A	N/A	949	N/A	N/A	N/A	2,225	3,174
% with any housing problems	N/A	N/A	N/A	63.2	N/A	N/A	N/A	47	51.8

## SOCDS CHAS Data: Housing Problems Output for Pacific Islander Non-Hispanic Households

Name of Jurisdiction: Oxnard city, California				Source of Data: CHAS Data Book		Data Current as of: 2000			
Household by Type, Income, & Housing Problem	Renters				Owners				Total Households
	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Renters	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Owners	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	
1. Household Income <=50% MFI	N/A	N/A	N/A	39	N/A	N/A	N/A	15	54
2. Household Income <=30% MFI	N/A	N/A	N/A	24	N/A	N/A	N/A	0	24
% with any housing problems	N/A	N/A	N/A	83.3	N/A	N/A	N/A	N/A	83.3
3. Household Income >30 to <=50% MFI	N/A	N/A	N/A	15	N/A	N/A	N/A	15	30
% with any housing problems	N/A	N/A	N/A	100	N/A	N/A	N/A	100	100
4. Household Income >50 to <=80% MFI	N/A	N/A	N/A	30	N/A	N/A	N/A	4	34
% with any housing problems	N/A	N/A	N/A	33.3	N/A	N/A	N/A	100	41.2
5. Household Income >80% MFI	N/A	N/A	N/A	15	N/A	N/A	N/A	74	89
% with any housing problems	N/A	N/A	N/A	0	N/A	N/A	N/A	18.9	15.7
6. Total Households	N/A	N/A	N/A	84	N/A	N/A	N/A	93	177
% with any housing problems	N/A	N/A	N/A	53.6	N/A	N/A	N/A	35.5	44.1

## SOCDS CHAS Data: Housing Problems Output for Mobility & Self Care Limitation

Name of Jurisdiction: Oxnard city, California				Source of Data: CHAS Data Book		Data Current as of: 2000			
Household by Type, Income, & Housing Problem	Renters				Owners				Total Households
	Extra Elderly 1 & 2 Member Households	Elderly 1 & 2 Member Households	All Other Households	Total Renters	Extra Elderly 1 & 2 Member Households	Elderly 1 & 2 Member Households	All Other Households	Total Owners	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	
1. Household Income <=50% MFI	300	205	1,435	1,940	275	255	585	1,115	3,055
2. Household Income <=30% MFI	225	125	825	1,175	160	100	225	485	1,660
% with any housing problems	73.3	68	93.3	86.8	59.4	40	86.7	68	81.3
3. Household Income >30 to <=50% MFI	75	80	610	765	115	155	360	630	1,395
% with any housing problems	40	62.5	94.3	85.6	30.4	45.2	77.8	61.1	74.6
4. Household Income >50 to <=80% MFI	35	15	705	755	265	140	800	1,205	1,960
% with any housing problems	42.9	0	73.8	70.9	13.2	57.1	69.4	55.6	61.5
5. Household Income >80% MFI	20	75	700	795	275	334	2,105	2,714	3,509
% with any housing problems	50	13.3	49.3	45.9	3.6	20.7	42.3	35.7	38
6. Total Households	355	295	2,840	3,490	815	729	3,490	5,034	8,524
% with any housing problems	62	49.2	77.8	73.8	21.5	35.5	55	46.8	57.8



City of Port Hueneme									
	Extremely-Low Income		Very-Low Income		Low Income		Moderate and Upper		Total
Non-Hispanic White	565	52.6%	748	58.6%	825	52.4%	2,024	60.8%	4,162
Black or African American	50	4.7%	89	7.0%	119	7.6%	180	5.4%	438
American Indian or Alaska Native	20	1.9%	-	0.0%	10	0.6%	18	0.5%	48
Hispanic or Latino	388	36.1%	380	29.8%	469	29.8%	835	25.1%	2,073
Asian	44	4.1%	35	2.7%	95	6.0%	194	5.8%	368
Pacific Islander	-	0.0%	-	0.0%	15	1.0%	-	0.0%	15
Other	8	0.7%	25	2.0%	41	2.6%	76	2.3%	149
<b>Total 100% per Income Category</b>	<b>1,075</b>	<b>100.0%</b>	<b>1,277</b>	<b>100.0%</b>	<b>1,574</b>	<b>100.0%</b>	<b>3,327</b>	<b>100.0%</b>	<b>7,253</b>
Elderly	400	37.2%	365	28.6%	285	18.1%	635	19.1%	1,685
Disabled	324	30.1%	284	22.2%	194	12.3%	540	16.2%	1,343

## SOCDS CHAS Data: Housing Problems Output for White Non-Hispanic Households

Name of Jurisdiction: Port Hueneme city, California				Source of Data: CHAS Data Book		Data Current as of: 2000			
Household by Type, Income, & Housing Problem	Renters				Owners				Total Households
	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Renters	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Owners	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	
1. Household Income <=50% MFI	220	380	194	794	395	64	60	519	1,313
2. Household Income <=30% MFI	135	130	95	360	145	45	15	205	565
% with any housing problems	70.4	69.2	63.2	68.1	69	100	100	78	71.7
3. Household Income >30 to <=50% MFI	85	250	99	434	250	19	45	314	748
% with any housing problems	76.5	48	96	64.5	30	78.9	77.8	39.8	54.1
4. Household Income >50 to <=80% MFI	0	275	120	395	245	125	60	430	825
% with any housing problems	N/A	38.2	12.5	30.4	36.7	84	50	52.3	41.8
5. Household Income >80% MFI	90	390	214	694	450	670	210	1,330	2,024
% with any housing problems	11.1	20.5	1.9	13.5	13.3	20.1	21.4	18	16.5
6. Total Households	310	1,045	528	1,883	1,090	859	330	2,279	4,162
% with any housing problems	54.8	37.8	33	39.2	29.8	34.9	37.9	32.9	35.8

## SOCDS CHAS Data: Housing Problems Output for Black Non-Hispanic Households

Name of Jurisdiction: Port Hueneme city, California				Source of Data: CHAS Data Book		Data Current as of: 2000			
Household by Type, Income, & Housing Problem	Renters				Owners				Total Households
	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Renters	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Owners	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	
1. Household Income <=50% MFI	15	100	24	139	0	0	0	0	139
2. Household Income <=30% MFI	15	15	20	50	0	0	0	0	50
% with any housing problems	100	100	100	100	N/A	N/A	N/A	N/A	100
3. Household Income >30 to <=50% MFI	0	85	4	89	0	0	0	0	89
% with any housing problems	N/A	52.9	0	50.6	N/A	N/A	N/A	N/A	50.6
4. Household Income >50 to <=80% MFI	0	70	25	95	0	14	10	24	119
% with any housing problems	N/A	35.7	0	26.3	N/A	71.4	100	83.3	37.8
5. Household Income >80% MFI	10	45	50	105	20	45	10	75	180
% with any housing problems	0	33.3	20	23.8	0	44.4	0	26.7	25
6. Total Households	25	215	99	339	20	59	20	99	438
% with any housing problems	60	46.5	30.3	42.8	0	50.8	50	40.4	42.2

## SOCDS CHAS Data: Housing Problems Output for Hispanic Households

Name of Jurisdiction: Port Hueneme city, California			Source of Data: CHAS Data Book		Data Current as of: 2000				
	Renters				Owners				
Household by Type, Income, & Housing Problem	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Renters	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Owners	Total Households
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)
1. Household Income <=50% MFI	80	510	39	629	25	104	10	139	768
2. Household Income <=30% MFI	70	235	19	324	10	44	10	64	388
% with any housing problems	71.4	95.7	21.1	86.1	100	90.9	100	93.8	87.4
3. Household Income >30 to <=50% MFI	10	275	20	305	15	60	0	75	380
% with any housing problems	100	85.5	100	86.9	100	100	N/A	100	89.5
4. Household Income >50 to <=80% MFI	0	105	80	185	14	260	10	284	469
% with any housing problems	N/A	61.9	56.3	59.5	28.6	75	100	73.6	68
5. Household Income >80% MFI	0	250	65	315	15	465	40	520	835
% with any housing problems	N/A	34	15.4	30.2	0	45.2	75	46.2	40.1
6. Total Households	80	865	184	1,129	54	829	60	943	2,072
% with any housing problems	75	70.5	42.9	66.3	53.7	60.9	83.3	61.9	64.3

## SOCDS CHAS Data: Housing Problems Output for Native American Non-Hispanic Households

Name of Jurisdiction: Port Hueneme city, California				Source of Data: CHAS Data Book		Data Current as of: 2000			
Household by Type, Income, & Housing Problem	Renters				Owners				Total Households
	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Renters	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Owners	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	
1. Household Income <=50% MFI	N/A	N/A	N/A	10	N/A	N/A	N/A	10	20
2. Household Income <=30% MFI	N/A	N/A	N/A	10	N/A	N/A	N/A	10	20
% with any housing problems	N/A	N/A	N/A	0	N/A	N/A	N/A	100	50
3. Household Income >30 to <=50% MFI	N/A	N/A	N/A	0	N/A	N/A	N/A	0	0
% with any housing problems	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
4. Household Income >50 to <=80% MFI	N/A	N/A	N/A	10	N/A	N/A	N/A	0	10
% with any housing problems	N/A	N/A	N/A	0	N/A	N/A	N/A	N/A	0
5. Household Income >80% MFI	N/A	N/A	N/A	14	N/A	N/A	N/A	4	18
% with any housing problems	N/A	N/A	N/A	0	N/A	N/A	N/A	0	0
6. Total Households	N/A	N/A	N/A	34	N/A	N/A	N/A	14	48
% with any housing problems	N/A	N/A	N/A	0	N/A	N/A	N/A	71.4	20.8

## SOCDS CHAS Data: Housing Problems Output for Asian Non-Hispanic Households

Name of Jurisdiction: Port Hueneme city, California				Source of Data: CHAS Data Book		Data Current as of: 2000				
	Renters				Owners					
Household by Type, Income, & Housing Problem	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Renters	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Owners	Total Households	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	
1. Household Income <=50% MFI	N/A	N/A	N/A	75	N/A	N/A	N/A	4	79	
2. Household Income <=30% MFI	N/A	N/A	N/A	40	N/A	N/A	N/A	4	44	
% with any housing problems	N/A	N/A	N/A	50	N/A	N/A	N/A	100	54.5	
3. Household Income >30 to <=50% MFI	N/A	N/A	N/A	35	N/A	N/A	N/A	0	35	
% with any housing problems	N/A	N/A	N/A	100	N/A	N/A	N/A	N/A	100	
4. Household Income >50 to <=80% MFI	N/A	N/A	N/A	60	N/A	N/A	N/A	35	95	
% with any housing problems	N/A	N/A	N/A	50	N/A	N/A	N/A	57.1	52.6	
5. Household Income >80% MFI	N/A	N/A	N/A	95	N/A	N/A	N/A	99	194	
% with any housing problems	N/A	N/A	N/A	36.8	N/A	N/A	N/A	29.3	33	
6. Total Households	N/A	N/A	N/A	230	N/A	N/A	N/A	138	368	
% with any housing problems	N/A	N/A	N/A	52.2	N/A	N/A	N/A	38.4	47	

## SOCDS CHAS Data: Housing Problems Output for Pacific Islander Non-Hispanic Households

Name of Jurisdiction: Port Hueneme city, California				Source of Data: CHAS Data Book		Data Current as of: 2000			
Household by Type, Income, & Housing Problem	Renters				Owners				Total Households
	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Renters	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Owners	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	
1. Household Income <=50% MFI	N/A	N/A	N/A	0	N/A	N/A	N/A	0	0
2. Household Income <=30% MFI	N/A	N/A	N/A	0	N/A	N/A	N/A	0	0
% with any housing problems	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3. Household Income >30 to <=50% MFI	N/A	N/A	N/A	0	N/A	N/A	N/A	0	0
% with any housing problems	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
4. Household Income >50 to <=80% MFI	N/A	N/A	N/A	15	N/A	N/A	N/A	0	15
% with any housing problems	N/A	N/A	N/A	0	N/A	N/A	N/A	N/A	0
5. Household Income >80% MFI	N/A	N/A	N/A	0	N/A	N/A	N/A	0	0
% with any housing problems	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
6. Total Households	N/A	N/A	N/A	15	N/A	N/A	N/A	0	15
% with any housing problems	N/A	N/A	N/A	0	N/A	N/A	N/A	N/A	0

## SOCDS CHAS Data: Housing Problems Output for Mobility & Self Care Limitation

Name of Jurisdiction: Port Hueneme city, California				Source of Data: CHAS Data Book		Data Current as of: 2000				
	Renters				Owners					
Household by Type, Income, & Housing Problem	Extra Elderly 1 & 2 Member Households	Elderly 1 & 2 Member Households	All Other Households	Total Renters	Extra Elderly 1 & 2 Member Households	Elderly 1 & 2 Member Households	All Other Households	Total Owners	Total Households	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	
	1. Household Income <=50% MFI	90	65	235	390	125	59	34	218	608
2. Household Income <=30% MFI	60	45	125	230	50	24	20	94	324	
% with any housing problems	75	100	76	80.4	60	83.3	100	74.5	78.7	
3. Household Income >30 to <=50% MFI	30	20	110	160	75	35	14	124	284	
% with any housing problems	66.7	100	86.4	84.4	46.7	57.1	28.6	47.6	68.3	
4. Household Income >50 to <=80% MFI	0	0	40	40	50	20	84	154	194	
% with any housing problems	N/A	N/A	37.5	37.5	40	0	70.2	51.3	48.5	
5. Household Income >80% MFI	0	30	165	195	90	60	195	345	540	
% with any housing problems	N/A	0	30.3	25.6	11.1	0	33.3	21.7	23.1	
6. Total Households	90	95	440	625	265	139	313	717	1,342	
% with any housing problems	72.2	68.4	58	61.6	35.8	28.8	47.3	39.5	49.8	



City of Port Hueneme									
	Extremely-Low Income		Very-Low Income		Low Income		Moderate and Upper		Total
Non-Hispanic White	565	52.6%	748	58.6%	825	52.4%	2,024	60.8%	4,162
Black or African American	50	4.7%	89	7.0%	119	7.6%	180	5.4%	438
American Indian or Alaska Native	20	1.9%	-	0.0%	10	0.6%	18	0.5%	48
Hispanic or Latino	388	36.1%	380	29.8%	469	29.8%	835	25.1%	2,073
Asian	44	4.1%	35	2.7%	95	6.0%	194	5.8%	368
Pacific Islander	-	0.0%	-	0.0%	15	1.0%	-	0.0%	15
Other	8	0.7%	25	2.0%	41	2.6%	76	2.3%	149
<b>Total 100% per Income Category</b>	<b>1,075</b>	<b>100.0%</b>	<b>1,277</b>	<b>100.0%</b>	<b>1,574</b>	<b>100.0%</b>	<b>3,327</b>	<b>100.0%</b>	<b>7,253</b>
Elderly	400	37.2%	365	28.6%	285	18.1%	635	19.1%	1,685
Disabled	324	30.1%	284	22.2%	194	12.3%	540	16.2%	1,343

## SOCDS CHAS Data: Housing Problems Output for White Non-Hispanic Households

Name of Jurisdiction: Port Hueneme city, California				Source of Data: CHAS Data Book		Data Current as of: 2000			
Household by Type, Income, & Housing Problem	Renters				Owners				Total Households
	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Renters	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Owners	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	
1. Household Income <=50% MFI	220	380	194	794	395	64	60	519	1,313
2. Household Income <=30% MFI	135	130	95	360	145	45	15	205	565
% with any housing problems	70.4	69.2	63.2	68.1	69	100	100	78	71.7
3. Household Income >30 to <=50% MFI	85	250	99	434	250	19	45	314	748
% with any housing problems	76.5	48	96	64.5	30	78.9	77.8	39.8	54.1
4. Household Income >50 to <=80% MFI	0	275	120	395	245	125	60	430	825
% with any housing problems	N/A	38.2	12.5	30.4	36.7	84	50	52.3	41.8
5. Household Income >80% MFI	90	390	214	694	450	670	210	1,330	2,024
% with any housing problems	11.1	20.5	1.9	13.5	13.3	20.1	21.4	18	16.5
6. Total Households	310	1,045	528	1,883	1,090	859	330	2,279	4,162
% with any housing problems	54.8	37.8	33	39.2	29.8	34.9	37.9	32.9	35.8

## SOCDS CHAS Data: Housing Problems Output for Black Non-Hispanic Households

Name of Jurisdiction: Port Hueneme city, California				Source of Data: CHAS Data Book		Data Current as of: 2000			
Household by Type, Income, & Housing Problem	Renters				Owners				Total Households
	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Renters	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Owners	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	
1. Household Income <=50% MFI	15	100	24	139	0	0	0	0	139
2. Household Income <=30% MFI	15	15	20	50	0	0	0	0	50
% with any housing problems	100	100	100	100	N/A	N/A	N/A	N/A	100
3. Household Income >30 to <=50% MFI	0	85	4	89	0	0	0	0	89
% with any housing problems	N/A	52.9	0	50.6	N/A	N/A	N/A	N/A	50.6
4. Household Income >50 to <=80% MFI	0	70	25	95	0	14	10	24	119
% with any housing problems	N/A	35.7	0	26.3	N/A	71.4	100	83.3	37.8
5. Household Income >80% MFI	10	45	50	105	20	45	10	75	180
% with any housing problems	0	33.3	20	23.8	0	44.4	0	26.7	25
6. Total Households	25	215	99	339	20	59	20	99	438
% with any housing problems	60	46.5	30.3	42.8	0	50.8	50	40.4	42.2

## SOCDS CHAS Data: Housing Problems Output for Hispanic Households

Name of Jurisdiction: Port Hueneme city, California			Source of Data: CHAS Data Book		Data Current as of: 2000				
	Renters				Owners				
Household by Type, Income, & Housing Problem	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Renters	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Owners	Total Households
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)
1. Household Income <=50% MFI	80	510	39	629	25	104	10	139	768
2. Household Income <=30% MFI	70	235	19	324	10	44	10	64	388
% with any housing problems	71.4	95.7	21.1	86.1	100	90.9	100	93.8	87.4
3. Household Income >30 to <=50% MFI	10	275	20	305	15	60	0	75	380
% with any housing problems	100	85.5	100	86.9	100	100	N/A	100	89.5
4. Household Income >50 to <=80% MFI	0	105	80	185	14	260	10	284	469
% with any housing problems	N/A	61.9	56.3	59.5	28.6	75	100	73.6	68
5. Household Income >80% MFI	0	250	65	315	15	465	40	520	835
% with any housing problems	N/A	34	15.4	30.2	0	45.2	75	46.2	40.1
6. Total Households	80	865	184	1,129	54	829	60	943	2,072
% with any housing problems	75	70.5	42.9	66.3	53.7	60.9	83.3	61.9	64.3

## SOCDS CHAS Data: Housing Problems Output for Native American Non-Hispanic Households

Name of Jurisdiction: Port Hueneme city, California				Source of Data: CHAS Data Book		Data Current as of: 2000			
Household by Type, Income, & Housing Problem	Renters				Owners				Total Households
	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Renters	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Owners	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	
1. Household Income <=50% MFI	N/A	N/A	N/A	10	N/A	N/A	N/A	10	20
2. Household Income <=30% MFI	N/A	N/A	N/A	10	N/A	N/A	N/A	10	20
% with any housing problems	N/A	N/A	N/A	0	N/A	N/A	N/A	100	50
3. Household Income >30 to <=50% MFI	N/A	N/A	N/A	0	N/A	N/A	N/A	0	0
% with any housing problems	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
4. Household Income >50 to <=80% MFI	N/A	N/A	N/A	10	N/A	N/A	N/A	0	10
% with any housing problems	N/A	N/A	N/A	0	N/A	N/A	N/A	N/A	0
5. Household Income >80% MFI	N/A	N/A	N/A	14	N/A	N/A	N/A	4	18
% with any housing problems	N/A	N/A	N/A	0	N/A	N/A	N/A	0	0
6. Total Households	N/A	N/A	N/A	34	N/A	N/A	N/A	14	48
% with any housing problems	N/A	N/A	N/A	0	N/A	N/A	N/A	71.4	20.8

## SOCDS CHAS Data: Housing Problems Output for Asian Non-Hispanic Households

Name of Jurisdiction: Port Hueneme city, California				Source of Data: CHAS Data Book		Data Current as of: 2000				
	Renters				Owners					
Household by Type, Income, & Housing Problem	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Renters	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Owners	Total Households	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	
1. Household Income <=50% MFI	N/A	N/A	N/A	75	N/A	N/A	N/A	4	79	
2. Household Income <=30% MFI	N/A	N/A	N/A	40	N/A	N/A	N/A	4	44	
% with any housing problems	N/A	N/A	N/A	50	N/A	N/A	N/A	100	54.5	
3. Household Income >30 to <=50% MFI	N/A	N/A	N/A	35	N/A	N/A	N/A	0	35	
% with any housing problems	N/A	N/A	N/A	100	N/A	N/A	N/A	N/A	100	
4. Household Income >50 to <=80% MFI	N/A	N/A	N/A	60	N/A	N/A	N/A	35	95	
% with any housing problems	N/A	N/A	N/A	50	N/A	N/A	N/A	57.1	52.6	
5. Household Income >80% MFI	N/A	N/A	N/A	95	N/A	N/A	N/A	99	194	
% with any housing problems	N/A	N/A	N/A	36.8	N/A	N/A	N/A	29.3	33	
6. Total Households	N/A	N/A	N/A	230	N/A	N/A	N/A	138	368	
% with any housing problems	N/A	N/A	N/A	52.2	N/A	N/A	N/A	38.4	47	

## SOCDS CHAS Data: Housing Problems Output for Pacific Islander Non-Hispanic Households

Name of Jurisdiction: Port Hueneme city, California				Source of Data: CHAS Data Book		Data Current as of: 2000				
	Renters				Owners					
Household by Type, Income, & Housing Problem	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Renters	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Owners	Total Households	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	
1. Household Income <=50% MFI	N/A	N/A	N/A	0	N/A	N/A	N/A	0	0	
2. Household Income <=30% MFI	N/A	N/A	N/A	0	N/A	N/A	N/A	0	0	
% with any housing problems	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
3. Household Income >30 to <=50% MFI	N/A	N/A	N/A	0	N/A	N/A	N/A	0	0	
% with any housing problems	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
4. Household Income >50 to <=80% MFI	N/A	N/A	N/A	15	N/A	N/A	N/A	0	15	
% with any housing problems	N/A	N/A	N/A	0	N/A	N/A	N/A	N/A	0	
5. Household Income >80% MFI	N/A	N/A	N/A	0	N/A	N/A	N/A	0	0	
% with any housing problems	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
6. Total Households	N/A	N/A	N/A	15	N/A	N/A	N/A	0	15	
% with any housing problems	N/A	N/A	N/A	0	N/A	N/A	N/A	N/A	0	

# **SOCDS CHAS Data: Housing Problems Output for Mobility & Self Care Limitation**

Name of Jurisdiction: Port Hueneme city, California				Source of Data: CHAS Data Book		Data Current as of: 2000			
	Renters				Owners				
Household by Type, Income, & Housing Problem	Extra Elderly 1 & 2 Member Households	Elderly 1 & 2 Member Households	All Other Households	Total Renters	Extra Elderly 1 & 2 Member Households	Elderly 1 & 2 Member Households	All Other Households	Total Owners	Total Households
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)
	1. Household Income <=50% MFI	90	65	235	390	125	59	34	218
2. Household Income <=30% MFI	60	45	125	230	50	24	20	94	324
% with any housing problems	75	100	76	80.4	60	83.3	100	74.5	78.7
3. Household Income >30 to <=50% MFI	30	20	110	160	75	35	14	124	284
% with any housing problems	66.7	100	86.4	84.4	46.7	57.1	28.6	47.6	68.3
4. Household Income >50 to <=80% MFI	0	0	40	40	50	20	84	154	194
% with any housing problems	N/A	N/A	37.5	37.5	40	0	70.2	51.3	48.5
5. Household Income >80% MFI	0	30	165	195	90	60	195	345	540
% with any housing problems	N/A	0	30.3	25.6	11.1	0	33.3	21.7	23.1
6. Total Households	90	95	440	625	265	139	313	717	1,342
% with any housing problems	72.2	68.4	58	61.6	35.8	28.8	47.3	39.5	49.8



City of Santa Paula									
	Extremely-Low Income		Very-Low Income		Low Income		Moderate and Upper		Total
Non-Hispanic White	560	35.2%	490	33.3%	570	34.0%	1,668	48.9%	3,288
Black or African American	10	0.6%	-	0.0%	4	0.2%	15	0.4%	29
American Indian or Alaska Native	10	0.6%	14	1.0%	-	0.0%	8	0.2%	32
Hispanic or Latino	1,005	63.2%	962	65.4%	1,095	65.3%	1,680	49.3%	4,744
Asian	4	0.3%	4	0.3%	4	0.2%	20	0.6%	32
Pacific Islander	-	0.0%	-	0.0%	4	0.2%	-	0.0%	4
Other	-	0.0%	-	0.0%	1	0.1%	20	0.6%	(18)
<b>Total 100% per Income Category</b>	<b>1,589</b>	<b>100.0%</b>	<b>1,470</b>	<b>100.0%</b>	<b>1,678</b>	<b>100.0%</b>	<b>3,411</b>	<b>100.0%</b>	<b>8,111</b>
Elderly	544	34.2%	325	22.1%	364	21.7%	549	16.1%	1,782
Disabled	472	29.7%	384	26.1%	482	28.7%	542	15.9%	1,881

## SOCDS CHAS Data: Housing Problems Output for White Non-Hispanic Households

Name of Jurisdiction: Santa Paula city, California				Source of Data: CHAS Data Book		Data Current as of: 2000			
Household by Type, Income, & Housing Problem	Renters				Owners				Total Households
	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Renters	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Owners	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	
1. Household Income <=50% MFI	210	205	110	525	300	130	95	525	1,050
2. Household Income <=30% MFI	135	115	75	325	140	50	45	235	560
% with any housing problems	74.1	82.6	80	78.5	64.3	70	77.8	68.1	74.1
3. Household Income >30 to <=50% MFI	75	90	35	200	160	80	50	290	490
% with any housing problems	66.7	72.2	100	75	15.6	75	60	39.7	54.1
4. Household Income >50 to <=80% MFI	30	125	20	175	220	130	45	395	570
% with any housing problems	0	52	0	37.1	13.6	46.2	33.3	26.6	29.8
5. Household Income >80% MFI	29	155	94	278	400	875	115	1,390	1,668
% with any housing problems	13.8	9.7	4.3	8.3	10	18.9	13	15.8	14.6
6. Total Households	269	485	224	978	920	1,135	255	2,310	3,288
% with any housing problems	57.2	49.5	44.2	50.4	20.1	28.2	37.3	26	33.2

## SOCDS CHAS Data: Housing Problems Output for Black Non-Hispanic Households

Name of Jurisdiction: Santa Paula city, California				Source of Data: CHAS Data Book		Data Current as of: 2000			
Household by Type, Income, & Housing Problem	Renters				Owners				Total Households
	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Renters	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Owners	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	
1. Household Income <=50% MFI	0	0	10	10	0	0	0	0	10
2. Household Income <=30% MFI	0	0	10	10	0	0	0	0	10
% with any housing problems	N/A	N/A	100	100	N/A	N/A	N/A	N/A	100
3. Household Income >30 to <=50% MFI	0	0	0	0	0	0	0	0	0
% with any housing problems	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
4. Household Income >50 to <=80% MFI	0	4	0	4	0	0	0	0	4
% with any housing problems	N/A	0	N/A	0	N/A	N/A	N/A	N/A	0
5. Household Income >80% MFI	0	0	0	0	0	15	0	15	15
% with any housing problems	N/A	N/A	N/A	N/A	N/A	0	N/A	0	0
6. Total Households	0	4	10	14	0	15	0	15	29
% with any housing problems	N/A	0	100	71.4	N/A	0	N/A	0	34.5

## SOCDS CHAS Data: Housing Problems Output for Hispanic Households

Name of Jurisdiction: Santa Paula city, California				Source of Data: CHAS Data Book		Data Current as of: 2000				
	Renters				Owners					
Household by Type, Income, & Housing Problem	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Renters	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Owners	Total Households	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	
1. Household Income <=50% MFI	159	1,185	69	1,413	190	335	29	554	1,967	
2. Household Income <=30% MFI	140	595	45	780	130	85	10	225	1,005	
% with any housing problems	71.4	89.1	100	86.5	65.4	88.2	100	75.6	84.1	
3. Household Income >30 to <=50% MFI	19	590	24	633	60	250	19	329	962	
% with any housing problems	21.1	86.4	83.3	84.4	41.7	90	78.9	80.5	83.1	
4. Household Income >50 to <=80% MFI	15	450	40	505	95	485	10	590	1,095	
% with any housing problems	0	78.9	62.5	75.2	21.1	83.5	100	73.7	74.4	
5. Household Income >80% MFI	15	435	70	520	95	1,000	65	1,160	1,680	
% with any housing problems	0	54	0	45.2	15.8	53	30.8	48.7	47.6	
6. Total Households	189	2,070	179	2,438	380	1,820	104	2,304	4,742	
% with any housing problems	55	78.7	50.3	74.8	38.2	67.9	52.9	62.3	68.7	

## SOCDS CHAS Data: Housing Problems Output for Native American Non-Hispanic Households

Name of Jurisdiction: Santa Paula city, California				Source of Data: CHAS Data Book		Data Current as of: 2000				
	Renters				Owners					
Household by Type, Income, & Housing Problem	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Renters	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Owners	Total Households	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	
1. Household Income <=50% MFI	N/A	N/A	N/A	24	N/A	N/A	N/A	0	24	
2. Household Income <=30% MFI	N/A	N/A	N/A	10	N/A	N/A	N/A	0	10	
% with any housing problems	N/A	N/A	N/A	100	N/A	N/A	N/A	N/A	100	
3. Household Income >30 to <=50% MFI	N/A	N/A	N/A	14	N/A	N/A	N/A	0	14	
% with any housing problems	N/A	N/A	N/A	28.6	N/A	N/A	N/A	N/A	28.6	
4. Household Income >50 to <=80% MFI	N/A	N/A	N/A	0	N/A	N/A	N/A	0	0	
% with any housing problems	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
5. Household Income >80% MFI	N/A	N/A	N/A	4	N/A	N/A	N/A	4	8	
% with any housing problems	N/A	N/A	N/A	0	N/A	N/A	N/A	0	0	
6. Total Households	N/A	N/A	N/A	28	N/A	N/A	N/A	4	32	
% with any housing problems	N/A	N/A	N/A	50	N/A	N/A	N/A	0	43.8	

## SOCDS CHAS Data: Housing Problems Output for Asian Non-Hispanic Households

Name of Jurisdiction: Santa Paula city, California				Source of Data: CHAS Data Book		Data Current as of: 2000				
	Renters				Owners					
Household by Type, Income, & Housing Problem	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Renters	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Owners	Total Households	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	
1. Household Income <=50% MFI	N/A	N/A	N/A	4	N/A	N/A	N/A	4	8	
2. Household Income <=30% MFI	N/A	N/A	N/A	4	N/A	N/A	N/A	0	4	
% with any housing problems	N/A	N/A	N/A	100	N/A	N/A	N/A	N/A	100	
3. Household Income >30 to <=50% MFI	N/A	N/A	N/A	0	N/A	N/A	N/A	4	4	
% with any housing problems	N/A	N/A	N/A	N/A	N/A	N/A	N/A	100	100	
4. Household Income >50 to <=80% MFI	N/A	N/A	N/A	0	N/A	N/A	N/A	4	4	
% with any housing problems	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	
5. Household Income >80% MFI	N/A	N/A	N/A	0	N/A	N/A	N/A	20	20	
% with any housing problems	N/A	N/A	N/A	N/A	N/A	N/A	N/A	50	50	
6. Total Households	N/A	N/A	N/A	4	N/A	N/A	N/A	28	32	
% with any housing problems	N/A	N/A	N/A	100	N/A	N/A	N/A	50	56.3	

## SOCDS CHAS Data: Housing Problems Output for Pacific Islander Non-Hispanic Households

Name of Jurisdiction: Santa Paula city, California				Source of Data: CHAS Data Book		Data Current as of: 2000			
Household by Type, Income, & Housing Problem	Renters				Owners				Total Households
	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Renters	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Owners	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	
1. Household Income <=50% MFI	N/A	N/A	N/A	0	N/A	N/A	N/A	0	0
2. Household Income <=30% MFI	N/A	N/A	N/A	0	N/A	N/A	N/A	0	0
% with any housing problems	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3. Household Income >30 to <=50% MFI	N/A	N/A	N/A	0	N/A	N/A	N/A	0	0
% with any housing problems	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
4. Household Income >50 to <=80% MFI	N/A	N/A	N/A	4	N/A	N/A	N/A	0	4
% with any housing problems	N/A	N/A	N/A	100	N/A	N/A	N/A	N/A	100
5. Household Income >80% MFI	N/A	N/A	N/A	0	N/A	N/A	N/A	0	0
% with any housing problems	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
6. Total Households	N/A	N/A	N/A	4	N/A	N/A	N/A	0	4
% with any housing problems	N/A	N/A	N/A	100	N/A	N/A	N/A	N/A	100

## SOCDS CHAS Data: Housing Problems Output for Mobility & Self Care Limitation

Name of Jurisdiction: Santa Paula city, California				Source of Data: CHAS Data Book		Data Current as of: 2000			
	Renters				Owners				
Household by Type, Income, & Housing Problem	Extra Elderly 1 & 2 Member Households	Elderly 1 & 2 Member Households	All Other Households	Total Renters	Extra Elderly 1 & 2 Member Households	Elderly 1 & 2 Member Households	All Other Households	Total Owners	Total Households
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)
	1. Household Income <=50% MFI	69	65	355	489	144	69	154	367
2. Household Income <=30% MFI	40	55	190	285	104	34	49	187	472
% with any housing problems	75	81.8	78.9	78.9	72.1	55.9	71.4	69	75
3. Household Income >30 to <=50% MFI	29	10	165	204	40	35	105	180	384
% with any housing problems	13.8	100	75.8	68.1	25	57.1	76.2	61.1	64.8
4. Household Income >50 to <=80% MFI	10	4	115	129	79	54	220	353	482
% with any housing problems	0	0	73.9	65.9	0	18.5	68.2	45.3	50.8
5. Household Income >80% MFI	0	19	110	129	85	58	270	413	542
% with any housing problems	N/A	21.1	40.9	38	0	32.8	20.4	17.9	22.7
6. Total Households	79	88	580	747	308	181	644	1,133	1,880
% with any housing problems	43	67	69.8	66.7	27.6	37.6	49.7	41.7	51.6



City of Simi Valley									
	Extremely-Low Income		Very-Low Income		Low Income		Moderate and Upper		Total
Non-Hispanic White	1,830	78.0%	1,810	74.0%	3,535	76.5%	21,934	81.2%	29,109
Black or African American	12	0.5%	42	1.7%	68	1.5%	284	1.1%	406
American Indian or Alaska Native	10	0.4%	29	1.2%	18	0.4%	181	0.7%	238
Hispanic or Latino	363	15.5%	478	19.5%	655	14.2%	2,635	9.7%	4,131
Asian	125	5.3%	100	4.1%	195	4.2%	1,505	5.6%	1,925
Pacific Islander	-	0.0%	-	0.0%	-	0.0%	24	0.1%	24
Other	5	0.2%	(12)	-0.5%	149	3.2%	464	1.7%	605
<b>Total 100% per Income Category</b>	<b>2,345</b>	<b>100.0%</b>	<b>2,447</b>	<b>100.0%</b>	<b>4,620</b>	<b>100.0%</b>	<b>27,027</b>	<b>100.0%</b>	<b>36,439</b>
Elderly	926	39.5%	869	35.5%	985	21.3%	2,119	7.8%	4,899
Disabled	773	33.0%	533	21.8%	733	15.9%	3,232	12.0%	5,272

## SOCDS CHAS Data: Housing Problems Output for White Non-Hispanic Households

Name of Jurisdiction: Simi Valley city, California				Source of Data: CHAS Data Book		Data Current as of: 2000			
Household by Type, Income, & Housing Problem	Renters				Owners				Total Households
	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Renters	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Owners	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	
1. Household Income <=50% MFI	500	550	305	1,355	1,090	900	295	2,285	3,640
2. Household Income <=30% MFI	340	250	205	795	460	410	165	1,035	1,830
% with any housing problems	52.9	90	65.9	67.9	68.5	85.4	57.6	73.4	71
3. Household Income >30 to <=50% MFI	160	300	100	560	630	490	130	1,250	1,810
% with any housing problems	59.4	85	75	75.9	44.4	89.8	84.6	66.4	69.3
4. Household Income >50 to <=80% MFI	100	745	340	1,185	795	1,215	340	2,350	3,535
% with any housing problems	25	75.2	77.9	71.7	37.1	83.1	77.9	66.8	68.5
5. Household Income >80% MFI	134	2,295	1,105	3,534	1,730	14,575	2,095	18,400	21,934
% with any housing problems	3	19.2	18.1	18.2	15.9	21.5	29.4	21.8	21.3
6. Total Households	734	3,590	1,750	6,074	3,615	16,690	2,730	23,035	29,109
% with any housing problems	41.4	41.2	38.6	40.5	32.2	29.5	39.7	31.2	33.1

## SOCDS CHAS Data: Housing Problems Output for Black Non-Hispanic Households

Name of Jurisdiction: Simi Valley city, California				Source of Data: CHAS Data Book		Data Current as of: 2000			
Household by Type, Income, & Housing Problem	Renters				Owners				Total Households
	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Renters	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Owners	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	
1. Household Income <=50% MFI	0	28	0	28	4	4	18	26	54
2. Household Income <=30% MFI	0	4	0	4	4	0	4	8	12
% with any housing problems	N/A	100	N/A	100	100	N/A	100	100	100
3. Household Income >30 to <=50% MFI	0	24	0	24	0	4	14	18	42
% with any housing problems	N/A	83.3	N/A	83.3	N/A	100	71.4	77.8	81
4. Household Income >50 to <=80% MFI	0	35	4	39	4	25	0	29	68
% with any housing problems	N/A	100	100	100	100	60	N/A	65.5	85.3
5. Household Income >80% MFI	0	44	45	89	15	165	15	195	284
% with any housing problems	N/A	9.1	0	4.5	0	36.4	0	30.8	22.5
6. Total Households	0	107	49	156	23	194	33	250	406
% with any housing problems	N/A	58.9	8.2	42.9	34.8	40.7	42.4	40.4	41.4

## SOCDS CHAS Data: Housing Problems Output for Hispanic Households

Name of Jurisdiction: Simi Valley city, California			Source of Data: CHAS Data Book		Data Current as of: 2000				
	Renters				Owners				
Household by Type, Income, & Housing Problem	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Renters	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Owners	Total Households
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)
1. Household Income <=50% MFI	69	355	44	468	59	284	30	373	841
2. Household Income <=30% MFI	30	150	14	194	35	104	30	169	363
% with any housing problems	50	90	71.4	82.5	71.4	96.2	100	91.7	86.8
3. Household Income >30 to <=50% MFI	39	205	30	274	24	180	0	204	478
% with any housing problems	89.7	82.9	100	85.8	16.7	100	N/A	90.2	87.7
4. Household Income >50 to <=80% MFI	0	225	40	265	40	335	15	390	655
% with any housing problems	N/A	73.3	62.5	71.7	50	83.6	100	80.8	77.1
5. Household Income >80% MFI	15	425	85	525	100	1,840	170	2,110	2,635
% with any housing problems	0	42.4	23.5	38.1	25	36.7	41.2	36.5	36.8
6. Total Households	84	1,005	169	1,258	199	2,459	215	2,873	4,131
% with any housing problems	59.5	64.7	50.3	62.4	37.2	50.2	53.5	49.6	53.5

## SOCDS CHAS Data: Housing Problems Output for Native American Non-Hispanic Households

Name of Jurisdiction: Simi Valley city, California				Source of Data: CHAS Data Book		Data Current as of: 2000			
Household by Type, Income, & Housing Problem	Renters				Owners				Total Households
	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Renters	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Owners	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	
1. Household Income <=50% MFI	N/A	N/A	N/A	15	N/A	N/A	N/A	24	39
2. Household Income <=30% MFI	N/A	N/A	N/A	0	N/A	N/A	N/A	10	10
% with any housing problems	N/A	N/A	N/A	N/A	N/A	N/A	N/A	100	100
3. Household Income >30 to <=50% MFI	N/A	N/A	N/A	15	N/A	N/A	N/A	14	29
% with any housing problems	N/A	N/A	N/A	100	N/A	N/A	N/A	28.6	65.5
4. Household Income >50 to <=80% MFI	N/A	N/A	N/A	8	N/A	N/A	N/A	10	18
% with any housing problems	N/A	N/A	N/A	50	N/A	N/A	N/A	100	77.8
5. Household Income >80% MFI	N/A	N/A	N/A	27	N/A	N/A	N/A	154	181
% with any housing problems	N/A	N/A	N/A	70.4	N/A	N/A	N/A	19.5	27.1
6. Total Households	N/A	N/A	N/A	50	N/A	N/A	N/A	188	238
% with any housing problems	N/A	N/A	N/A	76	N/A	N/A	N/A	28.7	38.7

## SOCDS CHAS Data: Housing Problems Output for Asian Non-Hispanic Households

Name of Jurisdiction: Simi Valley city, California			Source of Data: CHAS Data Book		Data Current as of: 2000				
	Renters				Owners				
Household by Type, Income, & Housing Problem	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Renters	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Owners	Total Households
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)
1. Household Income <=50% MFI	N/A	N/A	N/A	130	N/A	N/A	N/A	95	225
2. Household Income <=30% MFI	N/A	N/A	N/A	90	N/A	N/A	N/A	35	125
% with any housing problems	N/A	N/A	N/A	66.7	N/A	N/A	N/A	71.4	68
3. Household Income >30 to <=50% MFI	N/A	N/A	N/A	40	N/A	N/A	N/A	60	100
% with any housing problems	N/A	N/A	N/A	100	N/A	N/A	N/A	58.3	75
4. Household Income >50 to <=80% MFI	N/A	N/A	N/A	70	N/A	N/A	N/A	125	195
% with any housing problems	N/A	N/A	N/A	50	N/A	N/A	N/A	84	71.8
5. Household Income >80% MFI	N/A	N/A	N/A	250	N/A	N/A	N/A	1,255	1,505
% with any housing problems	N/A	N/A	N/A	30	N/A	N/A	N/A	24.7	25.6
6. Total Households	N/A	N/A	N/A	450	N/A	N/A	N/A	1,475	1,925
% with any housing problems	N/A	N/A	N/A	46.7	N/A	N/A	N/A	32.2	35.6

## SOCDS CHAS Data: Housing Problems Output for Pacific Islander Non-Hispanic Households

Name of Jurisdiction: Simi Valley city, California			Source of Data: CHAS Data Book		Data Current as of: 2000				
	Renters				Owners				
Household by Type, Income, & Housing Problem	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Renters	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Owners	Total Households
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)
1. Household Income <=50% MFI	N/A	N/A	N/A	0	N/A	N/A	N/A	0	0
2. Household Income <=30% MFI	N/A	N/A	N/A	0	N/A	N/A	N/A	0	0
% with any housing problems	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3. Household Income >30 to <=50% MFI	N/A	N/A	N/A	0	N/A	N/A	N/A	0	0
% with any housing problems	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
4. Household Income >50 to <=80% MFI	N/A	N/A	N/A	0	N/A	N/A	N/A	0	0
% with any housing problems	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
5. Household Income >80% MFI	N/A	N/A	N/A	20	N/A	N/A	N/A	4	24
% with any housing problems	N/A	N/A	N/A	50	N/A	N/A	N/A	100	58.3
6. Total Households	N/A	N/A	N/A	20	N/A	N/A	N/A	4	24
% with any housing problems	N/A	N/A	N/A	50	N/A	N/A	N/A	100	58.3

## SOCDS CHAS Data: Housing Problems Output for Mobility & Self Care Limitation

Name of Jurisdiction: Simi Valley city, California				Source of Data: CHAS Data Book		Data Current as of: 2000				
	Renters				Owners					
Household by Type, Income, & Housing Problem	Extra Elderly 1 & 2 Member Households	Elderly 1 & 2 Member Households	All Other Households	Total Renters	Extra Elderly 1 & 2 Member Households	Elderly 1 & 2 Member Households	All Other Households	Total Owners	Total Households	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	
1. Household Income <=50% MFI	124	120	315	559	204	174	369	747	1,306	
2. Household Income <=30% MFI	100	80	170	350	104	104	215	423	773	
% with any housing problems	65	68.8	76.5	71.4	81.7	76.9	81.4	80.4	76.3	
3. Household Income >30 to <=50% MFI	24	40	145	209	100	70	154	324	533	
% with any housing problems	16.7	75	72.4	66.5	35	28.6	64.3	47.5	55	
4. Household Income >50 to <=80% MFI	19	10	155	184	110	114	325	549	733	
% with any housing problems	21.1	0	80.6	70.1	36.4	29.8	70.8	55.4	59.1	
5. Household Income >80% MFI	29	4	425	458	159	340	2,275	2,774	3,232	
% with any housing problems	0	0	15.3	14.2	11.9	20.6	25.9	24.5	23	
6. Total Households	172	134	895	1,201	473	628	2,969	4,070	5,271	
% with any housing problems	42.4	63.4	47.5	48.5	37.8	32.5	36.8	36.3	39.1	



City of Thousand Oaks									
	Extremely-Low Income		Very-Low Income		Low Income		Moderate and Upper		Total
Non-Hispanic White	2,135	80.1%	2,129	74.4%	3,825	79.0%	27,030	86.1%	35,119
Black or African American	20	0.8%	29	1.0%	33	0.7%	315	1.0%	397
American Indian or Alaska Native	20	0.8%	14	0.5%	15	0.3%	138	0.4%	187
Hispanic or Latino	350	13.1%	567	19.8%	730	15.1%	1,865	5.9%	3,512
Asian	89	3.3%	85	3.0%	155	3.2%	1,620	5.2%	1,949
Pacific Islander	-	0.0%	4	0.1%	4	0.1%	12	0.0%	20
Other	50	1.9%	34	1.2%	79	1.6%	399	1.3%	561
<b>Total 100% per Income Category</b>	<b>2,664</b>	<b>100.0%</b>	<b>2,862</b>	<b>100.0%</b>	<b>4,841</b>	<b>100.0%</b>	<b>31,379</b>	<b>100.0%</b>	<b>41,746</b>
Elderly	1,095	41.1%	1,178	41.2%	1,642	33.9%	4,928	15.7%	8,843
Disabled	760	28.5%	691	24.1%	924	19.1%	3,220	10.3%	5,596

## SOCDS CHAS Data: Housing Problems Output for White Non-Hispanic Households

Name of Jurisdiction: Thousand Oaks city, California			Source of Data: CHAS Data Book		Data Current as of: 2000				
	Renters				Owners				
Household by Type, Income, & Housing Problem	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Renters	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Owners	Total Households
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)
1. Household Income <=50% MFI	755	525	469	1,749	1,380	835	300	2,515	4,264
2. Household Income <=30% MFI	440	210	290	940	615	450	130	1,195	2,135
% with any housing problems	70.5	76.2	41.4	62.8	69.9	87.8	73.1	77	70.7
3. Household Income >30 to <=50% MFI	315	315	179	809	765	385	170	1,320	2,129
% with any housing problems	73	93.7	97.8	86.5	57.5	90.9	91.2	71.6	77.3
4. Household Income >50 to <=80% MFI	260	520	370	1,150	1,285	1,040	350	2,675	3,825
% with any housing problems	92.3	83.7	82.4	85.2	44	77.4	74.3	60.9	68.2
5. Household Income >80% MFI	510	2,595	1,745	4,850	4,095	15,585	2,500	22,180	27,030
% with any housing problems	31.4	20.6	14	19.4	18.6	22.4	29.8	22.5	22
6. Total Households	1,525	3,640	2,584	7,749	6,760	17,460	3,150	27,370	35,119
% with any housing problems	61.6	39.1	32.7	41.4	32.5	28.9	39.8	31	33.3

## SOCDS CHAS Data: Housing Problems Output for Black Non-Hispanic Households

Name of Jurisdiction: Thousand Oaks city, California				Source of Data: CHAS Data Book		Data Current as of: 2000			
Household by Type, Income, & Housing Problem	Renters				Owners				Total Households
	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Renters	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Owners	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	
1. Household Income <=50% MFI	4	20	15	39	0	10	0	10	49
2. Household Income <=30% MFI	0	10	0	10	0	10	0	10	20
% with any housing problems	N/A	100	N/A	100	N/A	100	N/A	100	100
3. Household Income >30 to <=50% MFI	4	10	15	29	0	0	0	0	29
% with any housing problems	100	100	100	100	N/A	N/A	N/A	N/A	100
4. Household Income >50 to <=80% MFI	4	4	10	18	0	15	0	15	33
% with any housing problems	100	100	0	44.4	N/A	100	N/A	100	69.7
5. Household Income >80% MFI	0	85	35	120	15	135	45	195	315
% with any housing problems	N/A	47.1	57.1	50	0	18.5	44.4	23.1	33.3
6. Total Households	8	109	60	177	15	160	45	220	397
% with any housing problems	100	58.7	58.3	60.5	0	31.3	44.4	31.8	44.6

## SOCDS CHAS Data: Housing Problems Output for Hispanic Households

Name of Jurisdiction: Thousand Oaks city, California			Source of Data: CHAS Data Book		Data Current as of: 2000				
	Renters				Owners				
Household by Type, Income, & Housing Problem	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Renters	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Owners	Total Households
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)
1. Household Income <=50% MFI	14	554	50	618	50	200	49	299	917
2. Household Income <=30% MFI	10	210	35	255	10	65	20	95	350
% with any housing problems	0	100	71.4	92.2	100	100	100	100	94.3
3. Household Income >30 to <=50% MFI	4	344	15	363	40	135	29	204	567
% with any housing problems	0	98.8	100	97.8	75	100	86.2	93.1	96.1
4. Household Income >50 to <=80% MFI	10	375	35	420	75	215	20	310	730
% with any housing problems	100	82.7	42.9	79.8	46.7	90.7	50	77.4	78.8
5. Household Income >80% MFI	25	405	100	530	100	1,130	105	1,335	1,865
% with any housing problems	0	43.2	20	36.8	20	35.8	19	33.3	34.3
6. Total Households	49	1,334	185	1,568	225	1,545	174	1,944	3,512
% with any housing problems	20.4	77.6	40.5	71.4	42.2	51.8	43.1	49.9	59.5

## SOCDS CHAS Data: Housing Problems Output for Native American Non-Hispanic Households

Name of Jurisdiction: Thousand Oaks city, California				Source of Data: CHAS Data Book		Data Current as of: 2000			
Household by Type, Income, & Housing Problem	Renters				Owners				Total Households
	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Renters	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Owners	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	
1. Household Income <=50% MFI	N/A	N/A	N/A	34	N/A	N/A	N/A	0	34
2. Household Income <=30% MFI	N/A	N/A	N/A	20	N/A	N/A	N/A	0	20
% with any housing problems	N/A	N/A	N/A	100	N/A	N/A	N/A	N/A	100
3. Household Income >30 to <=50% MFI	N/A	N/A	N/A	14	N/A	N/A	N/A	0	14
% with any housing problems	N/A	N/A	N/A	71.4	N/A	N/A	N/A	N/A	71.4
4. Household Income >50 to <=80% MFI	N/A	N/A	N/A	15	N/A	N/A	N/A	0	15
% with any housing problems	N/A	N/A	N/A	100	N/A	N/A	N/A	N/A	100
5. Household Income >80% MFI	N/A	N/A	N/A	29	N/A	N/A	N/A	109	138
% with any housing problems	N/A	N/A	N/A	13.8	N/A	N/A	N/A	27.5	24.6
6. Total Households	N/A	N/A	N/A	78	N/A	N/A	N/A	109	187
% with any housing problems	N/A	N/A	N/A	62.8	N/A	N/A	N/A	27.5	42.2

## SOCDS CHAS Data: Housing Problems Output for Asian Non-Hispanic Households

Name of Jurisdiction: Thousand Oaks city, California				Source of Data: CHAS Data Book		Data Current as of: 2000				
	Renters				Owners					
Household by Type, Income, & Housing Problem	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Renters	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Owners	Total Households	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	
1. Household Income <=50% MFI	N/A	N/A	N/A	64	N/A	N/A	N/A	110	174	
2. Household Income <=30% MFI	N/A	N/A	N/A	34	N/A	N/A	N/A	55	89	
% with any housing problems	N/A	N/A	N/A	88.2	N/A	N/A	N/A	81.8	84.3	
3. Household Income >30 to <=50% MFI	N/A	N/A	N/A	30	N/A	N/A	N/A	55	85	
% with any housing problems	N/A	N/A	N/A	100	N/A	N/A	N/A	81.8	88.2	
4. Household Income >50 to <=80% MFI	N/A	N/A	N/A	50	N/A	N/A	N/A	105	155	
% with any housing problems	N/A	N/A	N/A	80	N/A	N/A	N/A	76.2	77.4	
5. Household Income >80% MFI	N/A	N/A	N/A	320	N/A	N/A	N/A	1,300	1,620	
% with any housing problems	N/A	N/A	N/A	23.4	N/A	N/A	N/A	21.9	22.2	
6. Total Households	N/A	N/A	N/A	434	N/A	N/A	N/A	1,515	1,949	
% with any housing problems	N/A	N/A	N/A	40.3	N/A	N/A	N/A	30	32.3	

## SOCDS CHAS Data: Housing Problems Output for Pacific Islander Non-Hispanic Households

Name of Jurisdiction: Thousand Oaks city, California				Source of Data: CHAS Data Book		Data Current as of: 2000			
Household by Type, Income, & Housing Problem	Renters				Owners				Total Households
	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Renters	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Owners	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	
1. Household Income <=50% MFI	N/A	N/A	N/A	4	N/A	N/A	N/A	0	4
2. Household Income <=30% MFI	N/A	N/A	N/A	0	N/A	N/A	N/A	0	0
% with any housing problems	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3. Household Income >30 to <=50% MFI	N/A	N/A	N/A	4	N/A	N/A	N/A	0	4
% with any housing problems	N/A	N/A	N/A	100	N/A	N/A	N/A	N/A	100
4. Household Income >50 to <=80% MFI	N/A	N/A	N/A	0	N/A	N/A	N/A	4	4
% with any housing problems	N/A	N/A	N/A	N/A	N/A	N/A	N/A	100	100
5. Household Income >80% MFI	N/A	N/A	N/A	4	N/A	N/A	N/A	8	12
% with any housing problems	N/A	N/A	N/A	0	N/A	N/A	N/A	50	33.3
6. Total Households	N/A	N/A	N/A	8	N/A	N/A	N/A	12	20
% with any housing problems	N/A	N/A	N/A	50	N/A	N/A	N/A	66.7	60

## SOCDS CHAS Data: Housing Problems Output for Mobility & Self Care Limitation

Name of Jurisdiction: Thousand Oaks city, California				Source of Data: CHAS Data Book		Data Current as of: 2000				
	Renters				Owners					
Household by Type, Income, & Housing Problem	Extra Elderly 1 & 2 Member Households	Elderly 1 & 2 Member Households	All Other Households	Total Renters	Extra Elderly 1 & 2 Member Households	Elderly 1 & 2 Member Households	All Other Households	Total Owners	Total Households	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	
1. Household Income <=50% MFI	310	94	254	658	355	130	308	793	1,451	
2. Household Income <=30% MFI	200	45	150	395	130	45	190	365	760	
% with any housing problems	77.5	100	80	81	61.5	22.2	73.7	63	72.4	
3. Household Income >30 to <=50% MFI	110	49	104	263	225	85	118	428	691	
% with any housing problems	72.7	91.8	96.2	85.6	35.6	52.9	71.2	48.8	62.8	
4. Household Income >50 to <=80% MFI	85	30	160	275	295	129	225	649	924	
% with any housing problems	100	100	87.5	92.7	39	69	75.6	57.6	68.1	
5. Household Income >80% MFI	119	48	390	557	455	373	1,835	2,663	3,220	
% with any housing problems	71.4	29.2	28.2	37.5	17.6	23.9	24.8	23.4	25.9	
6. Total Households	514	172	804	1,490	1,105	632	2,368	4,105	5,595	
% with any housing problems	78.8	77.9	58.5	67.7	32.1	36.9	35.9	35	43.7	



City of Ventura									
	Extremely-Low Income		Very-Low Income		Low Income		Moderate and Upper		Total
Non-Hispanic White	2,930	64.5%	3,045	69.9%	4,795	73.9%	18,935	81.8%	29,705
Black or African American	119	2.6%	104	2.4%	64	1.0%	219	0.9%	506
American Indian or Alaska Native	39	0.9%	10	0.2%	49	0.8%	74	0.3%	172
Hispanic or Latino	1,225	27.0%	1,001	23.0%	1,279	19.7%	2,770	12.0%	6,276
Asian	120	2.6%	69	1.6%	155	2.4%	620	2.7%	964
Pacific Islander	-	0.0%	4	0.1%	4	0.1%	47	0.2%	55
Other	107	2.4%	125	2.9%	140	2.2%	474	2.0%	845
<b>Total 100% per Income Category</b>	<b>4,540</b>	<b>100.0%</b>	<b>4,358</b>	<b>100.0%</b>	<b>6,486</b>	<b>100.0%</b>	<b>23,139</b>	<b>100.0%</b>	<b>38,523</b>
Elderly	1,537	33.9%	1,689	38.8%	1,439	22.2%	3,896	16.8%	8,561
Disabled	1,424	31.4%	1,103	25.3%	1,175	18.1%	3,058	13.2%	6,761

## SOCDS CHAS Data: Housing Problems Output for White Non-Hispanic Households

Name of Jurisdiction: San Buenaventura (Ventur, California)				Source of Data: CHAS Data Book		Data Current as of: 2000			
Household by Type, Income, & Housing Problem	Renters				Owners				Total Households
	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Renters	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Owners	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	
1. Household Income <=50% MFI	1,075	1,055	1,205	3,335	1,735	455	450	2,640	5,975
2. Household Income <=30% MFI	575	570	685	1,830	705	180	215	1,100	2,930
% with any housing problems	67.8	87.7	75.9	77	63.1	75	58.1	64.1	72.2
3. Household Income >30 to <=50% MFI	500	485	520	1,505	1,030	275	235	1,540	3,045
% with any housing problems	76	81.4	83.7	80.4	42.7	83.6	66	53.6	66.8
4. Household Income >50 to <=80% MFI	330	1,140	1,000	2,470	985	950	390	2,325	4,795
% with any housing problems	68.2	60.1	49	56.7	21.8	71.1	74.4	50.8	53.8
5. Household Income >80% MFI	585	2,640	1,990	5,215	3,080	8,750	1,890	13,720	18,935
% with any housing problems	19.7	11.2	9.3	11.4	9.3	18.8	27.8	17.9	16.1
6. Total Households	1,990	4,835	4,195	11,020	5,800	10,155	2,730	18,685	29,705
% with any housing problems	55.8	38.8	38.9	41.9	23.9	26.4	40.1	27.6	32.9

## SOCDS CHAS Data: Housing Problems Output for Black Non-Hispanic Households

Name of Jurisdiction: San Buenaventura (Ventur, California)				Source of Data: CHAS Data Book		Data Current as of: 2000			
Household by Type, Income, & Housing Problem	Renters				Owners				Total Households
	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Renters	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Owners	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	
1. Household Income <=50% MFI	20	115	80	215	4	0	4	8	223
2. Household Income <=30% MFI	10	50	55	115	4	0	0	4	119
% with any housing problems	0	70	54.5	56.5	0	N/A	N/A	0	54.6
3. Household Income >30 to <=50% MFI	10	65	25	100	0	0	4	4	104
% with any housing problems	100	69.2	60	70	N/A	N/A	100	100	71.2
4. Household Income >50 to <=80% MFI	0	30	10	40	20	0	4	24	64
% with any housing problems	N/A	33.3	100	50	0	N/A	100	16.7	37.5
5. Household Income >80% MFI	0	65	49	114	0	90	15	105	219
% with any housing problems	N/A	46.2	8.2	29.8	N/A	55.6	0	47.6	38.4
6. Total Households	20	210	139	369	24	90	23	137	506
% with any housing problems	50	57.1	42.4	51.2	0	55.6	34.8	42.3	48.8

## SOCDS CHAS Data: Housing Problems Output for Hispanic Households

Name of Jurisdiction: San Buenaventura (Ventur, California)				Source of Data: CHAS Data Book		Data Current as of: 2000			
Household by Type, Income, & Housing Problem	Renters				Owners				Total Households
	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Renters	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Owners	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	
1. Household Income <=50% MFI	145	1,350	179	1,674	149	375	28	552	2,226
2. Household Income <=30% MFI	105	710	100	915	120	170	20	310	1,225
% with any housing problems	52.4	92.3	80	86.3	66.7	88.2	100	80.6	84.9
3. Household Income >30 to <=50% MFI	40	640	79	759	29	205	8	242	1,001
% with any housing problems	62.5	86.7	94.9	86.3	13.8	73.2	50	65.3	81.2
4. Household Income >50 to <=80% MFI	19	620	185	824	80	355	20	455	1,279
% with any housing problems	78.9	65.3	48.6	61.9	43.8	73.2	50	67	63.7
5. Household Income >80% MFI	25	685	305	1,015	150	1,435	170	1,755	2,770
% with any housing problems	40	32.1	14.8	27.1	16.7	30	23.5	28.2	27.8
6. Total Households	189	2,655	669	3,513	379	2,165	218	2,762	6,275
% with any housing problems	55.6	69.1	43.3	63.5	38	45.7	33.9	43.7	54.8

## SOCDS CHAS Data: Housing Problems Output for Native American Non-Hispanic Households

Name of Jurisdiction: San Buenaventura (Ventur, California)				Source of Data: CHAS Data Book		Data Current as of: 2000			
Household by Type, Income, & Housing Problem	Renters				Owners				Total Households
	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Renters	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Owners	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	
1. Household Income <=50% MFI	N/A	N/A	N/A	24	N/A	N/A	N/A	25	49
2. Household Income <=30% MFI	N/A	N/A	N/A	24	N/A	N/A	N/A	15	39
% with any housing problems	N/A	N/A	N/A	83.3	N/A	N/A	N/A	100	89.7
3. Household Income >30 to <=50% MFI	N/A	N/A	N/A	0	N/A	N/A	N/A	10	10
% with any housing problems	N/A	N/A	N/A	N/A	N/A	N/A	N/A	100	100
4. Household Income >50 to <=80% MFI	N/A	N/A	N/A	19	N/A	N/A	N/A	30	49
% with any housing problems	N/A	N/A	N/A	78.9	N/A	N/A	N/A	50	61.2
5. Household Income >80% MFI	N/A	N/A	N/A	34	N/A	N/A	N/A	40	74
% with any housing problems	N/A	N/A	N/A	11.8	N/A	N/A	N/A	25	18.9
6. Total Households	N/A	N/A	N/A	77	N/A	N/A	N/A	95	172
% with any housing problems	N/A	N/A	N/A	50.6	N/A	N/A	N/A	52.6	51.7

## SOCDS CHAS Data: Housing Problems Output for Asian Non-Hispanic Households

Name of Jurisdiction: San Buenaventura (Ventur, California)				Source of Data: CHAS Data Book		Data Current as of: 2000			
Household by Type, Income, & Housing Problem	Renters				Owners				Total Households
	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Renters	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Owners	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	
1. Household Income <=50% MFI	N/A	N/A	N/A	150	N/A	N/A	N/A	39	189
2. Household Income <=30% MFI	N/A	N/A	N/A	100	N/A	N/A	N/A	20	120
% with any housing problems	N/A	N/A	N/A	100	N/A	N/A	N/A	0	83.3
3. Household Income >30 to <=50% MFI	N/A	N/A	N/A	50	N/A	N/A	N/A	19	69
% with any housing problems	N/A	N/A	N/A	100	N/A	N/A	N/A	21.1	78.3
4. Household Income >50 to <=80% MFI	N/A	N/A	N/A	75	N/A	N/A	N/A	80	155
% with any housing problems	N/A	N/A	N/A	86.7	N/A	N/A	N/A	81.3	83.9
5. Household Income >80% MFI	N/A	N/A	N/A	235	N/A	N/A	N/A	385	620
% with any housing problems	N/A	N/A	N/A	17	N/A	N/A	N/A	35.1	28.2
6. Total Households	N/A	N/A	N/A	460	N/A	N/A	N/A	504	964
% with any housing problems	N/A	N/A	N/A	55.4	N/A	N/A	N/A	40.5	47.6

## SOCDS CHAS Data: Housing Problems Output for Pacific Islander Non-Hispanic Households

Name of Jurisdiction: San Buenaventura (Ventur, California)				Source of Data: CHAS Data Book		Data Current as of: 2000			
Household by Type, Income, & Housing Problem	Renters				Owners				Total Households
	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Renters	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Owners	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	
1. Household Income <=50% MFI	N/A	N/A	N/A	4	N/A	N/A	N/A	0	4
2. Household Income <=30% MFI	N/A	N/A	N/A	0	N/A	N/A	N/A	0	0
% with any housing problems	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3. Household Income >30 to <=50% MFI	N/A	N/A	N/A	4	N/A	N/A	N/A	0	4
% with any housing problems	N/A	N/A	N/A	100	N/A	N/A	N/A	N/A	100
4. Household Income >50 to <=80% MFI	N/A	N/A	N/A	4	N/A	N/A	N/A	0	4
% with any housing problems	N/A	N/A	N/A	100	N/A	N/A	N/A	N/A	100
5. Household Income >80% MFI	N/A	N/A	N/A	8	N/A	N/A	N/A	39	47
% with any housing problems	N/A	N/A	N/A	0	N/A	N/A	N/A	35.9	29.8
6. Total Households	N/A	N/A	N/A	16	N/A	N/A	N/A	39	55
% with any housing problems	N/A	N/A	N/A	50	N/A	N/A	N/A	35.9	40

## SOCDS CHAS Data: Housing Problems Output for Mobility & Self Care Limitation

Name of Jurisdiction: San Buenaventura (Ventur, California)				Source of Data: CHAS Data Book		Data Current as of: 2000			
Household by Type, Income, & Housing Problem	Renters				Owners				Total Households
	Extra Elderly 1 & 2 Member Households	Elderly 1 & 2 Member Households	All Other Households	Total Renters	Extra Elderly 1 & 2 Member Households	Elderly 1 & 2 Member Households	All Other Households	Total Owners	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	
1. Household Income <=50% MFI	380	205	825	1,410	439	289	389	1,117	2,527
2. Household Income <=30% MFI	210	145	555	910	199	125	190	514	1,424
% with any housing problems	73.8	58.6	73	70.9	67.8	56	73.7	67.1	69.5
3. Household Income >30 to <=50% MFI	170	60	270	500	240	164	199	603	1,103
% with any housing problems	82.4	66.7	74.1	76	58.3	45.7	72.4	59.5	67
4. Household Income >50 to <=80% MFI	105	10	395	510	260	100	305	665	1,175
% with any housing problems	85.7	100	65.8	70.6	15.4	55	62.3	42.9	54.9
5. Household Income >80% MFI	159	80	570	809	550	269	1,430	2,249	3,058
% with any housing problems	24.5	12.5	19.3	19.7	15.5	5.2	22	18.4	18.7
6. Total Households	644	295	1,790	2,729	1,249	658	2,124	4,031	6,760
% with any housing problems	65.8	49.2	54.5	56.6	32	32.5	37.1	34.8	43.6



County of Ventura									
	Extremely-Low Income		Very-Low Income		Low Income		Moderate and Upper Income		Total
Non-Hispanic White	13,530	54.1%	14,155	55.7%	23,400	61.1%	116,890	75.7%	167,975
Black or African American	659	2.6%	501	2.0%	770	2.0%	2,655	1.7%	4,585
American Indian or Alaska Native	180	0.7%	90	0.4%	160	0.4%	670	0.4%	1,100
Hispanic or Latino	9,130	36.5%	9,565	37.7%	11,775	30.8%	23,520	15.2%	53,991
Asian	940	3.8%	620	2.4%	1,320	3.4%	7,975	5.2%	10,855
Pacific Islander	28	0.1%	40	0.2%	70	0.2%	265	0.2%	403
Other	532	2.1%	429	1.7%	790	2.1%	2,521	1.6%	4,271
<b>Total 100% per Income Category</b>	<b>24,999</b>	<b>100.0%</b>	<b>25,400</b>	<b>100.0%</b>	<b>38,285</b>	<b>100.0%</b>	<b>154,496</b>	<b>100.0%</b>	<b>243,180</b>
Elderly	8,669	34.7%	7,746	30.5%	8,967	23.4%	22,212	14.4%	47,594
Disabled	7,025	28.1%	5,770	22.7%	7,450	19.5%	19,443	12.6%	39,689

## SOCDS CHAS Data: Housing Problems Output for White Non-Hispanic Households

Name of Jurisdiction: Ventura County, California				Source of Data: CHAS Data Book		Data Current as of: 2000			
Household by Type, Income, & Housing Problem	Renters				Owners				Total Households
	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Renters	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Owners	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	
1. Household Income <=50% MFI	4,365	4,760	3,520	12,645	8,795	4,155	2,090	15,040	27,685
2. Household Income <=30% MFI	2,660	2,160	2,015	6,835	3,795	1,840	1,060	6,695	13,530
% with any housing problems	68.8	81.7	67	72.3	65.9	82.1	66	70.4	71.4
3. Household Income >30 to <=50% MFI	1,705	2,600	1,505	5,810	5,000	2,315	1,030	8,345	14,155
% with any housing problems	71	81.9	88.4	80.4	43.1	85.3	73.3	58.5	67.5
4. Household Income >50 to <=80% MFI	1,140	4,900	2,895	8,935	6,575	5,980	1,910	14,465	23,400
% with any housing problems	62.7	63.3	55.8	60.8	30.2	74.2	70.9	53.8	56.5
5. Household Income >80% MFI	2,300	13,040	7,700	23,040	17,720	65,320	10,810	93,850	116,890
% with any housing problems	22	17.4	13	16.4	13.2	22.7	30.1	21.8	20.7
6. Total Households	7,805	22,700	14,115	44,620	33,090	75,455	14,810	123,355	167,975
% with any housing problems	54.6	40.8	37.5	42.2	27.1	30.2	41	30.6	33.7

## SOCDS CHAS Data: Housing Problems Output for Black Non-Hispanic Households

Name of Jurisdiction: Ventura County, California				Source of Data: CHAS Data Book		Data Current as of: 2000			
Household by Type, Income, & Housing Problem	Renters				Owners				Total Households
	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Renters	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Owners	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	
1. Household Income <=50% MFI	109	530	250	889	169	69	33	271	1,160
2. Household Income <=30% MFI	80	210	170	460	155	40	4	199	659
% with any housing problems	50	83.3	82.4	77.2	71	100	100	77.4	77.2
3. Household Income >30 to <=50% MFI	29	320	80	429	14	29	29	72	501
% with any housing problems	86.2	71.9	75	73.4	28.6	86.2	86.2	75	73.7
4. Household Income >50 to <=80% MFI	15	345	135	495	70	175	30	275	770
% with any housing problems	100	46.4	33.3	44.4	42.9	82.9	100	74.5	55.2
5. Household Income >80% MFI	15	705	315	1,035	170	1,195	255	1,620	2,655
% with any housing problems	0	19.9	9.5	16.4	17.6	29.3	31.4	28.4	23.7
6. Total Households	139	1,580	700	2,419	409	1,439	318	2,166	4,585
% with any housing problems	57.6	44.6	39.3	43.8	42.5	38.9	43.7	40.3	42.2

## SOCDS CHAS Data: Housing Problems Output for Hispanic Households

Name of Jurisdiction: Ventura County, California			Source of Data: CHAS Data Book		Data Current as of: 2000				
	Renters				Owners				
Household by Type, Income, & Housing Problem	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Renters	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Owners	Total Households
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)
1. Household Income <=50% MFI	1,100	11,205	1,005	13,310	1,250	3,845	290	5,385	18,695
2. Household Income <=30% MFI	795	5,420	545	6,760	825	1,385	160	2,370	9,130
% with any housing problems	65.4	92.9	72.5	88	71.5	87.4	90.6	82.1	86.5
3. Household Income >30 to <=50% MFI	305	5,785	460	6,550	425	2,460	130	3,015	9,565
% with any housing problems	62.3	89.3	84.8	87.7	43.5	89.4	73.1	82.3	86
4. Household Income >50 to <=80% MFI	140	5,215	660	6,015	685	4,865	210	5,760	11,775
% with any housing problems	39.3	76	51.5	72.5	38	81.1	66.7	75.4	73.9
5. Household Income >80% MFI	100	5,540	1,260	6,900	1,000	14,480	1,140	16,620	23,520
% with any housing problems	15	46.8	20.6	41.6	16.5	43.8	38.2	41.8	41.7
6. Total Households	1,340	21,960	2,925	26,225	2,935	23,190	1,640	27,765	53,990
% with any housing problems	58.2	76.3	47.4	72.2	40.9	59.1	49.7	56.6	64.2

## SOCDS CHAS Data: Housing Problems Output for Native American Non-Hispanic Households

Name of Jurisdiction: Ventura County, California			Source of Data: CHAS Data Book		Data Current as of: 2000				
	Renters				Owners				
Household by Type, Income, & Housing Problem	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Renters	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Owners	Total Households
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)
1. Household Income <=50% MFI	N/A	N/A	N/A	175	N/A	N/A	N/A	95	270
2. Household Income <=30% MFI	N/A	N/A	N/A	115	N/A	N/A	N/A	65	180
% with any housing problems	N/A	N/A	N/A	73.9	N/A	N/A	N/A	69.2	72.2
3. Household Income >30 to <=50% MFI	N/A	N/A	N/A	60	N/A	N/A	N/A	30	90
% with any housing problems	N/A	N/A	N/A	66.7	N/A	N/A	N/A	66.7	66.7
4. Household Income >50 to <=80% MFI	N/A	N/A	N/A	100	N/A	N/A	N/A	60	160
% with any housing problems	N/A	N/A	N/A	35	N/A	N/A	N/A	66.7	46.9
5. Household Income >80% MFI	N/A	N/A	N/A	150	N/A	N/A	N/A	520	670
% with any housing problems	N/A	N/A	N/A	26.7	N/A	N/A	N/A	20.2	21.6
6. Total Households	N/A	N/A	N/A	425	N/A	N/A	N/A	675	1,100
% with any housing problems	N/A	N/A	N/A	47.1	N/A	N/A	N/A	31.1	37.3

## SOCDS CHAS Data: Housing Problems Output for Asian Non-Hispanic Households

Name of Jurisdiction: Ventura County, California				Source of Data: CHAS Data Book		Data Current as of: 2000			
Household by Type, Income, & Housing Problem	Renters				Owners				Total Households
	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Renters	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Owners	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	
1. Household Income <=50% MFI	N/A	N/A	N/A	875	N/A	N/A	N/A	685	1,560
2. Household Income <=30% MFI	N/A	N/A	N/A	625	N/A	N/A	N/A	315	940
% with any housing problems	N/A	N/A	N/A	70.4	N/A	N/A	N/A	68.3	69.7
3. Household Income >30 to <=50% MFI	N/A	N/A	N/A	250	N/A	N/A	N/A	370	620
% with any housing problems	N/A	N/A	N/A	92	N/A	N/A	N/A	68.9	78.2
4. Household Income >50 to <=80% MFI	N/A	N/A	N/A	565	N/A	N/A	N/A	755	1,320
% with any housing problems	N/A	N/A	N/A	66.4	N/A	N/A	N/A	76.8	72.3
5. Household Income >80% MFI	N/A	N/A	N/A	1,595	N/A	N/A	N/A	6,380	7,975
% with any housing problems	N/A	N/A	N/A	32	N/A	N/A	N/A	31	31.2
6. Total Households	N/A	N/A	N/A	3,035	N/A	N/A	N/A	7,820	10,855
% with any housing problems	N/A	N/A	N/A	51.2	N/A	N/A	N/A	38.7	42.2

## SOCDS CHAS Data: Housing Problems Output for Pacific Islander Non-Hispanic Households

Name of Jurisdiction: Ventura County, California				Source of Data: CHAS Data Book		Data Current as of: 2000			
Household by Type, Income, & Housing Problem	Renters				Owners				Total Households
	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Renters	Elderly 1 & 2 Member Households	Family Households	All Other Households	Total Owners	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	
1. Household Income <=50% MFI	N/A	N/A	N/A	49	N/A	N/A	N/A	19	68
2. Household Income <=30% MFI	N/A	N/A	N/A	24	N/A	N/A	N/A	4	28
% with any housing problems	N/A	N/A	N/A	83.3	N/A	N/A	N/A	100	85.7
3. Household Income >30 to <=50% MFI	N/A	N/A	N/A	25	N/A	N/A	N/A	15	40
% with any housing problems	N/A	N/A	N/A	100	N/A	N/A	N/A	100	100
4. Household Income >50 to <=80% MFI	N/A	N/A	N/A	60	N/A	N/A	N/A	10	70
% with any housing problems	N/A	N/A	N/A	33.3	N/A	N/A	N/A	100	42.9
5. Household Income >80% MFI	N/A	N/A	N/A	95	N/A	N/A	N/A	170	265
% with any housing problems	N/A	N/A	N/A	10.5	N/A	N/A	N/A	29.4	22.6
6. Total Households	N/A	N/A	N/A	204	N/A	N/A	N/A	199	403
% with any housing problems	N/A	N/A	N/A	36.8	N/A	N/A	N/A	39.7	38.2

## SOCDS CHAS Data: Housing Problems Output for Mobility & Self Care Limitation

Name of Jurisdiction: Ventura County, California				Source of Data: CHAS Data Book		Data Current as of: 2000				
	Renters				Owners					
Household by Type, Income, & Housing Problem	Extra Elderly 1 & 2 Member Households	Elderly 1 & 2 Member Households	All Other Households	Total Renters	Extra Elderly 1 & 2 Member Households	Elderly 1 & 2 Member Households	All Other Households	Total Owners	Total Households	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	
	1. Household Income <=50% MFI	1,645	930	4,100	6,675	2,415	1,215	2,490	6,120	12,795
2. Household Income <=30% MFI	1,075	630	2,385	4,090	1,230	560	1,145	2,935	7,025	
% with any housing problems	70.2	71.4	80.5	76.4	67.9	58.9	80.8	71.2	74.2	
3. Household Income >30 to <=50% MFI	570	300	1,715	2,585	1,185	655	1,345	3,185	5,770	
% with any housing problems	66.7	70	86	79.9	39.2	46.6	73.6	55.3	66.3	
4. Household Income >50 to <=80% MFI	345	105	1,940	2,390	1,580	885	2,595	5,060	7,450	
% with any housing problems	75.4	47.6	74.2	73.2	24.4	42.9	66.1	49	56.8	
5. Household Income >80% MFI	445	310	3,075	3,830	2,580	2,123	10,910	15,613	19,443	
% with any housing problems	39.3	12.9	30.9	30.4	10.9	19.7	29.7	25.2	26.2	
6. Total Households	2,435	1,345	9,115	12,895	6,575	4,223	15,995	26,793	39,688	
% with any housing problems	64.5	55.8	63.5	62.9	29.9	33.9	42.9	38.3	46.3	



**Appendix F:**  
**Proposed Project, Funding and Goals for FY 2013-14**



# Annual Goals and Objectives

The following table summarizes the programs and activities the County of Ventura expects to allocate federal funds and other resources to during fiscal year 2013-2014.

## FY 2013/14 Action Plan Proposed Projects

Program No.	Program Name	Program Type	Performance Measure/Outcome	Dollars	Funding Type	FY 2013-14 Objective	Five Year Objective
Priority: Increase availability of affordable ownership housing							
H-1	n/a			--	--	--	10 units
Priority: Improve the quality of ownership housing through rehabilitation							
H-2	City of Santa Paula Housing Rehab Program	Housing Rehab	Decent Housing / Affordability	29,431	CDBG	2 units	45 units
H-2	Habitat for Humanity Neighborhood Revitalization Program	Housing Rehab		176,588	CDBG	5 units	
Priority: Improve the quality of ownership housing through code enforcement							
H-3	City of Port Hueneme Code Enforcement	Code Enforcement	Suitable Living Environment / Sustainability	122,952	CDBG	700 cases	3,800 closed cases
H-3	City of Santa Paula Code Enforcement	Code Enforcement		105,953	CDBG	100 cases	
H-3	City of Fillmore Code Enforcement	Code Enforcement		41,204	CDBG	75 cases	
Priority: Increase availability of affordable rental housing							
H-4	Cabrillo Economic Development- Bridgeview Apartments	Housing Construction	Decent Housing/ Availability	374,115	HOME	11 units	120 units
Priority: Improve the quality of affordable rental housing through rehabilitation							
H-5	n/a			--	--	--	0 households
Priority: Increase housing options for persons with special needs							
H-6	n/a			--	--	--	26 units
Priority: Improve the quality of public housing or public-agency owned housing through rehabilitation							
H-7	n/a			--	--	--	60 units
Priority: Improve or construct public facilities that support low-mod income residents - Parks and Recreation Facilities							
I-1	City of Santa Paula Veteran's Park Restroom	Low/Mod Facilities	Suitable Living Environment/ Sustainability	88,294	CDBG	1 project	11 projects

Program No.	Program Name	Program Type	Performance Measure/Outcome	Dollars	Funding Type	FY 2013-14 Objective	Five Year Objective
<b>Priority: Improve or construct public facilities that support low-mod income residents - Public Facilities</b>							
I-2	City of Santa Paula - Fire Station #82 Expansion	Low/Mod Facilities	Suitable Living Environment/ Availability	32,963	CDBG	1 project	10 projects
I-2	City of Fillmore Fire Engine Replacement	Low/Mod Facilities	Suitable Living Environment/ Availability	58,863	CDBG	1 project	

**Priority: Improve or construct infrastructures in low-mod income areas**

I-3	n/a			--	--	--	2 projects
-----	-----	--	--	----	----	----	------------

**Priority: Enhance economic development by creating or retaining jobs to be filled by or made available to low and moderate-income persons**

**Commercial-Industrial Rehabilitation and Infrastructure Improvements**

ED-1	n/a			--	--	--	0 businesses
------	-----	--	--	----	----	----	--------------

**Employment Training**

ED-2	n/a			--	--	--	6 businesses
------	-----	--	--	----	----	----	--------------

**Small Business and Micro Enterprise Technical Assistance and Loan Programs**

ED-3	Economic Development Collaborative- Small Business Loans	Low/Mod Assistance	Jobs Created or Retained	Deferred	CDBG	6 jobs	57 jobs 35 businesses
ED-3	Economic Development Collaborative- Micro-Enterprise Development	Low/Mod Assistance	Jobs Created or Retained	82,408	CDBG	15 businesses	
ED-3	Women's Economic Ventures Micro-Business Development	Low/Mod Assistance	Jobs Created or Retained	23,545	CDBG	11 businesses	

**Priority: Assist homeless or at-risk persons with housing and services**

Note: CDBG objectives are for the Entitlement Area, even if the program is county-wide.

**Winter Warming Shelters**

HO-1	n/a			--	--	--	1,300 persons
------	-----	--	--	----	----	----	---------------

**Emergency Shelters**

HO-2	n/a			--	--	--	300 persons
------	-----	--	--	----	----	----	-------------

**Food Pantries**

HO-3	n/a			--	--	--	7,500 units of assistance
------	-----	--	--	----	----	----	---------------------------

Program No.	Program Name	Program Type	Performance Measure/Outcome	Dollars	Funding Type	FY 2013-14 Objective	Five Year Objective
-------------	--------------	--------------	-----------------------------	---------	--------------	----------------------	---------------------

#### Homeless Services

HO-4	Catholic Charities - Moorpark Community Service Center	Homeless	Suitable Living Environment/ Availability	12,556	CDBG	2,650 persons	23,000 persons
HO-4	Help of Ojai - Community Assistance and Valley Outreach Program	Homeless	Suitable Living Environment/ Availability	25,680	CDBG	1,300 persons	
HO-4	County of Ventura Human Services Agency - Homeless Services Program	Homeless	Suitable Living Environment/ Availability	40,388	CDBG	360 persons	

#### Rent/Deposit Assistance

HO-5	County Human Services Agency RAIN Project Transitional Living Center - Security Deposit Program	Homeless	Decent Housing/ Affordability	5,000	HOME	4 persons	52 persons
------	---	----------	-------------------------------	-------	------	-----------	------------

#### Transitional Shelters

HO-6	People's Self Help Housing	Homeless	Suitable Living Environment/ Availability	10,000	CDBG	9 persons	75 persons
------	----------------------------	----------	---	--------	------	-----------	------------

#### Homeless Persons Data Collection

HO-7	n/a			--	--	--	n/a
------	-----	--	--	----	----	----	-----

#### Street Outreach

HO-8	n/a			--	--	--	130 persons
------	-----	--	--	----	----	----	-------------

#### Homelessness Prevention

HO-9	n/a			--	--	--	90 persons
------	-----	--	--	----	----	----	------------

#### Rapid Re-housing

HO-10	County of Ventura Human Services Agency – Rapid Re-housing	Homeless	Suitable Living Environment/ Availability	25,008*	CDBG	36 persons	250 persons
HO-10	Project Understanding – Homeless 2 Home	Homeless	Suitable Living Environment/ Availability	34,195	CDBG	40 persons	

\*Fifteen percent of program income received in FY2012-13, in the amount of \$58,000, has been added to the FY2013-14 allocation for a total of \$83,008 to meet the stated national objective.

Program No.	Program Name	Program Type	Performance Measure/Outcome	Dollars	Funding Type	FY 2013-14 Objective	Five Year Objective
-------------	--------------	--------------	-----------------------------	---------	--------------	----------------------	---------------------

Note: **CDBG** objectives are for the Entitlement Area, even if the program is county-wide.

**Priority: Provide other supportive services to low-mod income persons**

CD-1	n/a			--	--	--	270 persons
------	-----	--	--	----	----	----	----------------

**Priority: Provide services to youths from low-mod income families**

CD-2	n/a			--	--	--	5,000 youth
------	-----	--	--	----	----	----	----------------

**Priority: Provide services to area seniors**

CD-3	City of Port Hueneme - Senior Activities/Nutrition Program	Senior Services	Suitable Living Environment/ Availability	18,265	CDBG	200 seniors	17,500 seniors
CD-3	City of Santa Paula - Senior Center Coordinator	Senior Services	Suitable Living Environment/ Availability	20,000	CDBG	1,000 seniors	
CD-3	Food Share - Brown Bag Program	Senior Services	Suitable Living Environment/ Availability	20,510	CDBG	628 seniors	
CD-3	Long Term Care Services of Ventura County - Ombudsman Program	Senior Services	Suitable Living Environment/ Availability	20,510	CDBG	1,480 seniors	

**Planning and Administration**

	Planning and Administration	n/a	n/a	344,939	All	--	--
--	-----------------------------	-----	-----	---------	-----	----	----

**Deferred Funding**

	Current Year Funding	TBD	TBD	221,955	CDBG	--	--
	Prior Years Funding	TBD	TBD	167,507	HOME	--	--
<b>Total FY 2013/14 Project Allocations</b>				<b>1,962,855</b>	<b>--</b>	<b>--</b>	<b>--</b>

**Appendix G:**  
**Listing of Proposed Project for FY 2013-14**





## FY2013-14 Funding Recommendations by Project Type

Requesting Agency	Project Title	Grant	Applicant Request	Recommendation
-------------------	---------------	-------	-------------------	----------------

### Housing Projects

Cabrillo Economic Development Corporation	Bridge View Apartments (Piru Family Apts.)	HOME	\$400,000	\$374,115
City of Fillmore	Code Enforcement	CDBG	\$35,000	\$41,204
City of Port Hueneme	Code Enforcement	CDBG	\$127,000	\$122,952
City of Santa Paula	Code Enforcement	CDBG	\$140,000	\$105,953
City of Santa Paula	Housing Rehabilitation	CDBG	\$50,000	\$29,431
Habitat for Humanity	Neighborhood Revitalization	CDBG	\$200,000	\$176,588

### Public Facility Improvements and Economic Development Projects

Economic Development Collaboration - VC	Small Business Assistance Program	CDBG	\$289,800	Deferred
Economic Development Collaboration - VC	Micro-Enterprise Development Program	CDBG	\$92,900	\$82,408
Women's Economic Ventures	Micro-Business Development Program	CDBG	\$40,000	\$23,545
City of Fillmore	Fire Engine Replacement	CDBG	\$50,000	\$58,863
City of Santa Paula	Fire Station #82 Expansion	CDBG	\$75,000	\$32,963
City of Santa Paula	Veteran's Park Restroom Rehabilitation	CDBG	\$75,000	\$88,294

### Public Service Programs

#### Programs to Serve Elderly Persons

City of Port Hueneme	Senior Activities/Nutrition Program	CDBG	\$25,000	\$18,265
City of Santa Paula	Senior Center Coordinator	CDBG	\$23,000	\$20,000
Food Share	Senior Share Program	CDBG	\$42,000	\$20,510
Long Term Care Services of Ventura County	Ombudsman Program	CDBG	\$30,000	\$20,510

#### Programs to Serve Homeless or At Risk Persons

Catholic Charities	Moorpark Community Service Center	CDBG	\$18,000	\$12,556
County Human Services Agency	Homeless Services Program	CDBG	\$50,000	\$40,388
County Human Services Agency	Rapid Rehousing Program	CDBG	\$40,000	\$25,008
Help of Ojai	Community Assistance & Valley Outreach	CDBG	\$20,000	\$25,680
People's Self Help Housing	Housing the Homeless - El Patio	CDBG	\$10,000	\$10,000
Project Understanding	Homeless 2 Home	CDBG	\$67,000	\$34,195
RAIN Project Transitional Living Center	Security Deposit Program	HOME	\$5,000	\$5,000

### Administration

Housing Rights Center	Fair Housing Program	CDBG		\$21,290
Contract	2016 Con Plan Development w/ Analysis	CDBG		\$70,000
County	Program Administration	CDBG		\$211,526
County	Program Administration	HOME		\$42,123

<b>CDBG Deferred Allocation</b>	CDBG		<b>\$221,955</b>
<b>HOME Allocation Reserved for Pending RFP</b>	HOME		<b>\$167,507</b>

---

**Table 3C**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name:** County of Ventura

---

**Priority Need**

Small Business and Micro Enterprise Technical Assistance and Loan Programs

---

**Project Title: Economic Development Collaboration – Ventura County  
Small Business Assistance Program**

---

**Description**

This project provides technical assistance and direct business lending, resulting in job creation. Direct technical assistance to business on finance, management, customer service, market, and other issues, improves their profitability. Results are secured by deploying 30 professional consultants whose talents respond to business need. This project also provides lending below market capital to small businesses that are unable to secure commercial credit. Loans may range from \$5,000 to \$40,000, subject to limit adjustments per discretion of the EDC-VC Loan Board.

**Objective category:** ☐ Suitable Living Environment ☐ Decent Housing ☒ Economic Opportunity  
**Outcome category:** ☐ Availability/Accessibility ☐ Affordability ☒ Sustainability

---

**Location/Target Area:**

Urban County Entitlement Area

**Street Address:** 1601 Carmen Dr, Suite 215

**City, State, Zipcode:** Camarillo, CA 93010

---

Objective Number ED-3	Project ID 8
HUD Matrix Code 18A	CDBG Citation 570.203
Type of Recipient Subrecipient, Private	CDBG National Objective LMJ
Start Date (mm/dd/yyyy) 07/01/2013	Completion Date (mm/dd/yyyy) 06/30/2014
Performance Indicator Jobs Created/Retained	Annual Units 6
Local ID	Units Upon Completion

**Funding Sources:**

CDBG	Deferred
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	

---

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

---

**Table 3C**  
**Consolidated Plan Listing of Projects**

---

**Jurisdiction's Name:** County of Ventura

---

**Priority Need**

Small Business and Micro Enterprise Technical Assistance and Loan Programs

---

**Project Title:** Economic Development Collaboration – Ventura County  
Micro-Enterprise Development Program

---

**Description**

This project provides technical assistance and direct business lending. Direct technical assistance to business on finance, management, customer service, market, and other issues, improves profitability. Results are secured by deploying 30 professional consultants whose talents respond to business need. This project prioritizes lending below market capital to small businesses that are unable to secure commercial credit. Loans may range from \$5,000 to \$40,000, subject to limit adjustments per discretion of the EDC-VC Loan Board.

**Objective category:** ☐ Suitable Living Environment ☐ Decent Housing ☒ Economic Opportunity  
**Outcome category:** ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability

---

**Location/Target Area:**

Urban County Entitlement Area

**Street Address:** 1601 Carmen Dr, Suite 215  
**City, State, Zipcode:** Camarillo, CA 93010

---

Objective Number ED-3	Project ID 8
HUD Matrix Code 18B	CDBG Citation 570.201(o)
Type of Recipient Subrecipient, Private	CDBG National Objective LMJ
Start Date (mm/dd/yyyy) 07/01/2013	Completion Date (mm/dd/yyyy) 06/30/2014
Performance Indicator Businesses Assisted	Annual Units 15
Local ID	Units Upon Completion

**Funding Sources:**

CDBG	\$82,408
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	

---

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

---

**Table 3C**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name:** County of Ventura

---

**Priority Need**

Small Business and Micro Enterprise Technical Assistance and Loan Programs

---

**Project Title**

**WEV (Women's Economic Ventures) Micro Business Development Program**

---

**Description**

WEV assists individuals in developing skills to start a business of their own. Its 14-week Self Employment Training course, and startup and expansion loans of up to \$50,000 through the Small Business Loan Fund help people establish a micro-enterprise business. The newest program, Thrive in Five®, matches existing business owners with a WEV case manager who provides customized long-term mentoring, expert consulting, executive coaching, and quarterly training and networking events, Thrive in Five® helps established small businesses grow and create jobs.

**Objective category:** ☐ Suitable Living Environment ☐ Decent Housing ☒ Economic Opportunity  
**Outcome category:** ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability

---

**Location/Target Area**

Urban County Entitlement Area

**Street Address:** 374 Poli Street, Suite 207  
**City, State, Zipcode:** Ventura, CA 93001

---

Objective Number ED-3	Project ID 8	<b>Funding Sources:</b> CDBG \$23,545 ESG HOME HOPWA Total Formula Prior Year Funds Assisted Housing PHA Other Funding Total
HUD Matrix Code 18C	CDBG Citation 570.201(o)	
Type of Recipient Subrecipient, Private	CDBG National Objective LMJ	
Start Date (mm/dd/yyyy) 07/01/2013	Completion Date (mm/dd/yyyy) 06/30/2014	
Performance Indicator Businesses Assisted	Annual Units 11	
Local ID	Units Upon Completion	

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

---

**Table 3C**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name:** County of Ventura

---

**Priority Need**

Improve or construct public facilities that support low-mod income residents – Public Facilities

---

**Project Title**

**City of Santa Paula Fire Station #82 Expansion**

---

**Description**

The project will benefit low and moderate income Santa Paula residents by providing an improved public facility in which the new fire engine can be safely housed and maintained for the benefit of the public safety needs. The expansion will also add needed improvements which will provide better living quarters for the 24-hour/ a day fire staff. Some of these living quarters are currently shared with public areas, where the public can come in and interrupt staff during their breaks and resting periods. This second year of funding will be needed in order to complete the Fire Station Expansion project. CDBG Funds will cover the costs of the design and construction.

**Objective category:** ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity  
**Outcome category:** ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability

---

**Location/Target Area**

**City of Santa Paula**

**Street Address:** 970 Ventura Street  
**City, State, Zipcode:** Santa Paula, CA 93060

Objective Number I-2	Project ID 6
HUD Matrix Code 03O	CDBG Citation 570.201(c)
Type of Recipient Local Government	CDBG National Objective LMA
Start Date (mm/dd/yyyy) 07/01/2013	Completion Date (mm/dd/yyyy) 06/30/2014
Performance Indicator Public Facilities	Annual Units 1
Local ID	Units Upon Completion

---

**Funding Sources:**

CDBG	\$32,963
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	

---

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

---

**Table 3C**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name:** County of Ventura

---

**Priority Need**

Improve or construct public facilities that support low-mod income residents – Public Facilities

---

**Project Title**

City of Fillmore Fire Engine Replacement

---

**Description**

Fillmore's current fire engine is outdated and not dependable. This funding will provide payment for the first year of a six-year lease for the purchase of a new fire engine which will enable the department to provide improved critical fire and emergency medical services to the Fillmore area benefit community.

**Objective category:** ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity  
**Outcome category:** ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability

---

**Location/Target Area**

City of Fillmore

**Street Address:** 250 Central Avenue

**City, State, Zipcode:** Fillmore, CA 93015

---

Objective Number I-2	Project ID 6
HUD Matrix Code 03O	CDBG Citation 570.201(c)
Type of Recipient Local Government	CDBG National Objective LMA
Start Date (mm/dd/yyyy) 07/01/2013	Completion Date (mm/dd/yyyy) 06/30/2014
Performance Indicator Public Facilities	Annual Units 1
Local ID	Units Upon Completion

**Funding Sources:**

CDBG	\$58,863
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	

---

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

---

**Table 3C**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name:** County of Ventura

**Priority Need**

Improve or construct public facilities that support low-mod income residents – Parks and Recreation Facilities

**Project Title**

City of Santa Paula Veteran's Park Restrooms Rehabilitation

**Description**

The project will consist of total interior and exterior rehabilitation to the existing public restroom structure, including design and construction of new roof, exterior wall materials, exterior paint, doors/ hardware, interior painting, wall material, flooring, tile, toilets/sinks/ fixtures, electrical and plumbing. The existing facility has a number of continuous issues, including aging plumbing, leaking roof, damaged fixtures, walls, doors, paint and flooring.

**Objective category:** ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity  
**Outcome category:** ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability

---

**Location/Target Area**

City of Santa Paula

**Street Address:** 970 Ventura Blvd.

**City, State, Zipcode:** 93060

Objective Number I-1	Project ID 6
HUD Matrix Code 03F	CDBG Citation 570.201(c)
Type of Recipient Local Government	CDBG National Objective LMA
Start Date (mm/dd/yyyy) 07/01/2013	Completion Date (mm/dd/yyyy) 06/30/2014
Performance Indicator Public Facilities	Annual Units 1
Local ID	Units Upon Completion

**Funding Sources:**

CDBG	\$88,294
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	

---

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

---

**Table 3C**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name:** County of Ventura

---

**Priority Need**

Improve the quality of home ownership housing through code enforcement

---

**Project Title**

City of Fillmore Code Enforcement

---

**Description**

The Code Enforcement Program helps relieve overcrowded living conditions, corrects unsafe living conditions and property maintenance issues, provides guidance to housing construction project by ensuring proper permits are issued, inspections conducted and building codes are enforced. While making a safer environment is the most direct impact of code enforcement, it also improves the neighborhood appearance by enhancing the neighborhood standards and eliminating blight conditions.

**Objective category:** ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity  
**Outcome category:** ☐ Availability/Accessibility ☐ Affordability ☒ Sustainability

---

**Location/Target Area**

City of Fillmore

**Street Address:** 250 Central Avenue

**City, State, Zipcode:** Fillmore, CA 93015

Objective Number H-3	Project ID 5
HUD Matrix Code 15	CDBG Citation 570.202(c)
Type of Recipient Local Government	CDBG National Objective LMA
Start Date (mm/dd/yyyy) 07/01/2013	Completion Date (mm/dd/yyyy) 06/30/2014
Performance Indicator Closed Cases	Annual Units 75
Local ID	Units Upon Completion

---

**Funding Sources:**

CDBG	\$41,204
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	

---

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs



---

**Table 3C**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name:** County of Ventura

**Priority Need**

Improve the quality of home ownership housing through code enforcement

**Project Title**

City of Port Hueneme Code Enforcement

**Description**

According to the 2009-2011 American Community Survey 3-Year Estimates, 24.9% of occupied housing units in Port Hueneme were built between 1940 and 1959 and 50.1% were built between 1960 and 1979. This means that 75% of occupied housing units in Port Hueneme are between 33 and 72 years of age. As housing is subject to gradual deterioration over time, it is necessary to enforce the City's property maintenance ordinance, zoning regulations, and building codes to eradicate blighting influences and arrest deterioration in the city's mature neighborhoods.

**Objective category:** ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity  
**Outcome category:** ☐ Availability/Accessibility ☐ Affordability ☒ Sustainability

---

**Location/Target Area**

City of Port Hueneme

**Street Address:** 250 N. Ventura Road

**City, State, Zipcode:** Port Hueneme, CA 93041

Objective Number H-3	Project ID 5
HUD Matrix Code 15	CDBG Citation 570.202(c)
Type of Recipient Local Government	CDBG National Objective LMA
Start Date (mm/dd/yyyy) 07/01/2013	Completion Date (mm/dd/yyyy) 06/30/2014
Performance Indicator Closed Cases	Annual Units 700
Local ID	Units Upon Completion

**Funding Sources:**

CDBG	\$122,952
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	

---

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

---

**Table 3C**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name:** County of Ventura

**Priority Need**

Improve the quality of home ownership housing through code enforcement

**Project Title**

City of Santa Paula Code Enforcement

**Description**

According to the 2009-2011 American Community Survey 3-Year Estimates, 24.9% of occupied housing units in Port Hueneme were built between 1940 and 1959 and 50.1% were built between 1960 and 1979. This means that 75% of occupied housing units in Port Hueneme are between 33 and 72 years of age. As housing is subject to gradual deterioration over time, it is necessary to enforce the City's property maintenance ordinance, zoning regulations, and building codes to eradicate blighting influences and arrest deterioration in the city's mature neighborhoods.

**Objective category:** ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity  
**Outcome category:** ☐ Availability/Accessibility ☐ Affordability ☒ Sustainability

---

**Location/Target Area**

City of Santa Paula

**Street Address:** 970 Ventura Street  
**City, State, Zipcode:** Santa Paula, CA 93060

Objective Number H-3	Project ID 5
HUD Matrix Code 15	CDBG Citation 570.202(c)
Type of Recipient Local Government	CDBG National Objective LMA
Start Date (mm/dd/yyyy) 07/01/2013	Completion Date (mm/dd/yyyy) 06/30/2014
Performance Indicator Closed Cases	Annual Units 100
Local ID	Units Upon Completion

---

**Funding Sources:**

CDBG	\$105,953
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	

---

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

---

**Table 3C**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name:** County of Ventura

---

**Priority Need**

Improve the quality of ownership housing through rehabilitation

---

**Project Title**

City of Santa Paula Housing Rehab Program

---

**Description**

This program provides low interest loans between \$5,000 and a maximum of \$50,000 for low-income families to rehabilitate and improve their homes. The program assists homeowners and landlords with an affordable loan package, identifying housing code hazards, preparing project plans, obtaining estimates from contractors and monitoring all work through city inspections. The type of work allowed includes plumbing, electrical, re-roofing, stucco, painting, remodeling of bathrooms and kitchens as well as other housing code related items. The program also allows bedroom and bathroom additions in order to alleviate overcrowding conditions of a low income family.

**Objective category:** ☐ Suitable Living Environment ☒ Decent Housing ☐ Economic Opportunity  
**Outcome category:** ☐ Availability/Accessibility ☒ Affordability ☐ Sustainability

---

**Location/Target Area**

City of Santa Paula

**Street Address:** 970 Ventura Street  
**City, State, Zipcode:** Santa Paula, CA 93060

Objective Number H-2	Project ID 5
HUD Matrix Code 14A	CDBG Citation 570.202
Type of Recipient Local Government	CDBG National Objective LMC
Start Date (mm/dd/yyyy) 07/01/2013	Completion Date (mm/dd/yyyy) 06/30/2014
Performance Indicator Houses Rehabed	Annual Units 2
Local ID	Units Upon Completion

---

**Funding Sources:**

CDBG	\$29,431
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	

---

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

---

**Table 3C**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name:** County of Ventura

---

**Priority Need**

Improve the quality of ownership housing through rehabilitation

---

**Project Title**

**Habitat for Humanity Neighborhood Revitalization**

---

**Description**

This program reaches out to owner occupied low and very low income families and individuals that have home rehabilitation needs and otherwise are not able to perform the work on their own or pay full cost for a general contractor. Homeowners must participate in program, providing sweat equity or other public service hours. Services include work such as paint application, landscape work and/or clean-up when coupled with other rehab activities, grab bar installation, wheelchair ramp construction, complete roof replacement and other home improvement work needed for building code compliance.

**Objective category:** ☐ Suitable Living Environment ☒ Decent Housing ☐ Economic Opportunity  
**Outcome category:** ☐ Availability/Accessibility ☒ Affordability ☐ Sustainability

---

**Location/Target Area**

**Urban County Entitlement Area**

**Street Address:** 121 Rice Avenue  
**City, State, Zipcode:** Oxnard, CA 93030

Objective Number H-2	Project ID 5
HUD Matrix Code 14A	CDBG Citation 570.202
Type of Recipient Subrecipient, Private	CDBG National Objective LMC
Start Date (mm/dd/yyyy) 07/01/2013	Completion Date (mm/dd/yyyy) 06/30/2014
Performance Indicator Houses Rehabed	Annual Units 100
Local ID	Units Upon Completion

---

**Funding Sources:**

CDBG	\$176,588
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	

---

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

---

**Table 3C**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name:** County of Ventura

---

**Priority Need**

Assist homeless or at-risk persons with housing and services – Homeless Services

---

**Project Title**

**Catholic Charities – Moorpark Community Service Center**

---

**Description**

The Moorpark Community Service Center, also known as Moorpark Pantry Plus, provides essential safety net services and special outreach programs to stabilize low-income households in Moorpark and the surrounding area. The center provides supplemental food, clothing, eviction prevention assistance, utility assistance and holiday programs, along with information and referrals.

**Objective category:** ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity  
**Outcome category:** ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability

---

**Location/Target Area**

**Moorpark, California**

**Street Address:** 612 Spring Road  
**City, State, Zipcode:** Moorpark, CA 93021

---

Objective Number HO-4	Project ID 3
HUD Matrix Code 03T	CDBG Citation 570.201(e)
Type of Recipient Subrecipient, Private	CDBG National Objective LMC
Start Date (mm/dd/yyyy) 07/01/2013	Completion Date (mm/dd/yyyy) 06/30/2014
Performance Indicator People	Annual Units 2650
Local ID	Units Upon Completion

**Funding Sources:**

CDBG	\$12,556
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	

---

The primary purpose of the project is to help: ☒ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

---

**Table 3C**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name:** County of Ventura

---

**Priority Need**

Assist homeless or at-risk persons with housing and services – Homeless Services

---

**Project Title**

**Human Services Agency Homeless Services Program**

---

**Description**

This program provides countywide outreach and case management services for homeless and at-risk of homelessness persons, assisting them to move from crisis situations into housing. The Agency's 12 service centers located throughout Ventura County are well positioned to cross refer homeless persons to a variety of financial benefits and to problem solve their particular situation.

---

**Objective category:** ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity  
**Outcome category:** ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability

---

**Location/Target Area**

**Urban County Entitlement Area**

**Street Address:** 855 Partridge Drive  
**City, State, Zipcode:** Ventura, CA 93003

---

Objective Number HO-4	Project ID 3
HUD Matrix Code 03T	CDBG Citation 570.201(e)
Type of Recipient Local Government	CDBG National Objective LMC
Start Date (mm/dd/yyyy) 07/01/2013	Completion Date (mm/dd/yyyy) 06/30/2014
Performance Indicator People	Annual Units 360
Local ID	Units Upon Completion

**Funding Sources:**

CDBG	\$40,388
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	

---

The primary purpose of the project is to help: ☒ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

---

**Table 3C**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name:** County of Ventura

---

**Priority Need**

Assist homeless or at-risk persons with housing and services – Homeless Services

---

**Project Title**

**Help of Ojai Valley Outreach Program**

---

**Description**

This program provides assistance to low-income residents to obtain and/or maintain suitable long-term housing. This project is designed to provide bilingual case management services to clients at risk of homelessness through a process of bundling and delivering various services that allow their own limited funds to be directed to housing expenses. By working collaboratively with various agencies and programs, HELP works to address affordability options for metered utilities, necessary medical services, healthful food options and limited housing and rental assistance.

**Objective category:** ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity  
**Outcome category:** ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability

---

**Location/Target Area**

**City of Ojai and surrounding unincorporated area of the Urban County Entitlement Area**

**Street Address:** 108 Fox Street  
**City, State, Zipcode:** Ojai, CA 93023

---

Objective Number HO-4	Project ID 3
HUD Matrix Code 03T	CDBG Citation 570.201(e)
Type of Recipient Subrecipient, Private	CDBG National Objective LMC
Start Date (mm/dd/yyyy) 07/01/2013	Completion Date (mm/dd/yyyy) 06/30/2014
Performance Indicator People	Annual Units 1,300
Local ID	Units Upon Completion

**Funding Sources:**

CDBG	\$25,680
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	

The primary purpose of the project is to help: ☒ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

---

**Table 3C**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name:** County of Ventura

---

**Priority Need**

Assist homeless or at-risk persons with housing and services – Transitional Shelters

---

**Project Title**

**People's Self Help Housing – El Patio Hotel – Housing the Homeless in Ventura County**

---

**Description**

The project provides a combination of supportive services along with permanent affordable housing creating an environment where formerly homeless individuals become stable in housing and continually increase their independence and self-sufficiency. The facility offers 41 single-room, furnished efficiency studios for individuals who are disabled, chronically homeless, and/or very low-income. 16 units are dedicated to referrals from Ventura County Behavioral Health, 2 units are ADA accessible, and 28 units have project-based Section-8 vouchers through the Housing Authority of the City of San Buenaventura.

**Objective category:** ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity  
**Outcome category:** ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability

---

**Location/Target Area**

Countywide

**Street Address:** 167 South Palm Street  
**City, State, Zipcode:** Ventura, CA 93001

Objective Number HO-6	Project ID 3
HUD Matrix Code 03T	CDBG Citation 570.201(e)
Type of Recipient Subrecipient, Private	CDBG National Objective LMC
Start Date (mm/dd/yyyy) 07/01/2013	Completion Date (mm/dd/yyyy) 06/30/2014
Performance Indicator People	Annual Units 9
Local ID	Units Upon Completion

---

**Funding Sources:**

CDBG	\$10,000
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	

---

The primary purpose of the project is to help: ☒ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs



---

**Table 3C**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name:** County of Ventura

---

**Priority Need**

Provide Services to Area Seniors

---

**Project Title**

City of Port Hueneme Senior Activities / Nutrition Program

---

**Description**

Primary services include a home-delivered meals program, limited health services, Grey Law legal assistance, visual aid counseling, professional tax advice, and referrals for other senior-related issues such as Alzheimer's disease. Other services include senior exercise programs, crafts classes, social gatherings, singing groups, and card games.

**Objective category:** ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity  
**Outcome category:** ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability

---

**Location/Target Area**

City of Port Hueneme

**Street Address:** 550 Park Avenue  
**City, State, Zipcode:** Port Hueneme, CA 93041

Objective Number CD-3	Project ID 2	<b>Funding Sources:</b>	
HUD Matrix Code 05A	CDBG Citation 570.201(e)	CDBG	\$18,265
Type of Recipient Local Government	CDBG National Objective LMC	ESG	
Start Date (mm/dd/yyyy) 07/01/2013	Completion Date (mm/dd/yyyy) 06/30/2014	HOME	
Performance Indicator People	Annual Units 200	HOPWA	
Local ID	Units Upon Completion	Total Formula	
		Prior Year Funds	
		Assisted Housing	
		PHA	
		Other Funding	
		Total	

---

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

---

**Table 3C**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name:** County of Ventura

---

**Priority Need**

Provide Services to Area Seniors

---

**Project Title**

City of Santa Paula Senior Center Coordinator

---

**Description**

The coordinator position is the main staff person for the Santa Paula Senior Center, which provides information and assistance Monday through Friday at no cost to low income, disabled or other senior citizens who walk in or call and need referrals to social services programs. Services include access to nutritious food, legal services, medical care, and social services and other benefits. Increased funding requested to expand hours of operation to a full-time basis.

**Objective category:** ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity  
**Outcome category:** ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability

---

**Location/Target Area**

City of Santa Paula

**Street Address:** 970 Ventura Street  
**City, State, Zipcode:** Santa Paula, CA 93060

---

Objective Number CD-3	Project ID 2
HUD Matrix Code 05A	CDBG Citation 570.201(e)
Type of Recipient Local Government	CDBG National Objective LMC
Start Date (mm/dd/yyyy) 07/01/2013	Completion Date (mm/dd/yyyy) 06/30/2014
Performance Indicator People	Annual Units 1000
Local ID	Units Upon Completion

**Funding Sources:**

CDBG	\$20,000
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

---

**Table 3C**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name:** County of Ventura

---

**Priority Need**

Provide Services to Area Seniors

---

**Project Title**

**FOODShare Senior Share Program**

---

**Description**

FOOD Share will operate the ongoing Senior Share Program (formerly the Brown Bag Program) which provides supplemental, bi-weekly groceries to low-income seniors countywide. Hundreds of volunteers help to sort, pack, deliver and distribute food to seniors at 41 site locations throughout the County.

---

**Objective category:** ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity  
**Outcome category:** ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability

---

**Location/Target Area**

**Urban County Entitlement Area**

**Street Address:** 4156 Southbank Road

**City, State, Zipcode:** Oxnard, CA 93036

---

Objective Number CD-3	Project ID 2
HUD Matrix Code 05A	CDBG Citation 570.201(e)
Type of Recipient Subrecipient, Private	CDBG National Objective LMC
Start Date (mm/dd/yyyy) 07/01/2013	Completion Date (mm/dd/yyyy) 06/30/2014
Performance Indicator People	Annual Units 628
Local ID	Units Upon Completion

**Funding Sources:**

CDBG	\$20,510
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	

---

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

---

**Table 3C**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name:** County of Ventura

---

**Priority Need**

Provide Services to Area Seniors

---

**Project Title**

Long Term Care Services of Ventura County – Ombudsman Program

---

**Description**

The Ombudsman is the federally mandated advocate for elderly persons living in long term care facilities. He/she makes unscheduled, unannounced visits to the facilities and works with the elderly residents investigating complaints and resolving issues on their behalf. The 8,500 elderly persons living in 227 long term care facilities in Ventura County are their target population.

**Objective category:** ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity  
**Outcome category:** ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability

---

**Location/Target Area**

Urban County Entitlement Area

**Street Address:** 2021 Sperry Avenue, Suite 35

**City, State, Zipcode:** Ventura, CA 93003

---

Objective Number CD-3	Project ID 2
HUD Matrix Code 05A	CDBG Citation 570.201(e)
Type of Recipient Subrecipient	CDBG National Objective LMC
Start Date (mm/dd/yyyy) 07/01/2013	Completion Date (mm/dd/yyyy) 06/30/2014
Performance Indicator People	Annual Units 1480
Local ID	Units Upon Completion

**Funding Sources:**

CDBG	\$20,510
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

---

**Table 3C**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name:** County of Ventura

---

**Priority Need**

Assist homeless or at-risk persons with housing and services – Rapid Rehousing

---

**Project Title**

**Human Services Agency – Rapid Rehousing Program**

---

**Description**

This program will assist individuals and families countywide into permanent rental housing as rapidly as possible by utilizing direct-to-vendor payments and providing supportive case management services. These services include assessment leading to an individualized service plan, referral and application assistance to mainstream benefit programs, direction on housing search and landlord negotiation, provision of donated household items, monthly post move-in home visits and assistance to appointments as required for a period of six months. Grant funding will pay for direct to vendor financial assistance (security deposits/ rent/ storage/ moving costs) and partial salary and benefits of the Social Worker.

**Objective category:** ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity

**Outcome category:** ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability

---

**Location/Target Area**

Urban County Entitlement Area and all other jurisdictions within Ventura County

**Street Address:** 855 Partridge Drive

**City, State, Zipcode:** Ventura, CA 93003

Objective Number HO-10	Project ID 9	<b>Funding Sources:</b>	
HUD Matrix Code 03T	CDBG Citation 570.201 (e)	CDBG	\$25,008
Type of Recipient Local Government	CDBG National Objective LMC	ESG	
Start Date (mm/dd/yyyy) 07/01/2013	Completion Date (mm/dd/yyyy) 06/30/2014	HOME	
Performance Indicator People	Annual Units 36	HOPWA	
Local ID	Units Upon Completion	Total Formula	
		Prior Year Funds	\$58,000
		Assisted Housing	
		PHA	
		Other Funding	
		Total	\$83,008

---

The primary purpose of the project is to help: ☒ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

---

**Table 3C**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name:** County of Ventura

---

**Priority Need**

Assist homeless or at-risk persons with housing and services – Rapid Rehousing

---

**Project Title**

**Project Understanding – Homeless 2 Home**

---

**Description**

This program provides direct street outreach and case management for both chronic and episodic homeless individuals who desire to change the pathway of their lives. Case management will involve a full assessment and evaluation of the individual's needs and identification of housing options. Other services include linkages to entitlement benefits, mental and physical health resources, housing search and placement assistance, financial planning education.

**Objective category:** ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity  
**Outcome category:** ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability

---

**Location/Target Area**

**Urban County Entitlement Area and all other jurisdictions within Ventura County**

**Street Address:** 536 East Thompson Blvd.

**City, State, Zipcode:** Ventura, CA 93001

---

Objective Number HO-10	Project ID 9
HUD Matrix Code 03T	CDBG Citation 570.201 (e)
Type of Recipient Subrecipient, Private	CDBG National Objective LMC
Start Date (mm/dd/yyyy) 07/01/2013	Completion Date (mm/dd/yyyy) 06/30/2014
Performance Indicator People	Annual Units 40
Local ID	Units Upon Completion

**Funding Sources:**

CDBG	\$34,195
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	

The primary purpose of the project is to help: ☒ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

---

**Table 3C**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name:** County of Ventura

---

**Priority Need**

Assist homeless or at-risk persons with housing and services – Rent/Deposit Assistance

---

**Project Title**

**Human Services Agency – RAIN Security Deposit Program**

---

**Description**

TBRA – Tenant Based Rental Assistance: RAIN residents participate in transitional housing program that includes a mandatory savings plan, which enables them to afford a monthly rent payment when they graduate from the RAIN program and move into permanent housing. The requested HOME funding helps them to cover move-in costs and first month's rent which may exceed their current savings. Security deposits and first month's rent are paid directly to the landlord and utility deposits directly to the utility companies.

**Objective category:** ☐ Suitable Living Environment ☒ Decent Housing ☐ Economic Opportunity  
**Outcome category:** ☐ Availability/Accessibility ☒ Affordability ☐ Sustainability

---

**Location/Target Area**

**Urban County Entitlement Area**

**Street Address:** 1732 S. Lewis Road  
**City, State, Zipcode:** Camarillo, CA 93012

Objective Number HO-5	Project ID 3
HUD Matrix Code 05T	HOME Citation 92.209
Type of Recipient Local Government	CDBG National Objective LMC
Start Date (mm/dd/yyyy) 07/01/2013	Completion Date (mm/dd/yyyy) 06/30/2014
Performance Indicator People	Annual Units 4
Local ID	Units Upon Completion

---

**Funding Sources:**

CDBG	.....
ESG	.....
HOME	\$5,000
HOPWA	.....
Total Formula	.....
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	.....
Total	.....

---

The primary purpose of the project is to help: ☒ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

---

**Table 3C**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name:** County of Ventura

---

**Priority Need**

Increase the availability of affordable rental housing

---

**Project Title**

**Cabrillo Economic Development Corporation – Bridgeview Apartments**

---

**Description**

Affordable Housing: CEDC is proposing to build 23 energy efficient affordable family rental units with 1 onsite manager and community room located at 4072 E. Center Street. All units would be 100% restricted to low income families at or below 80% AMI; 14 units would be at or below 60% AMI; and 9 would be at or below 50% AMI with up to 9 at or below 30% AMI. They currently own the property and are requesting HOME funds for predevelopment and construction costs.

**Objective category:** ☐ Suitable Living Environment ☒ Decent Housing ☐ Economic Opportunity  
**Outcome category:** ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability

---

**Location/Target Area**

**Piru Township located in the unincorporated area of the Urban County Entitlement Area**

**Street Address:** 4072 E. Center Street  
**City, State, Zipcode:** Piru, California

Objective Number H-4	Project ID 5
HUD Matrix Code 12	HOME Citation 92.205(a)(1), (d)
Type of Recipient Subrecipient, CHDO	CDBG National Objective LMC
Start Date (mm/dd/yyyy) 07/01/2013	Completion Date (mm/dd/yyyy) 06/30/2014
Performance Indicator Housing units	Annual Units 11
Local ID	Units Upon Completion

---

**Funding Sources:**

CDBG	.....
ESG	.....
HOME	\$374,115
HOPWA	.....
Total Formula	.....
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	.....
Total	.....

---

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs



---

**Table 3C**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name:** County of Ventura

---

**Priority Need**

Planning and Administration

---

**Project Title**

Housing Rights Center – Fair Housing Program

---

**Description**

Fair housing counseling program provided on contract. Program includes housing discrimination counseling, testing, outreach/education and/or efforts based on recommendations of the 2009 Analysis of Impediments to Fair Housing Choice. The cities of Camarillo and Thousand Oaks participate in the contract, estimated contributions are \$6,194 and \$11,937, respectively.

**Objective category:** ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity  
**Outcome category:** ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability

---

**Location/Target Area**

Urban County Entitlement Area, Cities of Camarillo and Thousand Oaks

**Street Address:** 800 S. Victoria Avenue  
**City, State, Zipcode:** Ventura, CA 93009-1940

Objective Number Planning & Admin	Project ID 7	<b>Funding Sources:</b> CDBG \$21,290 ESG HOME HOPWA Total Formula Prior Year Funds Assisted Housing PHA Other Funding Total
HUD Matrix Code 21D	CDBG Citation	
Type of Recipient Vendor	CDBG National Objective	
Start Date (mm/dd/yyyy) 07/01/2013	Completion Date (mm/dd/yyyy) 06/30/2014	
Performance Indicator	Annual Units	
Local ID	Units Upon Completion	

---

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

---

**Table 3C**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name:** County of Ventura

---

**Priority Need**

Planning and Administration

---

**Project Title**

CDBG Program Administration

---

**Description**

Administer and manage the CDBG Program in compliance with program regulations and requirements.

**Objective category:** ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity  
**Outcome category:** ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability

---

**Location/Target Area**

Urban County Entitlement Area

**Street Address:** 800 S. Victoria Avenue  
**City, State, Zipcode:** Ventura, CA 93009-1940

Objective Number Planning & Admin	Project ID 7
HUD Matrix Code 21A	CDBG Citation
Type of Recipient Local Government	CDBG National Objective
Start Date (mm/dd/yyyy) 07/01/2013	Completion Date (mm/dd/yyyy) 06/30/2014
Performance Indicator	Annual Units
Local ID	Units Upon Completion

---

**Funding Sources:**

CDBG	\$281,526
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	

---

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name:** County of Ventura

**Priority Need**

Planning and Administration

**Project Title**

HOME Program Administration

**Description**

Administer and manage the HOME Program in compliance with program regulations and requirements.

**Objective category:** ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity  
**Outcome category:** ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability

**Location/Target Area**

Urban County Entitlement Area

**Street Address:** 800 S. Victoria Avenue  
**City, State, Zipcode:** Ventura, CA 93009-1940

Objective Number Planning & Admin.	Project ID 7
HUD Matrix Code 21A	HOME Citation 92.207
Type of Recipient Local Government	CDBG National Objective
Start Date (mm/dd/yyyy) 07/01/2013	Completion Date (mm/dd/yyyy) 06/30/2014
Performance Indicator	Annual Units
Local ID	Units Upon Completion

**Funding Sources:**

CDBG .....  
ESG .....  
HOME \$42,123 .....  
HOPWA .....  
Total Formula .....  
Prior Year Funds .....  
Assisted Housing .....  
PHA .....  
Other Funding .....  
Total .....

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs