

# HUD PROGRAM Project Summaries and Analyses FY 2016-17

## PROLOGUE

The County of Ventura is an Entitlement Area grantee which services the cities of Fillmore, Moorpark, Ojai, Port Hueneme, Santa Paula, and the unincorporated areas of the county. The grant programs include Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME) and Emergency Solutions Grant (ESG), of which each have separate regulations and purposes.

During the last few years more families and individuals are homeless or at risk of becoming homeless. This has become a focal point of the U.S. Department of Housing and Urban Development (HUD) as evidenced by placing priority on programs that provide funding to bolster economic development, create affordable housing and assist those who are homeless or at risk of becoming homeless with permanent housing opportunities and solutions. HUD also recommends grantees consider all programs and make consolidated funding decisions, where possible.

### Decline in Funding

Although our Federal grant funds have been stabilizing over the past few years, we have experienced a twenty-six percent (26%) decrease in overall funding levels from five years ago. HUD has adopted the practice of using American Communities Survey data, as opposed to Census data, to determine eligibility for entitlement funding. As a result, our ESG funding has become unpredictable, having received funding in only one of the past three years. Although we had been notified that we would receive an allocation for FY 2016-17, we did not.

Within the CDBG program, a *maximum* of fifteen percent (15%) of total annual funding may be used for public service activities. The decline in funding in this area over past years is straining the effectiveness of former funding decision-making policies, which necessitates a greater focus than ever on addressing basic needs such as food and permanent housing solutions. In addition, the unexpected loss of ESG funding for this cycle necessitated reallocations amongst CDBG and ESG applicants to ensure critical programs would continue to receive funding.

Within the HOME program, a *minimum* of fifteen percent (15%) of total annual funding is required to be allocated to a Community Housing Development Organization (CHDO). The County currently has four certified CHDO's.

### Administrative Efficiency

HUD also realigned the administrative structure of the Continuum of Care grants program which resulted in a significant increase in grants management responsibility for existing County Community Development staff. In an effort to increase the efficiency of grant management in general, we continue to prioritize funding recommendations to organizations with proven track records for efficient operations, strong administrative capacity, and who receive support from our Entitlement Area partner cities. This, in addition to focusing on addressing basic needs, results in projects that mirror last year's recommendations, as well as no CDBG award below \$20,000.

**CDBG PROGRAM**  
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APPLICANT:	City of Fillmore							
PROJECT:	Fire Engine							
		# of EA Low-Mod Beneficiaries – 8,705						
		F	M	J	PH	SP	U	Non-EA
		8,705						

<b>Funding</b>	
Requested Funding	\$57,292
<b>Recommended Funding</b>	<b>\$57,292</b>

**Project Description: Public Facility**

This funding will provide payment for the third 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 community, of which over 51% are low/mod income residents.

**Analysis**

Fillmore qualifies as an Area Benefit community due to having a population that consists of at least 51% low-mod income residents. This project estimates serving a total of 15,375 residents annually, of which 8,705 are low-mod income. This meets a high priority need of the Consolidated Plan. Recommend funding.

APPLICANT:	City of Fillmore							
PROJECT:	Senior Center Improvement Project							
		# of EA Low-Mod Beneficiaries – unknown						
		F	M	J	PH	SP	U	Non-EA
		X						

<b>Funding</b>	
Requested Funding	\$100,000
<b>Recommended Funding</b>	<b>\$0</b>

**Project Description: Public Facility**

The requested funds would be used to add a double-door emergency exit and replace an exterior concrete pad of the City's Senior Center, thus improving safety of facility patrons.

**Analysis**

Although this meets a priority need of the Consolidated Plan, funding is not recommended at this time. The City is experiencing a changeover of staff experienced in CDBG compliance requirement; a project of this regulatory magnitude is not recommended for inexperienced staff. Also, in an effort to concentrate CDBG funds in fewer projects, and respect the proportional distribution of funds to EA partner cities, other projects that serve the City of Fillmore have been selected for funding during this cycle.

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APPLICANT:	City of Port Hueneme							
PROJECT:	Code Enforcement							
		# of EA Low-Mod Beneficiaries – 700 H						
		F	M	J	PH	SP	U	Non-EA
					700 H			

<b>Funding</b>	
Requested Funding	\$50,000
<b>Recommended Funding</b>	<b>\$50,000</b>

**Project Description: Decent Housing through Code Enforcement**

According to the 2011-13 American Community Survey 3-Year Estimates, approximately 3,280 housing units in the City are over 46 years old and located in the city's Neighborhood Strategy Area (NSA). 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.

**Analysis**

The program helps to eradicate blight and prevent deterioration in the city's mature neighborhoods. CDBG allocations for code enforcement have been made annually since FY1993-94 and have been fairly consistent over that time. Reports are submitted on a timely basis, the program is administered well, and leveraged funds are provided from the city's General Fund. This program satisfies a high priority in the Consolidated Plan by addressing deteriorating housing stock in the City of Port Hueneme. Recommend funding.

APPLICANT:	City of Santa Paula							
PROJECT:	Code Enforcement							
		# of EA Low-Mod Beneficiaries – 125 H						
		F	M	J	PH	SP	U	Non-EA
						125 H		

<b>Funding</b>	
Requested Funding	\$125,000
<b>Recommended Funding</b>	<b>\$80,000</b>

**Project Description: Decent Housing through Code Enforcement**

The Code Enforcement Program helps relieve overcrowded living conditions, corrects unsafe living conditions and property maintenance issues and provides guidance for housing construction projects by ensuring proper permits are issued, inspections conducted and city building and municipal codes are followed. The city, which qualifies as Area Benefit, has aging housing stock and high overcrowded conditions resulting in residents, especially low income families, living in unsafe housing that must be addressed.

**Analysis**

This program has successfully opened and closed an average of 120 code compliance cases annually over the past seven years, thus improving the lives of the city's residents. The program is administered well with expenditure reimbursements and quarterly reports submitted regularly. The program satisfies a high priority goal in the Consolidated Plan by promoting the preservation of existing housing stock. The City has \$130,000 in allocations remaining from prior years; based upon this balance and an analysis of recent cost trends, reduced funding is recommended.

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<b>APPLICANT:</b>	<b>City of Santa Paula</b>						
<b>PROJECT:</b>	<b>Fire Engine Lease</b>						
		<b># of EA Low-Mod Beneficiaries – 20,160</b>					
		F	M	J	PH	SP	U Non-EA
						20,160	

<b>Funding</b>	
<b>Requested Funding</b>	<b>\$63,390</b>
<b>Recommended Funding</b>	<b>\$63,390</b>

**Project Description: Public Facility**

This funding will provide payment for the third year lease payment of a new fire engine which will enable the department to provide improved critical emergency fire and medical services to the community of Santa Paula, of which over 60% are low/mod income residents.

**Analysis**

Santa Paula qualifies as an Area Benefit community due to having a population that consists of at least 51% low-mod income residents. This project estimates serving 20,160 low-mod income residents annually. This meets a high priority need of the Consolidated Plan. Recommend funding.

<b>APPLICANT:</b>	<b>City of Santa Paula</b>						
<b>PROJECT:</b>	<b>Fire Station 81 – Exterior Security Gate</b>						
		<b># of EA Low-Mod Beneficiaries – 20,160</b>					
		F	M	J	PH	SP	U Non-EA
						20,160	

<b>Funding</b>	
<b>Requested Funding</b>	<b>\$40,000</b>
<b>Recommended Funding</b>	<b>\$0</b>

**Project Description: Public Facility**

The project will benefit low and moderate income Santa Paula residents by completing security at this public facility. CDBG funds will be used to install a security gate to finish an overall security fence to enclose the station. Currently, there is no secured access for emergency staffs' private vehicles or the Mobile Emergency Operation Center (\$500,000 value) which is stored next to the station.

**Analysis**

Santa Paula qualifies as an Area Benefit community due to having a population that consists of at least 51% low-mod income residents. This Fire Station will serve an estimated 20,160 low-mod income residents annually, responding to approximately 1,720 calls per year. Although this meets a high priority need of the Consolidated Plan, funding is not recommended at this time. In an effort to concentrate CDBG funds in fewer projects, and respect the proportional distribution of funds to EA partner cities, other projects that serve the City of Santa Paula have been selected for funding during this cycle.

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APPLICANT:	Habitat for Humanity							
PROJECT:	Preserve a Home							
		# of EA Low-Mod Beneficiaries - 8						
		F	M	J	PH	SP	U	Non-EA
		1	0	2	0	4	1	29

<b>Funding</b>	
<b>Requested Funding</b>	<b>\$190,425</b>
<b>Recommended Funding</b>	<b>\$190,425</b>

**Project Description: Decent Housing through Rehabilitation**

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, and other home improvement work needed for building code compliance.

**Analysis**

Funding request is for materials, equipment rental/lease, other supplies, and permits and fees, as well as project related administrative costs. The program provides good leveraging and applicant has been an increasingly good performer in prior years. The program satisfies a high priority goal in the Consolidated Plan by promoting the preservation of existing housing stock, as well as serving as a required home improvement program for CDBG funded Code Enforcement activities throughout the Entitlement Area. Higher funding request for 2016-17 reflects a greater number of anticipated projects. Recommend funding.

APPLICANT:	Women’s Economic Ventures (WEV)							
PROJECT:	Micro Business Training Program							
		# of EA Low-Mod Beneficiaries – 15 businesses						
		F	M	J	PH	SP	U	Non-EA
		2	1	2	2	4	4	199

<b>Funding</b>	
<b>Requested Funding</b>	<b>\$40,000</b>
<b>Recommended Funding</b>	<b>\$40,000</b>

**Project Description: Economic Development through Training**

WEV assists individuals in developing skills to start a business of their own. Micro Business Training Programs include a 14-week Self Employment Training (SET) course in English, and two Spanish-language programs: a 10-week SET course and a 4-week Business Basics course. In addition to training, ongoing business support micro loans for startup and expansion of up to \$50,000 are available through the Small Business Loan Fund.

**Analysis**

Concise application citing WEV's accomplishment detail and showing the successful impact of their programs. In the last five years, WEV clients and their businesses have created 1,083 new jobs in the communities served, and sustained an additional 1,437 jobs. These businesses generated an estimated \$6.4 million in local tax revenues. Every dollar invested in their programs generates \$12 in the local economy through sales, employee wages, and tax revenues. Well-leveraged funding and collaboration with SCORE and SBDC ensure a viable program. Recommend funding.

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APPLICANT:	Saticoy Sanitary District						
PROJECT:	Sewer Rehabilitation – Phase II						
	# of EA Low-Mod Beneficiaries – 955						
	F	M	J	PH	SP	U	Non-EA
						955	

<b>Funding</b>	
Requested Funding	N/A
<b>Recommended Funding</b>	<b>\$266,000</b>

**Project Description: Public Facility**

In 2013, the Los Angeles Regional Water Quality Control Board issued a cease-and-desist order to the Saticoy Sanitary District (SSD), requiring that major infrastructure improvements be made to both public and private wastewater conveyance systems by June 8, 2015 (extended to December 31, 2015). To address sewer deficiencies in the publicly owned portion of the conveyance system, SSD obtained a private loan in the amount of \$750,000. Debt service for this loan resulted in a 41% increase in monthly user fees, from \$36 per single family unit to \$58.86, with an annual future cost increase of 1% per year for the next five years. In addition to the completed work, private sewer laterals required repair or replacement estimated at \$5,000 to \$15,000 per property, with a total estimated project cost of \$399,000. The sewer lateral work is the responsibility of the individual property owners in this disadvantaged, low-income area.

**Analysis**

In 2014-15, the applicant received a \$400,000 CDBG grant from the County, which was intended to cover the costs that would otherwise be the burden of these low-income residents. In July 2015, bids for the project were received in the range of \$719,652 to \$829,420, well in excess of the grant funding. An additional \$200,000 in contracts for project design, construction management, and CDBG required labor compliance monitoring have also since been incurred, and a projected \$320,000 will be needed to complete road restoration that is being required by the County of Ventura.

For these reasons, an additional \$400,000 of funding is recommended. This will allow the District to avoid the use of loan proceeds to fund the sewer lateral project overage, allowing adequate funding for the road restoration. This may allow the SSD to reduce the amount of the current loan, which in turn could also reduce future sewer rate increases.

NOTE: Recommended Funding will be adjusted prior to May 3, 2016 Action Plan approval; adjustments will only affect the Saticoy Sanitary District Sewer Rehabilitation Phase II and the FOOD Share Solar Project.

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APPLICANT:	FOOD Share							
PROJECT:	Solar Project							
		# of EA Low-Mod Beneficiaries – 22,672						
		F	M	J	PH	SP	U	Non-EA
		4658	2476	813	3331	8765	2629	64732

<b>Funding</b>	
<b>Requested Funding</b>	N/A
<b>Recommended Funding</b>	<b>\$267,712</b>

**Project Description: Improve or construct Infrastructure**

Installation of a 200kW solar energy system to provide electrical power to the warehouse and office facility. Savings are estimated to be over \$25,000 annually for the 25 year lifespan of the system.

**Analysis**

In 2014-15 the applicant was awarded \$303,600 of their requested \$550,000 for this project. The reduced funding provided by the County, in combination with increased design and cost estimates of approximately \$160,000, caused the applicant to scale back the project by 50%. Additional funding is being recommended at this time to enable the applicant to complete the project as originally envisioned.

NOTE: Recommended Funding will be adjusted prior to May 3, 2016 Action Plan approval; adjustments will only affect the Saticoy Sanitary District Sewer Rehabilitation Phase II and the FOOD Share Solar Project.

APPLICANT:	Assistance Interest Meals Council Inc. (AIM)							
PROJECT:	Meals-on-Wheels							
		# of EA Low-Mod Beneficiaries – 100						
		F	M	J	PH	SP	U	Non-EA
						100		

<b>Funding</b>	
<b>Requested Funding</b>	\$10,000
<b>Recommended Funding</b>	<b>\$0</b>

**Project Description: Public Service – Seniors**

AIM operates Meals-on-Wheels, providing seniors and homebound residents of the Santa Paula Metro area with once-per-weekday delivered hot meal service, regardless of clients' ability to pay.

**Analysis**

Public services for seniors and homeless individuals have a high priority in the Consolidated Plan. Food pantries, due to the nature of services and clients served, have a particularly difficult task in collecting CDBG-required information for individual clients. AIM is a small, local non-profit, staffed mostly by volunteers lacking familiarity with highly stringent HUD regulations. Without the capacity to fully comply with required data collection, this program could put the County Entitlement Area at high risk for non-compliance during a monitoring by HUD. In addition, each Public Service contract administered by the County has a high administrative cost. Because this is a new program, the existence of food services in Santa Paula that receive CDBG funding, and the applicant's lack of experience with current HUD compliance requirements, funding is not recommended.

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<b>APPLICANT:</b>	<b>Catholic Charities</b>					
<b>PROJECT:</b>	<b>Moorpark Community Service Center</b>					
	<b># of EA Low-Mod Beneficiaries – 2,962</b>					
	F	M	J	PH	SP	U Non-EA
	50	2,900			8	4 165

<b>Funding</b>	
Requested Funding	\$20,000
<b>Recommended Funding</b>	<b>\$20,000</b>

**Project Description: Public Service – Homeless**

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.

**Analysis**

Catholic Charities provides services to low-and very-low income residents regardless of race, ethnicity, gender or religious beliefs. This request is to provide partial funding for a bi-lingual client resources coordinator to provide services to their Hispanic population. Applicant has been a good performer, prepared a strong application outlining community collaboration and requests reimbursement for program expenses on a regular basis. This program meets a high priority in the Consolidated Plan by reaching out to those at risk of becoming homeless. Recommend funding.

<b>APPLICANT:</b>	<b>City of Port Hueneme</b>					
<b>PROJECT:</b>	<b>Senior Activities and Nutrition Program</b>					
	<b># of EA Low-Mod Beneficiaries - 225</b>					
	F	M	J	PH	SP	U Non-EA
				225		

<b>Funding</b>	
Requested Funding	\$50,000
<b>Recommended Funding</b>	<b>\$30,000</b>

**Project Description: Public Service – Seniors**

Primary services include a home-delivered meals program, limited health services, Grey Law legal assistance, visual aid counseling, professional tax advice, senior exercise programs and referrals for other senior-related issues.

**Analysis**

Funds are leveraged with Area Agency on Aging funds for the Senior Nutrition Program and the City's General Fund for other program costs. The only other programs like this in the City of Port Hueneme are provided in senior housing complexes for residents only. The services offered by this program meet a high priority need of the Consolidated Plan. In prior years, CDBG funds have been fully expended in the first half of the fiscal year, demonstrating a need for greater support. In addition, in an effort to concentrate CDBG funds in fewer projects, and respect the proportional distribution of funds to EA partner cities, an increase in funding is recommended. Full funding was not available due to the loss of ESG funding, and subsequent need to use CDBG funds for Turning Point's Our Place Safe Haven Shelter.



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<b>APPLICANT:</b>	<b>City of Santa Paula</b>						
<b>PROJECT:</b>	<b>Senior Center Coordinator</b>						
	<b># of EA Low-Mod Beneficiaries – 1,150</b>						
	F	M	J	PH	SP	U	Non-EA
					1,150		

<b>Funding</b>	
Requested Funding	\$25,500
<b>Recommended Funding</b>	<b>\$25,500</b>

**Project Description: Public Service – Seniors**

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.

**Analysis**

There is a high need for a Senior Center Coordinator position to assist the seniors in the Santa Paula community. The services offered by this program meet a high priority goal of the Consolidated Plan. Recommend funding.

<b>APPLICANT:</b>	<b>County of Ventura – Human Services Agency</b>						
<b>PROJECT:</b>	<b>Homeless Services Program</b>						
	<b># of EA Low-Mod Beneficiaries - 360</b>						
	F	M	J	PH	SP	U	Non-EA
	20	30	30	50	50	180	680

<b>Funding</b>	
Requested Funding	\$40,500
<b>Recommended Funding</b>	<b>\$40,500</b>

**Project Description: Public Service – Homeless**

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.

**Analysis**

This regional County program serves a broad, general clientele and is an entry point for many people entering the homeless system for the first time. Applicant brings their expertise at Homeless Task Forces throughout the county and as active participants in the Continuum of Care planning & coordination process. Program has been administered well and funds are expended in a timely manner. Application was very thorough with good evidence of collaboration. These services satisfy a high priority need in the Consolidated Plan by helping the homeless. Recommend funding.

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APPLICANT:	Help of Ojai						
PROJECT:	Isolated Senior Support Program						
	# of EA Low-Mod Beneficiaries – 110						
	F	M	J	PH	SP	U	Non-EA
			50			60	

<b>Funding</b>	
Requested Funding	\$20,000
<b>Recommended Funding</b>	<b>\$20,000</b>

**Project Description: Public Service – Seniors**

According to the 2013 American Community Survey, 25% of the Ojai valley's population is 60 years or older, with 18% over 65 years of age. 32% of those seniors over 65 are disabled, and 8% live below the federal poverty level. Applicant experience through current client contact is that 50% of those seniors living in poverty are living alone, in marginal housing without regular contact by friends or family. This program, new for 2016-17, will provide case worker visits and emergency checks for isolated seniors in the Ojai valley area. Working with Adult Protective Services, the program will provide needed support designed to keep seniors healthy and safe to the degree possible.

**Analysis**

The organization is a good performer and demonstrates collaboration with other community agencies. This new program will fill an existing void in care for the growing number of isolated seniors in the area, and is anticipated to reduce the number of emergency calls for assistance by this fragile population. The services offered by this program meet a high priority goal of the Consolidated Plan. Recommend funding.

APPLICANT:	Long Term Care Services of Ventura County						
PROJECT:	Ombudsman Program						
	# of EA Low-Mod Beneficiaries – 750						
	F	M	J	PH	SP	U	Non-EA
	120	30	170	240	115	75	3,400

<b>Funding</b>	
Requested Funding	\$50,000
<b>Recommended Funding</b>	<b>\$35,000</b>

**Project Description: Public Service – Seniors**

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 9,500 elderly persons living in 232 long term care facilities in Ventura County and attending Adult Day Health Care facilities are their target population.

**Analysis**

For more than 30 years, Area Agency on Aging monitoring reports show that the Ombudsman program meets or exceeds its goals. In FY 2016-17, an estimated 11,265 low/mod income senior residents will be assisted by this program, county-wide; due to contradictions in health care privacy laws and CDBG reporting requirements, only 4,150 of these will be "reportable" as CDBG beneficiaries. The services offered by this program meet a high priority goal of the Consolidated Plan and are not duplicated by any other services in the county. An analysis of prior year funding and service levels has demonstrated a gap in funding for County EA beneficiaries. Also, the applicant has been experiencing difficulties in obtaining CDBG funds from other Entitlement Jurisdictions (larger cities) due to the aforementioned issue with contradictory legislation. For these reasons, an increase in funding is recommended. Full funding was not available due to the loss of ESG funds, and subsequent need to use CDBG funds for Turning Point's Our Place Safe Haven Shelter.

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APPLICANT:	People’s Self Help Housing						
PROJECT:	Housing the Homeless, El Patio Hotel						
	# of EA Low-Mod Beneficiaries – 27						
	F	M	J	PH	SP	U	Non-EA
	4	4	3	4	4	8	24

<b>Funding</b>	
Requested Funding	\$20,000
<b>Recommended Funding</b>	<b>\$20,000</b>

**Project Description: Public Service - Homeless**

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. Development of this project was supported by a contribution of \$150,000 from the County's General Fund.

**Analysis**

Implementing the "Housing First" model, El Patio is effective in reducing the number of homeless or at-risk of becoming homeless individuals. Since opening in 2011, 85-90% of the residents have remained housed and stable at least 12 months. The project shows strong collaboration with many other agencies and is cost effective. This project meets a high priority need in the Consolidated Plan and the 10 Year Strategy to End Homelessness. Recommend funding.

APPLICANT:	Turning Point							
PROJECT:	Our Place Safe Haven Shelter							
	# of EA Low-Mod Beneficiaries –11							
	F	M	J	PH	SP	U	Non-EA	
	2	1	1	1	5	8	37	

<b>Funding</b>	
Requested Funding	\$69,802
<b>Recommended Funding</b>	<b>\$43,189</b>

**Project Description: Public Service - Homeless**

See program description below, under ESG.

**Analysis**

Requested funds would assist approximately 18 individuals in the Entitlement Area. Turning Point has been a recipient of HUD funds for many years. The program addresses a significant need for specialty shelter services (Safe Haven) which is a recommendation in the 10 Year Strategy to End Homelessness. The Safe Haven program will serve an essential service in the Continuum of Care's Coordinated Entry System to shelter the most vulnerable of the chronically homeless population living with severe mental health needs. Funds will pay for operational costs associated with Our Place Safe Haven program. Applicant demonstrates extensive community collaboration and support. The applicant is an active participant in the CoC as required to be a recipient of ESG funds. Cost per-beneficiary is \$1,269. Given the unavailability of ESG funding again this year and the importance of this program, Our Place Safe Haven Shelter is being recommended for Public Service Funding under the CDBG program.

**ESG Program  
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APPLICANT:	Human Services Agency-Homeless Services Program						
PROJECT:	Ventura County ESG Program						
	# of EA Low-Mod Beneficiaries – 52						
	F	M	J	PH	SP	U	Non-EA
	5	0	8	10	12	6	19

<b>Funding</b>	
Requested Funding	\$50,520
<b>Recommended Funding</b>	<b>\$0</b>

**Project Description: Homeless Prevention and Rapid Re-Housing**

The programs assists homeless and at-risk individuals and families by providing homeless prevention, rapid re-housing and housing relocation and stabilization services. The program proposes to assist 25 households (60 persons) obtain or remain in decent and affordable rental housing.

**Analysis**

This regional County program serves a broad, general clientele and is an entry point for many people entering the homeless system for the first time. The Program addresses a regional need and provides services crucial to success in implementing the recommendations contained in the 10 Year Strategy to End Homelessness (10YS). CDBG and HPRP funded programs are administered well and funds are expended in a timely manner. Application was very thorough and good evidence of collaboration. The applicant is an active participant in the CoC as required to be a recipient of ESG funds. Cost per beneficiary in the Entitlement Area is \$976 and \$667 when including clients outside of the Entitlement Area. Despite expectations, ESG funds were not awarded for the FY 2016-17 program year therefore funds are unavailable.

APPLICANT:	Interface Children and Family Services						
PROJECT:	Runaway Youth Shelter						
	# of EA Low-Mod Beneficiaries –11						
	F	M	J	PH	SP	U	Non-EA
	1	1	1	0	7	0	10

<b>Funding</b>	
Requested Funding	\$29,050
<b>Recommended Funding</b>	<b>\$0</b>

**Project Description: Emergency Shelter for Youth**

Funds will support the Interface Runaway Youth Shelter services are available to youth ages 12-17 who are homeless, have been kicked out, run away from home or are thinking about running away. Youth may stay one night to a maximum of 21 days, with the goal of family reunification or an exit to safe and stable housing. Youth must agree to shelter services and successfully complete a comprehensive assessment with youth staff.

**Analysis**

Requested funds would assist approximately 10 individuals in the Entitlement Area, however applicant failed to answer Eligibility question that indicates how the organization would verify that clients qualify as homeless under HEARTH. Interface has not received HUD ESG funds in the past, although applicant is an active participant in the CoC as required to be a recipient of ESG funds. The program proposes to assist 10 youth in the Entitlement Area @ \$350/bed night = 83 bed nights or \$2,905 per beneficiary. ESG funds were not awarded for the FY 2016-17 program year therefore funds are unavailable.

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APPLICANT:	Turning Point Foundation							
PROJECT:	Ventura H2H—Street Outreach							
		# of EA Low-Mod Beneficiaries –10						
		F	M			SP	U	Non-EA
		3	1	3			23	109

Funding	
Requested Funding	\$49,334
<b>Recommended Funding</b>	<b>\$0</b>

**Project Description: Ventura H2H**

The program outreaches to chronically homeless mentally ill individuals and assist them in obtaining income stability from employment or entitlement benefits, mental health services and other social service assistance with a goal in obtaining decent affordable permanent housing with wrap around services as needed.

**Analysis**

Requested funds would assist approximately 41 individuals in the Entitlement Area and 109 others outside the Area. Turning Point has been a recipient of HUD funds for many years. Cost per beneficiary in the entitlement area is \$1,203 and \$328.90 when including clients outside the Entitlement Area. Despite expectations, ESG funds were not awarded for the FY 2016-17 program year therefore funds are unavailable.

APPLICANT:	Turning Point							
PROJECT:	Our Place Safe Haven Shelter							
	# of EA Low-Mod Beneficiaries –11							
	F	M	J	PH	SP	U	Non-EA	
	2	1	1	1	5	8	37	

Funding	
Requested Funding	\$69,802
<b>Recommended Funding</b>	<b>\$0</b>

**Project Description: Housing Options for Persons with Special Needs**

Funds will support the Our Place Safe Haven Shelter, the only year round specialty Homeless Shelter for mentally ill homeless persons requiring a high level of supervision and support. The program has ten beds and a drop in center. They provide counseling, job search and case management services, referrals, and upon discharge, housing services on an as-needed basis. The program proposes to assist a total of 55 persons with these funds.

**Analysis**

Requested funds would assist approximately 18 individuals in the Entitlement Area. As mentioned above, Turning Point has been a recipient of HUD funds for many years. The program addresses a significant need for specialty shelter services (Safe Haven) which is a recommendation in the 10 Year Strategy to End Homelessness. The Safe Haven program will serve an essential service in the Continuum of Care's Coordinated Entry System to shelter the most vulnerable of the chronically homeless population living with severe mental health needs. Despite expectations, ESG funds were not awarded for the FY 2016-17 program year therefore funds are unavailable. However, this program is being recommended for CDBG Public Service funding – please see above.

**HOME Program  
Project Summaries and Analyses  
FY 2016-17**

APPLICANT:	Santa Paula Housing Authority (SPHA)							
PROJECT:	Citricos de Santa Paula Apartments							
	# of EA Low-Mod Beneficiaries – 22							
	F	M	J	PH	SP	U	Non-EA	
					22			

<b>Funding</b>	
<b>Requested Funding</b>	<b>\$275,000</b>
<b>Recommended Funding</b>	<b>\$0</b>

**Project Description: Affordable Housing - Seniors**

Affordable Housing – Seniors: The project site is located in the City of Santa Paula, within approximately one mile of shopping (grocery, retail, and specialty shops), as well as a community and senior's center. The site is approximately 20,250 square feet and will more than adequately support the proposed 11-units (approx. 700 sq. ft.) of affordable senior's housing. The targeted income level will consist of six units at 30% AMI, three units at 40% and two units at 50% AMI levels. The affordability of the project will be sustained by a Section 8 Project Based contract. Site amenities include a community building (approximately 1,200 sq. ft.) that will accommodate social and learning activities, BBQ's, a carport for each unit and ample manicured grounds. Unit amenities will include AC, washer/dryer, dishwasher, ceiling fans and patios.

**Analysis**

The proposed project meets a Consolidated Plan high need for the senior population as well as increasing housing stock in the County's Entitlement area. HUD's maximum allowance for one bedroom apartments is \$147,530. SPHA's request for \$275,000 in addition to last year's allocation of \$300,000 of HOME funds would place the project at the HUD subsidy level of \$52,273 per unit for an 11 unit project which is well within HUD's maximums. SPHA has demonstrated site control, the ability to finance the project and build it within HOME time lines. SPHA has also demonstrated the capacity to successfully build and manage similar senior projects such as "The Orchards", a 20 unit senior housing project in Santa Paula that has both County HOME and NSP funding and "Citrus Grove", a 6 unit senior housing project in Santa Paula that has HOME funding. Adding an additional \$275,000 of HOME funds to an existing HOME funded project does not add new affordable housing units to the County's inventory. New qualifying projects that add new affordable units take priority with the allocation of 2016-17 HOME funds, therefore, we are not recommending funding at this time.

**HOME Program  
Project Summaries and Analyses  
FY 2016-17**

<b>APPLICANT:</b>	<b>Cabrillo Economic Development Corporation (CEDC)</b>						
<b>PROJECT:</b>	<b>Bridgeview Apartments</b>						
		<b># of EA Low-Mod Beneficiaries - 24</b>					
		F	M	J	PH	SP	U
							58

<b>Funding</b>	
<b>Requested Funding</b>	<b>\$200,000</b>
<b>Recommended Funding</b>	<b>\$0</b>

**Project Description: Affordable Housing – Low Income Families**

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. Six are one-bedroom units, five are two-bedroom units and twelve are three-bedroom units. All units would be 100% restricted to low income families at or below 50% AMI; 20 units would be at or below 50% AMI; and 3 would be at or below 30% AMI. They currently own the property and are requesting HOME funds for predevelopment and construction costs.

**Analysis**

This project would address needs within the Consolidated Plan and would increase housing stock in the County's Entitlement area. Eleven of the 24 units would be HOME assisted. The residents of Piru are very sensitive to adding additional low income housing to their community and CEDC has attended several Piru Neighborhood Council (PNC) meetings and held a community meeting to address their issues. Initially, the community had communicated to CEDC their support of the project because it would be 100% available to all low income families of all sizes, not a target population. Recently, a new PNC board communicated issues regarding density and parking. The Planning Commission heard testimony and deliberated resulting in their approval of the project. Cabrillo owns the property and has demolished the old wooden structures on it with \$29,153 of County CDBG funding. CEDC has successfully worked with the County's planning and community development departments to address environmental, agricultural set-back requirements and the 100 year flood plain. CEDC submitted for HOME funding in the FY2012-13 cycle and was not recommended due to being too early in the planning process; not demonstrating being ready to begin construction within 12 months of receiving HOME funds. They were able to demonstrate that the project has lined up their funding sources and resolved most of their environmental issues in FY2013-14 and were allocated \$374,115. In 2014-15, they received an additional \$100,000 of HOME funding. In 2015-16, they received \$166,958 and an additional \$45,442.74 in unallocated funding. CEDC is applying for Tax Credit financing in early 2016. They applied for both cycles in 2015 and were not awarded. Timeliness of HOME expenditures rely heavily on a Spring 2016 TCAC award. They anticipated they would begin construction by September 2016. CEDC is a certified HOME CHDO (Community Housing Development Organization). HUD requires that 15% of annual HOME allocations be set aside for CHDO's. Based on two new projects that have applied this funding cycle and one is a certified CHDO, we are recommending that new 2016-17 HOME funds get placed with projects that will produce new, additional housing units. Therefore, we are not recommending funding at this time.

**HOME Program  
Project Summaries and Analyses  
FY 2016-17**

<b>APPLICANT:</b>	<b>Area Housing Authority of the County of Ventura (AHACV)</b>						
<b>PROJECT:</b>	<b>Walnut Street Family Apartments</b>						
		<b># of EA Low-Mod Beneficiaries – 56</b>					
		<b>F</b>	<b>M</b>	<b>J</b>	<b>PH</b>	<b>SP</b>	<b>U</b>
			56				
							<b>Non-EA</b>

<b>Funding</b>	
<b>Requested Funding</b>	<b>\$341,000</b>
<b>Recommended Funding</b>	<b>\$0</b>

**Project Description: Affordable Housing - Low Income Families**

Affordable Housing: AHACV is proposing to build 23 new energy efficient affordable family rental units with 1 onsite manager. There will be six one-bedroom units, eleven two-bedroom units, and eight three bed-room units with 3 @ 30% AMI, 16 @ 45% AMI, and 4 @ 60% AMI. Bus and Metrolink connections are immediately adjacent, a pharmacy and large grocery store is within 1/2 mile, a school is within 1/4 mile, a library and after school services within 1/4 mile, child care within 1/4 mile, and a park is within 1/4 mile. Free after school services and ESL services will be available. A tot lot will be located on-site. The City of Moorpark currently owns the property and is agreeing to a loan value of \$2,000,000 toward the project. AHACV is requesting HOME funds for predevelopment and construction soft and hard costs.

**Analysis**

This project would address needs within the Consolidated Plan and would increase housing stock in the County's Entitlement area. Eleven of the 24 units would be HOME assisted. The planning process for the City of Moorpark has included adoption of an "Old Town" design plan after 5 years of hearings, including setting affordable housing density at 25 units this site. At least 3 additional hearings will occur. AHACV applied for Tax Credit financing in both cycles in 2015 but did not get awarded. They plan to submit their 3<sup>rd</sup> application in the Spring of 2016. Adding an additional \$341,000 of HOME funds to an existing HOME funded project does not add new affordable housing units to the County's inventory. New qualifying projects that add new affordable units take priority with the allocation of 2016-17 HOME funds, therefore, we are not recommending funding at this time.



**HOME Program  
Project Summaries and Analyses  
FY 2016-17**

APPLICANT:	Many Mansions							
PROJECT:	Vista Pacifica Apartments							
		# of EA Low-Mod Beneficiaries – 56						
		F	M	J	PH	SP	U	Non-EA
					15			85

<b>Funding</b>	
<b>Requested Funding</b>	<b>\$275,000</b>
<b>Recommended Funding</b>	<b>\$209,212</b>

**Project Description: Affordable Housing**

Affordable Housing: Many Mansions is proposing to build 40 new affordable family rental units with 1 onsite manager. There will be five separate buildings (8-units in each) totaling 40-units of affordable housing for very-low and low-income households. There will be 20 two-bedroom units, 16 three-bedroom units and 4 four-bedroom units (handicap accessible units) with 8 @ 50% AMI, and 32 @ 60% AMI. Due to its proximity to Port Hueneme this project will very likely serve several households (anticipate 15 beneficiaries) that currently live or work in Port Hueneme. The homes will range from 1,057 to 1,625 square feet. Each 'townhouse' style unit will be three stories and will have a separate ground level garage. On-site amenities will include: an interior courtyard, playground, on-site community room, laundry room, and a picnic/BBQ area. The site is also walking distance to a park, elementary school, medical clinic, and shopping. Many Mansions owns the property and the City of Oxnard is contributing \$750,000 to the project. Many Mansions will be responsible for developing, operating, and on-going maintenance of the property. Founded in 1979, Many Mansions has a long-standing history of successfully owning, developing, and managing affordable rental housing and is a certified Community Housing Development Organization (CHDO).

**Analysis**

This project would address needs within the Consolidated Plan and would accommodate housing approximately 6 families from the County's Entitlement area. Five of the 40 units would be County HOME assisted. Six will be City of Oxnard HOME assisted. Phase I of the Environmental Assessment has been completed and Many Mansions is prepared to complete it if they are allocated the HOME funding. Many Mansions will apply for Tax Credit financing with an anticipated award date in September 2016. Funding this project would add 40 new affordable units in the County of Ventura. Many Mansions is a certified CHDO and funding this project would help the County meet the required 15% CHDO allotment. Therefore we are recommending funding at this time with half of the 2016-17 HOME grant.

**HOME Program  
Project Summaries and Analyses  
FY 2016-17**

APPLICANT:	Housing Authority of City of San Buenaventura - HACSB						
PROJECT:	Rancho Verde Apartments						
	# of EA Low-Mod Beneficiaries – 56						
	F	M	J	PH	SP	U	Non-EA
						24	72

<b>Funding</b>	
<b>Requested Funding</b>	<b>\$240,000</b>
<b>Recommended Funding</b>	<b>\$209,212</b>

**Project Description: Affordable Housing for Farmworkers**

Affordable Housing: Rancho Verde is a new construction project located within the Hansen Trust Property Specific Plan area bound by Telephone Road, S Saticoy Avenue and Blackburn Road to the south. The project will be built on two lots facing a proposed 4-acre new public park abutting the 126 freeway to the south. These two lots will be donated by the current owner to the Rancho Verde Ventura Limited Partnership. The Rancho Verde site is located within one mile of a regular bus stop, a grocery store, two public parks, an elementary school, a fire station and within ½ miles of a medical clinic. The proposed 24-unit project will be designated for farmworker households, per the Specific Plan, and will restrict units to households who earn no more than 50% area median income. Unit amenities will include a kitchen, bathroom, bedroom(s), dining and living room space, coat closet, private patio/balcony space. Bike storage will be provided onsite as well as generous courtyards, common laundry, and a community building onsite. The project will be designed to offset between 80% and 100% of projected energy consumption and will be designed to L.E.E.D. for HOMES Platinum design standards. A rich array of services have been identified for future households including homeownership counseling, access to the Calvans farmworker vanpool program, and computer learning services. Local support for the project has been demonstrated with the approval of the Hansen Trust Specific Plan which establishes a farmworker housing land use overlay onto the proposed Rancho Verde site as well as a Development Agreement with the City of Ventura approved by local jurisdiction which provides for the donation of land and approximately \$600,000 for the provision of construction documents and permit fees. The property will ultimately be owned by Rancho Verde Ventura Limited Partnership. HACSB is requesting HOME funds for predevelopment and construction soft and hard costs.

**Analysis**

This project would address needs within the Consolidated Plan and would increase much needed farmworker housing stock in Ventura County. Two of the 24 units would be HOME assisted. It is anticipated that one-quarter of the residents will come from the County's Entitlement Area. The Environmental Assessment is currently under way and anticipated to be completed prior to HOME funding award date. HACSB will apply for 9% Tax Credits with an anticipated award date in September 2016. Funding this project would add 24 new affordable units in the County of Ventura. Therefore we are recommending funding at this time with half of the 2016-17 HOME grant.