

**HUD PROGRAM
Project Summaries and Analyses
FY 2017-18**

PROLOGUE

Given the uncertainty regarding the federal budget and anticipated reductions in domestic programs, the recommendations contained herein must be recognized as preliminary. This document was developed based upon an expectation of flat funding from previous years. The new federal budget is unlikely to be approved before this document is finalized; should entitlement allocations differ substantially from expectations specific projects' funding may be reduced, eliminated, or an entirely new solicitation may be conducted.

Although the economy is recovering from the recession, many families and individuals in the County are still experiencing below-average household incomes, housing insecurity, homelessness and risk of becoming homeless. The County, as a U.S. Department of Housing and Urban Development (HUD) Entitlement Area grantee, receives grants including the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME) and Emergency Solutions Grant (ESG), each of which have separate regulations and purposes. These grants may be used 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 recommends grantees consider all programs and make consolidated funding decisions, where possible.

The County of Ventura Entitlement Area serves the cities of Fillmore, Moorpark, Ojai, Port Hueneme, Santa Paula, and the unincorporated areas of the County.

Decline in Funding

Although our Federal grant funds have been stabilizing over the past few years, we have experienced a 26% decrease in overall funding levels from five years ago. HUD has adopted the practice of using annual American Communities Survey data, as opposed to decennial 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 have been notified to expect an allocation for FY 2017-18.

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.

Within the ESG program, a *minimum* of forty percent (40%) of total annual funding must be spent on Rapid Re-Housing programs. Remaining funds may be used for emergency shelter operations, safe havens, and street outreach.

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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. We continue to place high priority on projects that serve persons who are homeless or at risk of homelessness, requiring that these grant recipients comply with the Countywide Continuum of Care Pathways to Home for coordinated entry.

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APPLICANT:	City of Fillmore						
PROJECT:	Code Enforcement						
	# of EA Low-Mod Beneficiaries – 65 households						
	F	M	J	PH	SP	U	Non-EA
	65						

Funding	
Requested Funding	\$15,000
Recommended Funding	\$0

Project Description: Decent Housing through Code Enforcement

Provide funding for code enforcement staff. Code enforcement activities help improve the living conditions of families and positively impacts their neighbors by creating safer living environments and eliminating blight and slum conditions. This impact is more important for low income families who cannot afford to move or are concerned with landlord issues.

Analysis

Although this meets a priority need of the Consolidated Plan, funding is not recommended at this time. The City's code enforcement program is very minimal; 2015-16 reimbursable expenditures were just under \$4,000. 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 prioritized for funding during this cycle.

APPLICANT:	City of Fillmore						
PROJECT:	Fire Decontamination Extractor						
	# of EA Low-Mod Beneficiaries – 8,705 persons						
	F	M	J	PH	SP	U	Non-EA
	8,705						

Funding	
Requested Funding	\$15,000
Recommended Funding	\$0

Project Description: Public Facility

Replace the current decontamination extractor at Station 91, which is obsolete and not meeting the applicable standards. A new decontamination extractor will provide the City's emergency fire and medical service staff with properly decontaminated protective gear which would otherwise expose firefighters to hazardous chemicals and other potentially life threatening agents. Having properly decontaminated gear reduces the community's exposure to carcinogens, blood borne contaminants, and other hazardous agents.

Analysis

In an effort to concentrate CDBG funds in fewer projects, maintain the policy of a minimum \$20,000 award and respect the proportional distribution of funds to EA partner cities, other projects that serve the City of Fillmore have been prioritized for funding during this cycle.

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

Funding	
Requested Funding	\$57,292
Recommended Funding	\$57,291

Project Description: Public Facility

This funding will provide payment for the fourth 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 Port Hueneme						
PROJECT:	Code Enforcement						
	# of EA Low-Mod Beneficiaries – 700 households						
	F	M	J	PH	SP	U	Non-EA
				700			

Funding	
Requested Funding	\$50,000
Recommended Funding	\$50,000

Project Description: Decent Housing through Code Enforcement

Provide funding for Code Enforcement staff for the City's Neighborhood Strategy Area (NSA). Within the NSA approximately 3,246 housing units were built between 1940 and 1969, and 34 units were built prior to 1940. 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.

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.

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

Funding	
Requested Funding	\$125,000
Recommended Funding	\$100,000

Project Description: Decent Housing through Code Enforcement

Provide funding for City Code Enforcement staff. 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 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 several 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. Based on historical program expenditures, recommend funding at a reduced level.

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

Funding	
Requested Funding	\$63,390
Recommended Funding	\$63,389

Project Description: Public Facility

This funding will provide for the fourth year lease payments of a ten-year agreement for 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.

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APPLICANT:	City of Santa Paula						
PROJECT:	Mill Park Picnic Area Rehabilitation						
	# of EA Low-Mod Beneficiaries – 5,525 persons						
	F	M	J	PH	SP	U	Non-EA
					5,525		

Funding	
Requested Funding	\$52,000
Recommended Funding	\$0

Project Description: Public Facility

This project will provide the east side of the City with safer and improved use of the public picnic areas through the replacement of broken cement pads and by providing new picnic tables, trash and recyclable receptacles, and picnic grills. The City's Master Plan, completed in 2005, documents that the community is largely underserved in park and recreational facilities. This has resulted in a high use of local parks which continue to contribute to the need for the rehabilitation of facilities like picnic areas.

Analysis

Parks and recreational facilities, though eligible for CDBG funds, do not meet a high priority need of the Consolidated Plan. Funding is not recommended at this time. Other projects that serve the City of Santa Paula and meet priority needs have been prioritized for funding during this cycle.

APPLICANT:	City of Santa Paula						
PROJECT:	Ebell Park Picnic Area Rehabilitation						
	# of EA Low-Mod Beneficiaries – 6,055 persons						
	F	M	J	PH	SP	U	Non-EA
					6,055		

Funding	
Requested Funding	\$28,000
Recommended Funding	\$0

Project Description: Public Facility

This project will provide the central and downtown areas of the City with safer and improved use of the public picnic areas through the replacement of broken cement pads and by providing new picnic tables, trash and recyclable receptacles, and picnic grills. The City's Master Plan, completed in 2005, documents that the community is largely underserved in park and recreational facilities. This has resulted in a high use of local parks which continue to contribute to the need for the rehabilitation of facilities like picnic areas.

Analysis

Parks and recreational facilities, though eligible for CDBG funds, do not meet a high priority need of the Consolidated Plan. Funding is not recommended at this time. Other projects that serve the City of Santa Paula and meet priority needs have been prioritized for funding during this cycle.

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APPLICANT:	Habitat for Humanity						
PROJECT:	Preserve a Home						
	# of EA Low-Mod Beneficiaries – 8 households						
	F	M	J	PH	SP	U	Non-EA
	1	1	0	0	4	2	36

Funding	
Requested Funding	\$176,000
Recommended Funding	\$100,000

Project Description: Decent Housing through Rehabilitation

This program serves 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. Repairs may include life/safety issues, window/door/light fixture replacement, flooring, plumbing and electrical work, walk in shower and/or grab bar installation, wheelchair ramps, and weatherization.

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 recent 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. Due to limited funding availability and other priorities, recommend funding at a reduced level.

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APPLICANT:	Many Mansions						
PROJECT:	Mountain View Apartments						
	# of EA Low-Mod Beneficiaries – 80 households						
	F	M	J	PH	SP	U	Non-EA
	80	0	0	0	0	0	0

Funding	
Requested Funding	\$550,000
Recommended Funding	\$0

Project Description: New Affordable Housing

This new construction project will provide 80 units of income-restricted affordable rental housing and one unrestricted resident manager's unit. These units will be primarily marketed to Fillmore residents. Units will be a combination of one, two, and three bedrooms, ranging in size from 625 to 1,050 sq ft. On-site amenities will include: an interior courtyard, playground, community room, laundry room, community garden and a picnic/BBQ area. The property is within close proximity to shopping, recreational areas, transportation and other services. Many Mansions will be responsible for developing, operating, and on-going maintenance of the property.

Analysis

Many Mansions has a long-standing history of successfully owning, developing, and managing affordable rental housing, and is both a certified Community Housing Development Organization (CHDO) for HOME funds, and a Community Based Development Organization (CBDO) for CDBG funds.

This development currently faces several challenges, including the need for a General Plan Amendment (zoning change), tenant relocation, the need to obtain highly competitive funding (9% tax credit), and as of yet unaddressed environmental justice concerns (location is freeway adjacent). In addition, construction is not estimated to begin until January 2019, six months after the close of the 2017-18 program year, which could jeopardize the County's CDBG allocation. Funding is therefore not recommended at this time, though the applicant will be encouraged to apply when the project is further along.

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APPLICANT:	Many Mansions						
PROJECT:	Ormond Beach Apartments (fka Vista Pacifica)						
	# of EA Low-Mod Beneficiaries – 19 households						
	F	M	J	PH	SP	U	Non-EA
	0	0	0	19	0	0	20

Funding	
Requested Funding	\$550,000
Recommended Funding	\$372,112

Project Description: New Affordable Housing

This new construction project will provide 39 units of income-restricted affordable rental housing and one unrestricted resident manager’s unit. The development is located in Oxnard, 0.4 miles from Port Hueneme; due to this proximity it will very likely serve several households that currently live or work in Port Hueneme. Units will be a combination of two, three, and four bedrooms, ranging in size from 1,057 to 1,625 sq ft. On-site amenities will include: an interior courtyard, playground, community room, laundry room, and a picnic/BBQ area. The property is within walking distance to a park, elementary school, medical clinic, and shopping. Many Mansions will be responsible for developing, operating, and on-going maintenance of the property.

Analysis

Many Mansions has a long-standing history of successfully owning, developing, and managing affordable rental housing, and is both a certified Community Housing Development Organization (CHDO) for HOME funds, and a Community Based Development Organization (CBDO) for CDBG funds.

This development is in a very advanced stage; the Environmental Assessment has been completed, and funding is relatively secure with only 4% tax credit funds needing to be obtained. The County allocated \$210,337 in 2016-17 HOME funds for the development of this property (under the name “Vista Pacifica”). Total requests for 2017-18 County CDBG and HOME funds are \$900,000, of which \$527,887 in HOME funds are being recommended, and \$372,113 in CDBG funds.

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APPLICANT:	Saticoy Sanitary District						
PROJECT:	Plant Improvements and Manhole Rehabilitation						
	# of EA Low-Mod Beneficiaries – 955 persons						
	F	M	J	PH	SP	U	Non-EA
	0	0	0	0	0	955	0

Funding	
Requested Funding	\$260,000
Recommended Funding	\$0

Project Description: Infrastructure

This project will provide deferred maintenance to the SSD's sewer manhole system and priority improvements to the Jose Flores Wastewater Treatment Plant (WWTP). Over the past several years, SSD has experienced numerous permit violations at its WWTP. They have completed extensive sewer system modifications and improvements at the expense of maintenance for the sewer main manholes and WWTP. This additional work needs to be completed as part of a cease-and-desist ordered issued in 2013 by the Los Angeles Regional Water Quality Control Board (RWQCB). Completion of this project will assist in the prevention of poor quality groundwater from entering SSD's wastewater system and ensure continuance and reliable operation of the WWTP.

Analysis

The County has previously contributed a total of \$666,000 in CDBG funds towards completion of the aforementioned sewer system modifications recently completed as part of RWQCB's cease-and-desist order requirements. Due to these recent high levels of CDBG resources expended in this portion of the Unincorporated Area, funding is not recommended at this time.

APPLICANT:	Turning Point Foundation						
PROJECT:	Our Place Safe Haven Renovations						
	# of EA Low-Mod Beneficiaries – 21 persons						
	F	M	J	PH	SP	U	Non-EA
	2	3	2	2	4	8	34

Funding	
Requested Funding	\$130,000
Recommended Funding	\$130,000

Project Description: Public Facilities

The Our Place Safe Haven and Emergency Shelter is a critical public resource for the homeless in the community. It provides 10 beds, showers, laundry facilities, telephone and mail access, and food to its clients, which number approximately 50 unduplicated individuals annually who meet the classification of chronically homeless and also suffer from mental illness. The building which houses these programs was built in 1950, and remodeled in 1995 to create the Safe Haven on its first floor (the second floor is occupied by Stephenson Place, which provides 10 units of permanent supportive housing). The proposed renovations will create two additional beds for women, and will upgrade the restroom and shower facilities so they can adequately serve the 60 individuals that utilize the facilities on a daily basis.

Analysis

The Safe Haven provides vital services to the County's homeless. This aging facility is very much in need of vital repairs to ensure continuing operations. The project has excellent leveraging, including \$143,000 from the City of Ventura's CDBG funds and support from retailers such as Home Depot, Lowes, and Costco. To ensure this project's success, we recommend full funding.

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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	5	1	4	2	125

Funding	
Requested Funding	\$40,000
Recommended Funding	\$40,000

Project Description: Economic Development through Training

WEV assists individuals in developing skills to start or expand a business of their own. Funds are requested for their 14-week Self Employment Training (SET) courses in both English and Spanish-languages. The program's goal is to improve economic security for low-income individuals (mostly women), create jobs for the unemployed, alleviate poverty, and promote a vibrant local economy.

Analysis

WEV is dedicated to creating an equitable and just society through the economic empowerment of women. They are the only organization in the County to provide comprehensive, affordable business training targeted toward low-income, Latino and women-owned micro businesses (fewer than five employees, including the owner, and under \$1 million in annual sales). In the last five years, WEV clients and their businesses have created and sustained over 3,300 local jobs, and generated an estimated \$8.5 million in local tax revenues. Well-leveraged funding and collaboration with SCORE and SBDC ensure a viable program. Recommend funding.

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

Funding	
Requested Funding	\$20,000
Recommended Funding	\$20,000

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.

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APPLICANT:	City of Port Hueneme						
PROJECT:	Senior Activities						
	# of EA Low-Mod Beneficiaries – 225 persons						
	F	M	J	PH	SP	U	Non-EA
				225			

Funding	
Requested Funding	\$40,000
Recommended Funding	\$30,000

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. Recommend funding at last year's level, since services will not be increased.

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

Funding	
Requested Funding	\$25,500
Recommended Funding	\$25,500

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.

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APPLICANT:	County of Ventura – Human Services Agency						
PROJECT:	Homeless Services Program						
	# of EA Low-Mod Beneficiaries – 400 persons						
	F	M	J	PH	SP	U	Non-EA
	20	30	30	50	70	200	700

Funding	
Requested Funding	\$40,500
Recommended Funding	\$40,500

Project Description: Public Service – Homeless

The Homeless Services Program (HSP) serves as the main implementer of countywide assessment, information and referral, case management and direct-to-housing placement services. HSP uses the Rapid Re-Housing approach whenever possible, while recognizing that not everyone is able to move directly into independent rental 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. Social Workers also travel directly to the location of the person at risk, which is especially helpful in smaller communities without service hubs.

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.

APPLICANT:	Long Term Care Services of Ventura County						
PROJECT:	Ombudsman Program						
	# of EA Low-Mod Beneficiaries – 1,575 persons						
	F	M	J	PH	SP	U	Non-EA
	211	13	496	284	133	438	7,596

Funding	
Requested Funding	\$35,000
Recommended Funding	\$35,000

Project Description: Public Service – Seniors

The Ombudsman is the federally mandated advocate for elderly persons living in long term care facilities. They make unscheduled, unannounced visits to the facilities and work with the elderly residents investigating complaints and resolving issues on their behalf. The 8,500 elderly persons living in 233 long term care facilities in Ventura County and attending Adult Day Health Care facilities are their target population.

Analysis

For 35 years, Area Agency on Aging monitoring reports show that the Ombudsman program meets or exceeds its goals. The organization is a very good performer, submitting reimbursement requests and reports on a timely basis. 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. Recommend funding.

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APPLICANT:	Lutheran Social Services of Southern California						
PROJECT:	Homelessness 2 Home (H2H)						
	# of EA Low-Mod Beneficiaries – 70 persons						
	F	M	J	PH	SP	U	Non-EA
	5	5	30	10	0	20	30

Funding	
Requested Funding	\$50,000
Recommended Funding	\$0

Project Description: Public Service – Homeless

This program provides street outreach and case management to homeless individuals and families. Case managers conduct street outreach to identify homeless persons, provide needs assessments, and coordinate case management to develop individualized plans with identifiable milestones. Clients are furnished with critical needs supplies such as clothing, grocery bags, hygiene kits, blankets and bus passes, and are enrolled in mainstream services (SNAP, Medi-Cal, etc.). Continued case management is provided; upon completion of all milestones, clients are exited from the program.

Analysis

This program last received County CDBG funding in 2014-15, and, according to their application, has continued to serve the same number of Entitlement Area beneficiaries without the need for County CDBG funds. Additionally, the applicant was recently awarded \$40,000 in State ESG funds for this program. Due to limited funds and the aforementioned reasons, funding is not recommended at this time.

APPLICANT:	Peoples Self-Help Housing						
PROJECT:	Housing the Homeless, El Patio Hotel						
	# of EA Low-Mod Beneficiaries – 0 persons						
	F	M	J	PH	SP	U	Non-EA
	0	0	0	0	0	0	40

Funding	
Requested Funding	\$30,000
Recommended Funding	\$30,000

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.

Analysis

Supporting housing has proven to be a cost effective way to reduce the use of community services such as emergency rooms, psychiatric facilities, prisons, and shelters. The program's primary accomplishment continues to be success in keeping vulnerable populations housed; during 2016, all residents remained successfully housed for at least six months after move-in. The project shows strong collaboration with many other agencies and is cost effective; it meets a high priority need in the Consolidated Plan and the 10 Year Strategy to End Homelessness. Recommend funding.

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APPLICANT:	Peoples Self-Help Housing						
PROJECT:	Homeless Prevention – Rancho Sespe						
	# of EA Low-Mod Beneficiaries – 98 persons						
	F	M	J	PH	SP	U	Non-EA
	98	0	0	0	0	0	0

Funding	
Requested Funding	\$30,000
Recommended Funding	\$20,000

Project Description: Public Service - General

This is a supportive housing project for residents of the Rancho Sespe rental property, which is restricted to farmworkers and their families. Residents receive services that include benefits counseling, assistance with job search, linkage to medical and mental health services, budgeting, transportation assistance, and crisis intervention to promote self-sufficiency.

Analysis

According to the application, this is a multi-faceted program which serves farmworkers including families, youths, seniors, disabled residents, formerly homeless, and other populations. Social workers are able to provide assistance during situations where stability is jeopardized and find resources for food, rent, employment, benefits, and other services to help families progress towards and maintain self-sufficiency. The addition of CDBG funds will allow this program to expand the current level of services provided. Recipient is an excellent past performer on their El Patio activity. Funding is recommended at a reduced level, as our 2017-18 CDBG allocation is not yet known.

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**ESG PROGRAM
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APPLICANT:	Human Services Agency						
PROJECT:	Rapid Re-Housing						
	# of EA Low-Mod Beneficiaries – 40						
	F	M	J	PH	SP	U	Non-EA
	5	0	7	10	12	6	12

Funding	
Requested Funding	\$54,000
Percent of Total Budget	50%
Previous Year Funding	\$0
Recommended Funding	\$54,600

Project Description: Homeless Prevention and Rapid Re-Housing

The program assists homeless and at-risk individuals and families by providing homeless prevention, rapid re-housing, and stabilization services. The program proposes to assist 25 households (52 persons) obtain or remain in decent and affordable rental housing. Proposed outcomes include moving 100% into permanent housing, 50% will obtain cash/non-cash benefits, 50% will obtain or increase earned income, and 80% who move into permanent housing will remain housed for 6 months.

Analysis

This County program serves clients countywide and is an entry point for many people entering the homeless system for the first time. The current Homeless Prevention and Rapid Re-Housing program adheres to the Housing First model, participates in the HMIS referral process and strives to address the needs of homeless individuals and families with case management. Prior ESG funding was administered well through a Rapid Re-Housing program and HMIS data has been provided. The application demonstrates good evidence of collaboration to connect participants to other resources as needed. The applicant is an active participant in the CoC as required to be a recipient of ESG funds.

APPLICANT:	Turning Point Foundation						
PROJECT:	Homeless 2 Home Rapid Re-Housing						
	# of EA Low-Mod Beneficiaries – 10						
	F	M	J	PH	SP	U	Non-EA
	1	1	1	2	2	3	25

Funding	
Requested Funding	\$120,000
Percent of Total Budget	36%
Previous Year Funding	N/A
Recommended Funding	\$0

Project Description: Rapid Re-Housing for Persons with Special Needs

The program assists mentally ill homeless persons with short-term and long-term rental assistance through rapid re-housing and stabilization services. The program proposes to provide case management and financial assistance services to 35 beneficiaries by moving individuals from homelessness to permanent housing, using the Housing First model. Proposed outcomes include moving 80% into permanent housing, 50% will obtain cash/non-cash benefits, 2% will obtain earned income and 80% who move into permanent housing will remain housed for 6 months.

Analysis

The program adheres to the Housing First model, participates in the HMIS referral process and strives to address the needs of mentally ill homeless individuals with case management. The majority of the population receives SSI or SSDI benefits and need assistance in obtaining permanent housing, as well as ongoing case management services. This program is currently funded through State CA ESG Rapid Re-Housing for a total of \$50,000 and due to the limited target population, is not recommended for additional ESG funding, but rather it is recommended that we fully fund the Our Place Safe Haven Shelter with this limited funding.

**ESG PROGRAM
Project Summaries and Analyses
FY 2017-18**

APPLICANT:	Turning Point Foundation						
PROJECT:	Safe Haven Shelter						
	# of EA Low-Mod Beneficiaries –18						
	F	M	J	PH	SP	U	Non-EA
	1	1	1	5	5	5	34

Funding	
Requested Funding	\$80,000
Percent of Total Budget	20%
Previous Year Funding	\$0
Recommended Funding	\$71,663

Project Description: Shelter for Persons with Special Needs

Our Place Safe Haven Shelter serves mentally ill homeless persons requiring case management, supervision and mental health services. The program has ten beds and a drop in center. The staff provide counseling, education services, assistance with obtaining employment, referrals to services, transportation to appointment, and upon discharge, housing services. The program proposes to serve 52 persons with these funds. Proposed outcomes include moving 60% into permanent housing, 75% will obtain cash/non-cash benefits, and 70% who move into permanent or transitional housing will remain housed for 3 months.

Analysis

The program addresses a significant need for specialty shelter services (Safe Haven) which is 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 would pay for operational costs associated with Our Place Safe Haven program. Prior ESG funding was administered well and HMIS data has been provided. The application demonstrates community collaboration with County services, non-profit partners and system administrators. Turning Point Foundation staff regularly attend CoC and Pathways to Home meetings. The applicant is an active participant in the CoC as required to be a recipient of ESG funds.

APPLICANT:	Help of Ojai						
PROJECT:	Rental Assistance						
	# of EA Low-Mod Beneficiaries – 20						
	F	M	J	PH	SP	U	Non-EA
	0	0	20	0	0	0	0

Funding	
Requested Funding	\$10,000
Percent of Total Budget	
Previous Year Funding	N/A
Recommended Funding	\$0

Project Description: Rapid Re-Housing for Persons with Special Needs

The program assists low income clients with rental assistance in the Ojai Valley only. The program proposes to service 20 households based on an income eligibility of those at or below 30% AMI.

Analysis

The program does not meet the criteria of serving those who meet the HUD homeless definition, including those who will imminently lose their primary residence or those who are homeless under other federal statutes. The project proposal mentions assistance with sustainability activities but no details about case management. There is currently no linkage or referrals through HMIS which is required for the ESG funding. The applicant has limited participation in the CoC. The Human Services Agency Rapid Re-Housing program serves the Ojai Valley and therefore, the resource is available to those residents in need.

**HOME PROGRAM
Project Summaries and Analyses
FY 2017-18**

APPLICANT:	Many Mansions (ultimate borrower will be a yet-to-be formed Limited Partnership)						
PROJECT:	Mountain View Apartments						
	# of EA Low-Mod Beneficiaries – 263						
	F	M	J	PH	SP	U	Non-EA
	211				26	26	

Funding	
Requested Funding	\$350,000
Recommended Funding	\$0

Project Description: Affordable Housing – Low-Income Families

The Mountain View Apartments is a proposed new construction affordable housing complex located in the City of Fillmore. Upon completion, the property will provide 80 units of affordable housing for low-income families (8 units @ 30% AMI, 24 units @ 45% AMI, 36 units @ 50% AMI and 12 units @ 60% AMI). One additional unrestricted unit will be provided for an on-site resident manager. The property will feature 40 one-, 21 two- and 20 three-bedroom apartments in six residential buildings. On-site amenities will include an interior courtyard, a playground, a community room, laundry rooms, a community garden and a picnic/BBQ area.

Additionally, Many Mansions proposes to provide supportive services for lower-income families, including programs for youth, families and seniors living at the property.

Proposed project financing includes a request for County HOME and CDBG funds, 9% Low Income Housing Tax Credits, a bank loan, a loan from the Area Housing Authority and Project Based Section 8 vouchers.

Many Mansions will be responsible for developing, operating and on-going maintenance and asset management of the property. Many Mansions is a certified Community Housing Development Organization (CHDO).

Analysis

The Mountain View Apartments would provide decent affordable housing in the community and address the following Priority Needs of the Ventura County 2015-19 Regional Consolidated Plan: 1) improve the quality and availability of housing; 2) provide non-homeless supportive services; and 3) equal housing opportunity.

Funding this project would support the development of 80 new units of affordable housing located within the County's Entitlement Area (City of Fillmore). Of the 80 units, 8 are proposed as HOME-assisted. Additionally, funding this project would allow the County to meet HUD's requirement that 15% of the annual HOME allocation be committed to Community Housing Development Organizations (CHDO).

The project is in the early phases of development. Over the next two years, the developer will pursue land use entitlements and other financing commitments with an intended start of construction in early 2019. Occupancy is anticipated in 2020.

County staff is not recommending an award of HOME funds to the Mountain View Apartments at this time. Because the project is in the very early phases of development, staff is concerned about the project's ability to meet stringent HOME program milestones (including but not limited to meeting HOME's commitment requirements). The project would be eligible to re-apply for HOME funds in a future year, once land use entitlements are in place and the project is closer to meeting all of HUD's commitment requirements.

**HOME PROGRAM
Project Summaries and Analyses
FY 2017-18**

APPLICANT:	Many Mansions (ultimate borrower will be a yet-to-be formed Limited Partnership)						
PROJECT:	Ormond Beach Villas (aka Vista Pacifica)						
	# of EA Low-Mod Beneficiaries - 12						
	F	M	J	PH	SP	U	Non-EA
				12			115

Funding	
Requested Funding	\$350,000
Recommended Funding	\$527,888

Project Description: Affordable Housing – Low Income Families

Ormond Beach Villas (aka Vista Pacifica) is a proposed new construction affordable housing complex located in the City of Oxnard. Upon completion, the property will provide 39 units of affordable housing for low-income families (25 units @ 50% AMI and 14 units @ 60% AMI). One additional unrestricted unit will be provided for an on-site resident manager. The property will feature 15 one-, 20 two- and 5 three-bedroom apartments in five residential buildings. On-site amenities will include an interior courtyard, a playground, a community room, laundry room and a picnic/BBQ area. Of the 39 affordable units, five units will be designated as units for very low-income homeless families.

Many Mansions proposes to provide on-site supportive services for lower-income families. Additionally, case management will be provided to assist residents in the units designated for people transitioning from homelessness to retain their housing.

Proposed project financing includes a previous allocation of County HOME funds, City of Oxnard HOME funds/in-lieu fees, a bank loan, 4% Low Income Housing Tax Credits and Project Based Section 8 vouchers. Additionally a request has been submitted for County CDBG funds for this development.

Many Mansions will be responsible for developing, operating and on-going maintenance and asset management of the property. Many Mansions is a certified Community Housing Development Organization (CHDO).

Analysis

The Ormond Beach Villas would provide decent affordable housing in the community and address the following Priority Needs of the Ventura County 2015-19 Regional Consolidated Plan: 1) improve the quality and availability of housing; 2) provide non-homeless supportive services; and 3) equal housing opportunity.

Funding this project would support the development of 39 new units of affordable housing, a portion of which would serve EA residents. Of the 39 units, 5 are proposed as HOME-assisted units for homeless households. Additionally, funding this project would allow the County to meet HUD's requirement that 15% of the annual HOME allocation be committed to Community Housing Development Organizations (CHDO).

The developer is requesting an additional allocation of HOME funding as well as Community Development Block Grant (CDBG) funding from the County in order to fill an unanticipated funding gap caused by the recent and unexpected upheaval in the tax credit market and increased construction costs. If funded, the developer would be prepared to close their construction loan in the summer of 2017. Occupancy is expected in early 2019. If this project is not funded, there is risk that the project will not move forward in time to be able to commit its previous allocation of HOME funds, ultimately resulting in a larger funding gap to the project and in the County's inability to meet its CHDO obligations from previous years.

**HOME PROGRAM
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FY 2017-18**

County staff is recommending HOME funding in the amount of \$527,888 for the Ormond Beach Villas. The developer requested \$350,000 in HOME funds and \$550,000 in CDBG funds (combined request of \$900,000). County staff is recommending more than was requested in HOME funds to off-set a reduced CDBG award (\$372,112) in order to fully fund the project.

APPLICANT:	Housing Authority of the City of San Buenaventura (HACSB)						
PROJECT:	Villages at Westview, Phase I						
	# of EA Low-Mod Beneficiaries – unknown						
	F	M	J	PH	SP	U	Non-EA
						4	554

Funding	
Requested Funding	\$502,499
Recommended Funding	\$0

Project Description: Affordable Housing - Low Income Families

Villages at Westview, Phase I is a proposed new construction affordable housing complex located in the City of Ventura. Upon completion, the property will provide 130 units of affordable housing for very low- and low-income families (72 units @ 50% AMI and 58 units @ 60% AMI). One additional unrestricted unit will be provided for an on-site resident manager. The property will feature 19 one-, 61 two-, 40 three-, and 11 four-bedroom apartments in eighteen residential buildings. On-site amenities will include three publicly accessible park areas, a community center, and three smaller community buildings/management offices. The project will also achieve Leadership in Energy and Environmental Design (LEED) for Neighborhood Development (ND) certification and will pursue LEED for HOMES certification. Projects pursuing LEED certification earn points across several key areas that address sustainability issues, including water efficiency, energy conservation, indoor environmental quality, innovation in design, sustainable sites, walkability, and access to amenities.

The project is the first phase of a larger redevelopment of an existing 180-unit public housing community. The redevelopment of this 20.6 acre site will preserve housing affordability and increase the amount of affordable housing in the community.

The HACSB proposes to provide services coordination for lower-income families residing on-site.

Proposed project financing includes the HUD Rental Assistance Demonstration Project (RAD), a bank loan, Citi Department of Justice Settlement Funds (DOJ), a loan from the HACSB, 4% Low Income Housing Tax Credits and Affordable Housing Program Funds through the Federal Home Loan Bank of San Francisco.

Analysis

The Villages at Westview, Phase I would provide decent affordable housing in the community and address the following Priority Need of the Ventura County 2015-19 Regional Consolidated Plan: 1) improve the quality and availability of housing; and 2) provide non-homeless supportive services.

Funding this project would support the development of 130 units of affordable housing. Initially, all units would be reserved for temporarily displaced residents of the existing property and residents from future phases of development. However, over time as units become available, the HACSB would fill units based upon its existing waiting list, of which approximately 10% is comprised of members of the Entitlement Area; thus the number of EA residents to be served by this property is difficult to quantify. Of the 130 units, 5 are proposed as HOME-assisted units. Up to 5 units restricted to homeless families were also offered in a future phase of the development.

**HOME PROGRAM
Project Summaries and Analyses
FY 2017-18**

The developer is requesting HOME funding to fill an unexpected gap caused by increased costs and to replace funds that the HACSB will otherwise have to provide for Phase I. If HOME funding is received, the HACSB funds would be preserved for subsequent phases of the Westview Village Redevelopment project. The HACSB started construction early in 2017. Occupancy is anticipated in November of 2018.

Based upon the difficulty of quantifying the benefit to Entitlement Area residents and this stage of development (all financing is secured and the project is already under construction) County staff is not recommending funding for the Villages at Westview, Phase I. The applicant is encouraged to apply for future phases of the redevelopment area, which would be able to quantify a greater initial impact on Entitlement Area beneficiaries.

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