

# **FY 2014-15 CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT**

**VENTURA COUNTY CDBG ENTITLEMENT AREA,  
EMERGENCY SOLUTIONS GRANT GRANTEE AND  
HOME PARTICIPATING JURISDICTION**

**September 2015**

## **Preface**

In FY 2009-10, County of Ventura staff, with input from member jurisdictions of the Entitlement Area (EA) and area organizations, collectively prepared the FY 2010-12 Consolidated Plan to address unmet needs of low-income persons in the EA and proposed a three-year strategy to meet those needs. In FY 2012-13, a two-year extension to this plan was created. This FY 2014-15 Consolidated Annual Performance and Evaluation Report (CAPER) represents the fifth and final year of the extended five-year period addressed in the FY 2010 Consolidated Plan Extension. The FY 2014-15 CAPER contains information regarding accomplishments funded by and in keeping with the intent of the Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) and other funding sources for the period of July 1, 2014 through June 30, 2015.

The report is organized in the HUD prescribed format. Part I presents an assessment of the FY 2014-15 accomplishments of the grantee and subrecipients. Additional pertinent issues are presented as required by HUD. The information covers activities in the Ventura County Entitlement Area (Fillmore, Moorpark, Ojai, Port Hueneme, Santa Paula and the unincorporated area) and regional activities throughout the County as appropriate.

Part II through Part IV specifically address additional requirements of the CDBG (including the Financial Summary Report), HOME, and HOPWA programs respectively. Part V addresses Public Participation Requirements. Part VI is a summary of the projects by priorities and goals for both the program year and the five-year period of the Consolidated Plan Extension.

This report is also available on the County of Ventura website at:

<http://www.ventura.org/community-development/hud-reports>

The County Executive Office, Community Development Unit, has prepared this report. Comments and questions should be addressed to Mary Ann Guariento at (805) 654-2852 or at [MaryAnn.Guariento@ventura.org](mailto:MaryAnn.Guariento@ventura.org).

## Executive Summary

Since these grant programs were established, each funded activity has had to address one of three national objectives, namely serving low- and moderate-income persons (LMI), meeting an urgent need, or addressing slum and blight. In addition, each project or program must also address one of three defined outcomes, which are accessibility/availability, affordability, or sustainability.

Annual goals toward meeting needs of the Entitlement Area (EA) are set forth in the FY 2014-15 Annual Action Plan. This Plan in turn addresses the five-year goals as set forth in the FY 2010 Consolidated Plan Extension (Con Plan). This is the fifth and final year of the current Con Plan, and the EA has performed quite well in meeting both its annual and five-year goals.

The categories of Housing Rehabilitation – Ownership and Rental, Code Enforcement, Special Needs Housing, Public Housing, Youth, Senior, and General Public Service Programs, Homeless Programs, and Infrastructure Improvements have met or exceeded their five-year goals. Progress towards meeting the five-year goals for Housing Development – Ownership, New Construction – Rental, and Public Facilities (including parks) were 80% - 90% completed, with many projects underway at year end. Economic Development activities were the least successful in achieving HUD-funded goals, in part due to these activities obtaining other sources of funds.

The Entitlement Area CDBG funds were expended as follows:

### Expenditures

| Type of Activity                    | Expenditure           | Percentage     |
|-------------------------------------|-----------------------|----------------|
| Economic Development                | \$ 40,452.00          | 1.87%          |
| Housing                             | 288,197.62            | 13.35%         |
| Public Facilities and Improvements  | 1,290,592.02          | 59.80%         |
| Public Services                     | 229,774.00            | 10.65%         |
| General Administration and Planning | 309,206.73            | 14.33%         |
| <b>Total</b>                        | <b>\$2,158,222.37</b> | <b>100.00%</b> |

### Income of CDBG Beneficiaries

| Income Level                                  | Percentage |
|---|------------|
| Extremely Low Income ( $\leq 30\%$ )          | 63.55%     |
| Low Income (30-50%)                           | 22.20%     |
| Moderate Income (50-80%)                      | 12.10%     |
| Total Low and Moderate Income ( $\leq 80\%$ ) | 97.85%     |
| Non Low and Moderate Income ( $> 80\%$ )      | 2.15%      |

**Program Year 2014-15 Accomplishments**

|   |         |
|---|---------|
| Actual Jobs Created or Retained   | 0       |
| Households Receiving Housing Assistance                                       | 2       |
| Persons Assisted Directly, Primarily By Public Services and Public Facilities | 10,893  |
| Persons for Whom Services and Facilities were Available ***                   | 133,701 |
| Units Rehabilitated-Single Units  | 2       |
| Units Rehabilitated-Multi Unit Housing  | 0       |

\*\*\***Note:** This number represents the total number of persons/households for whom services/facilities were available for [in many cases] multiple area-benefit activities as reported by grantee. A service or facility meeting the national objective of benefiting low- and moderate-income persons on an area basis is available to all residents of the area served by the activity. If one or more activities had the same or overlapping service areas, the number of persons served by each activity was used to calculate the total number served.

HOME funds were expended as follows across the following categories:

| <b>Activity Type</b>                               | <b>Expended</b>     |
|--|---------------------|
| Tenant Based Rental Assistance (two beneficiaries) | \$1,000.00          |
| Construction of Rental Housing (eight units)       | 394,067.45          |
| <b>TOTAL</b>                                       | <b>\$395,067.45</b> |

## Table of Contents

|             |   |           |
|-------------|---|-----------|
| <b>I.</b>   | <b>Assessment .....</b>   | <b>1</b>  |
|             | A. Assessment of Five-year and Annual Goals and Accomplishments   | 1         |
|             | 1. <b>Housing</b>   | 1         |
|             | 2. <b>Public Facilities and Services</b>  | 7         |
|             | 3. <b>Programs for Homeless and Special Needs Persons (Continuum of Care)</b>   | 11        |
|             | 4. <b>Economic Development (includes efforts to reduce the number of poverty-level families)</b>                          | 21        |
|             | B. Affirmatively Furthering Fair Housing  | 22        |
|             | C. Affordable Housing   | 33        |
|             | D. Other Actions  | 33        |
|             | 1. <b>Efforts to Overcome Obstacles to Meeting Underserved Needs</b>  | 33        |
|             | 2. <b>Public Policies and Other Efforts to Foster and Maintain Affordable Housing</b>                                     | 35        |
|             | 3. <b>Develop Institutional Structures and Undertake Efforts to Enhance Coordination</b>                                  | 37        |
|             | 4. <b>Improve Public Housing and Resident Initiatives and Reduce the Number of Persons Living Below the Poverty Level</b> | 39        |
|             | 5. <b>Evaluate and Reduce Lead Based Paint Hazards</b>  | 41        |
|             | E. Leveraging Resources   | 42        |
|             | F. Program Compliance and Comprehensive Planning Requirements   | 44        |
|             | G. Self Evaluation  | 46        |
| <b>II.</b>  | <b>CDBG .....</b>   | <b>49</b> |
|             | A. National Objectives  | 49        |
|             | B. Relocation and Displacement  | 49        |
|             | C. Other Program Considerations   | 49        |
|             | D. Reconciliation (for the CDBG Financial Summary Report which follows)   | 51        |
|             | E. Narrative of CDBG-Funded Rehabilitation Programs   | 52        |
|             | F. Neighborhood Revitalization Strategies   | 53        |
| <b>III.</b> | <b>HOME .....</b>   | <b>54</b> |
|             | A. Analysis of Fund Distribution Among Housing Needs  | 54        |
|             | B. Matching Contributions   | 54        |
|             | C. Deadline Compliance Requirements   | 54        |
|             | D. On-Site Inspections of Rental Housing  | 55        |
|             | E. Assessment of Outreach to Minority and Women Owned Businesses  | 55        |
|             | F. Assessment of Affirmative Marketing  | 55        |
| <b>IV.</b>  | <b>Housing Opportunities for Persons with Aids (HOPWA) .....</b>  | <b>56</b> |
| <b>V.</b>   | <b>Public Participation Requirements.....</b>   | <b>58</b> |
| <b>VI.</b>  | <b>FY 2014-15 Program Priorities, Projects, and Objectives .....</b>  | <b>60</b> |
|             | Exhibit A – Adjustments to PR 26 – CDBG Financial Summary Report  | 64        |
|             | Exhibit B – HOME Reports  | 65        |

## I. Assessment

### Summary of Resources and Distribution of Funds

The County of Ventura Entitlement Area received \$2,487,402 from two grant programs, Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME), and program income during FY 2014-15. The County did not receive Emergency Solutions Grant (ESG) funds for FY 2014-15, but expects to receive funding in future years. The distribution of CDBG funds to the Entitlement Area and the distribution of HOME funds to the County are presented in the following chart. Housing Opportunities for Persons with Aids (HOPWA) funds are administered by the County of Ventura Public Health Department and are reported separately to HUD. A summary of the HOPWA report is presented in Part IV.

#### FY 2014-15 New Funds Available

| Jurisdiction               | CDBG      | CDBG Program Income | HOME    | HOME Program Income | ESG | TOTAL     |
|----------------------------|-----------|---------------------|---------|---------------------|-----|-----------|
| Entitlement Area & HOME PJ | 1,531,833 | 285,535             | 446,406 | 223,628             | 0   | 2,487,402 |

During the reporting period of FY 2014-15, the Entitlement Area expended a total of \$2,553,290 in the two grant programs including prior year funds and program income.

#### Funds Expended in FY 2014-15

| Jurisdiction               | CDBG      | HOME    | ESG | TOTAL     |
|----------------------------|-----------|---------|-----|-----------|
| Entitlement Area & HOME PJ | 2,158,222 | 395,068 | 0   | 2,553,290 |

These funds were utilized to support projects for affordable and decent housing, suitable living environment, economic opportunity, and continuum of care for homeless individuals and families. The following sections address how the County Entitlement Area met its annual goals and objectives as outlined in the FY 2010 Consolidated Plan Extension and the FY 2014-15 Annual Action Plan through the utilization of CDBG, HOME, and other funds.

### A. Assessment of Five-year and Annual Goals and Accomplishments

#### 1. Housing

The Entitlement Area accomplishments to promote affordable and decent housing through housing stock expansion, housing rehabilitation, code enforcement, homebuyer programs, and special needs and public housing are discussed below. The annual and five-year goals and accomplishments are discussed under each section and are reflected in the tables provided in Part VI, "Program Priorities, Projects, and Objectives."

All of the housing units addressed in this section meet the Section 215 of Title 42 of the Public Health and Welfare Code or the 24 Code of Federal Regulations 92.252 and 92.254 definitions of affordable housing for rental and home ownership as follows:

Rental Housing: A rental housing unit is considered to be an affordable housing unit if it is occupied by a low income household or individual and bears a rent that is the lesser of a) the existing Section 8 fair market rent for comparable units in the area or b) 30 percent of the adjusted income of a household whose income equals 65 percent of the median income for the area, except that HUD may establish income ceilings higher or lower than 65 percent of the median because of prevailing level of construction costs or fair market rents, or unusually high or low family incomes.

Homeownership: A) housing that is for purchase, with or without rehabilitation, qualifies as affordable housing if it 1) is purchased by a low income homebuyer who will make the housing his or her principal residence and 2) has a sale price which does not exceed the mortgage limit for the type of single family housing for the area under HUD's single family insuring authority under the National Housing Act. B) housing that is to be rehabilitated, but is already owned by a household when assistance is provided, qualifies as affordable if the housing 1) is occupied by a low income household which uses the housing as its principal residence, and 2) has a value, after rehabilitation, that does not exceed the mortgage limit for the type of single family housing for the area as described in 2a) above. Note: these definitions apply for the purposes of enumerating the number of households assisted with housing regardless of the Federal funding source used in support of that housing.

#### **a. Housing Development – Ownership Housing (Objective H-1)**

This objective includes acquisition and/or development of property (vacant land or buildings), which will result in new affordable ownership housing regardless of funding source. These projects are usually undertaken by a developer or non-profit organization with support from the Entitlement Area through funds and/or through negotiated development terms to assist in the development of affordable housing. The FY 2010-14 Consolidated Plan Extension states a five-year goal of 10 units of new affordable ownership housing financed in part from HOME support.

Property acquisition may be the first step in a development project and is not viewed as an “accomplishment” but is mentioned here to acknowledge progress. The accomplishment (housing units) will be recorded when the project is completed. If the development includes both rental and homeownership units, the project will also be referenced in Subsection 1(d) – New Construction – Rental Housing.

#### **New Construction - Home Ownership Developments (HOME assisted projects, affordable units)**

| Entitlement Area Projects      | FY 2014-15<br>Annual Goals     | FY 2014-15<br>Annual<br>Accomp. | FY 2010-14<br>Five-year<br>Goal Total | Five-year<br>Accomp.<br>Total            |
|--------------------------------|--------------------------------|---------------------------------|---------------------------------------|--|
|                                | Source: FY 2014-15 Annual Plan | Source: Year End Status Report  | Source: Consolidated Plan Extension   | Source: Sum of Previous Year End Reports |
| No new projects for FY 2014-15 | 0                              | 0                               |                                       |  |
| Total                          | 0                              | 0                               | 10                                    | 8  |

#### **b. Housing Rehabilitation – Owner Occupied Housing (Objective H-2)**

The Entitlement Area's owner occupied housing rehabilitation goal for the five-year period is 45 units. The two existing activities that received funding from this and previous grant years

accomplished two housing rehabilitation projects during the year, bringing the total number to 48 units. The Area's accomplishments in this category include mobile home rehabilitation and housing rehabilitation projects. The former Redevelopment Agency also funded 17 projects in the township of Piru that are not reflected in the table below. The result of this effort is that households have improved living conditions and neighborhoods have improved housing stock.

#### **Housing Rehabilitation Projects (Residential)**

| Entitlement Area Projects  | FY 2014-15<br>Annual Goals     | FY 2014-15<br>Annual<br>Accomp. | FY 2010-14<br>Five-year Goal<br>Total | Five-year<br>Accomp. Total               |
|--|--------------------------------|---------------------------------|---------------------------------------|--|
|  | Source: FY 2014-15 Annual Plan | Source: Year End Status Report  | Source: Consolidated Plan Extension   | Source: Sum of Previous Year End Reports |
| Santa Paula – Residential Rehab (includes units funded with Program Income) loans and grants       | 4                              | 0                               |                                       |  |
| County– Habitat for Humanity Neighborhood Revitalization Program grants – homeowner rehabilitation | 6                              | 2                               |                                       |  |
| Total  | 10                             | 2                               | 45                                    | 48                                       |

The following information includes projects that were not completed in the previous consolidated planning cycle.

**Santa Paula** – since 1978, the City of Santa Paula has offered Housing Rehabilitation Program loans and grants, providing emergency grants up to \$5,000, and low interest loans up to \$50,000, for eligible participants to correct safety code violations and to upgrade and preserve existing owner-occupied housing stock. Since its inception, the City has continued to actively market the program in the community by targeting specific neighborhoods and using the code enforcement program to identify potential projects. During FY 2014-15, the Housing Rehabilitation program did not have any projects utilizing CDBG funds.

**County** – Habitat for Humanity continued its Neighborhood Revitalization Program in the Entitlement Area. This homeowner rehabilitation program provides rehabilitation and/or critical repairs through “sweat equity” and volunteer labor. Funding is used for materials, equipment rental/lease, other supplies, and permits and fees. During FY 2014-15, the program was able to complete two major projects utilizing CDBG funds, with a third underway. Currently, there are three candidate homes on the list for rehabilitation in the next fiscal year.

#### **c. Code Enforcement (Objective H-3)**

The goals for code enforcement were 900 closed cases for FY 2014-15 and 3,800 for the five-year period. During the program year, 1,295 code enforcement cases were closed. Code enforcement efforts throughout the Entitlement Area have resulted in substantially improved housing stock, reduced and/or eliminated substandard housing, and improved the living environment.



### Code Enforcement (closed cases)

| Jurisdiction | FY 2014-15 Annual Goals        | FY 2014-15 Annual Accompl.     | FY 2010-14 Five-year Goal Total     | FY 2010-14 Five-year Accompl. Total      |
|--------------|--------------------------------|--------------------------------|-------------------------------------|--|
|              | Source: FY 2014-15 Annual Plan | Source: Year End Status Report | Source: Consolidated Plan Extension | Source: Sum of Previous Year End Reports |
| Port Hueneme | 700                            | 986                            |                                     |  |
| Santa Paula  | 125                            | 229                            |                                     |  |
| Fillmore     | 75                             | 80                             |                                     |  |
| Total        | 900                            | 1,295                          | 3,800                               | 5,202                                    |

**Port Hueneme** supported code enforcement activities within the Neighborhood Strategy Area (NSA). During the reporting period, 986 cases were closed.

**Santa Paula** has continued its Code Enforcement Program with the goal to bring substandard units into compliance to meet the minimum requirements of the adopted codes and ordinances within the City. During the reporting period, the Code Enforcement Program closed 229 active code cases. The City Inspectors helped stop overcrowding of homes, correct property maintenance issues, and provide guidance to work with permits to allow the City to monitor proper guidelines from City Building Codes and Municipal Codes. The program continues to strive for safer living conditions for families throughout the City of Santa Paula.

**Fillmore** continued its Code Enforcement Program again this year. A total of 80 cases have been closed during the year. These cases ranged from illegal additions, pool violations, garage conversions, substandard conditions, and zoning violations.

#### d. New Construction – Rental Housing (Objective H-4)

This objective includes new construction of rental housing as supported by the jurisdiction but usually undertaken by a developer or non-profit organization. Property acquisition for the purpose of affordable rental housing development is also addressed in this section. If the development includes both rental and homeownership units, the project will also be referenced in Subsection 1(a) – Housing Development – Ownership Housing.

The FY 2010-14 Consolidated Plan Extension established a five-year goal of 120 affordable rental units to be completed; none were reported during this period.

#### New Construction – Rental Developments (HOME assisted projects, affordable units)

| Jurisdiction and Project     | FY 2014-15 Annual Goals        | FY 2014-15 Annual Accompl.     | FY 2010-14 Five-year Goal Total     | FY 2010-14 Five-year Accompl. Total      |
|------------------------------|--------------------------------|--------------------------------|-------------------------------------|--|
|                              | Source: FY 2014-15 Annual Plan | Source: Year End Status Report | Source: Consolidated Plan Extension | Source: Sum of Previous Year End Reports |
| Piru – Bridgeview Apartments | 11                             | 0                              |                                     |  |
| HACSB – Castillo del Sol     | 2                              | 0                              |                                     |  |
| Totals                       | 13                             | 0                              | 120                                 | 107                                      |

The following information includes all projects that will provide affordable rental housing with construction financed from CDBG or HOME funds that were not completed during the last consolidated plan cycle.

**Piru – Bridgeview Apartments** – This project will produce 23 energy efficient affordable family rental units with 1 onsite manager and community room located at 4072 E. Center Street in Piru. All units will be restricted to low income families at or below 80% AMI; 14 units will be at or below 60% AMI; and 9 will be at or below 50% AMI with up to 9 at or below 30% AMI. \$474,115.10 of HOME funds has been allocated to this project for 11 HOME assisted units.

**Ventura – Castillo del Sol Apartments** – This project was allocated \$100,000 in HOME funds for 2014-15 for new construction of 39 permanent supportive housing studio apartments for adults with mental and developmental disabilities to be built by the Housing Authority of San Buenaventura HACSB. Due to tax credit application issues, HACSB canceled the HOME funding allocation in 2015.

#### **e. Rental Housing Rehabilitation (Objective H-5)**

The five-year goal for CDBG and/or HOME funded rental housing rehabilitation is zero (0) units. However, the City of Port Hueneme was able to fund the rehabilitation of two units by using program income funds.

#### **Rehabilitation of Rental Housing**

| Jurisdiction and Project       | FY 2014-15<br>Annual<br>Goals  | FY 2014-15<br>Annual<br>Accomp. | FY 2010-14<br>Five-year<br>Goal Total | Five-year<br>Accomp.<br>Total            |
|--------------------------------|--------------------------------|---------------------------------|---------------------------------------|--|
|                                | Source: FY 2014-15 Annual Plan | Source: Year End Status Report  | Source: Consolidated Plan Extension   | Source: Sum of Previous Year End Reports |
| No new projects for FY 2014-15 | 0                              | 0                               |                                       |  |
| Totals                         | 0                              | 0                               | 0                                     | 2  |

#### **f. Special Needs Housing (Objective H-6)**

The Entitlement Area included goals for special needs housing (non-homeless) in the FY 2010-14 Consolidated Plan Extension. Special needs housing includes developments for seniors, handicapped, emancipated youths, mentally ill persons, etc. The CDBG/HOME funded project goal for the five-year period is 26 units; 14 projects were planned for the current reporting period.

### Special Needs Housing

| Jurisdiction and Project   | FY 2014-15<br>Annual<br>Goals  | FY 2014-15<br>Annual<br>Accomp. | FY 2010-14<br>Five-year<br>Goal Total | Five-year<br>Accomp.<br>Total            |
|--|--------------------------------|---------------------------------|---------------------------------------|--|
|  | Source: FY 2014-15 Annual Plan | Source: Year End Status Report  | Source: Consolidated Plan Extension   | Source: Sum of Previous Year End Reports |
| Housing Authority of Santa Paula – Citrus Grove Senior Housing     | 0                              | 6                               |                                       |  |
| Vince Street Transitional Housing (SRO)                            | 6                              | 0                               |                                       |  |
| Housing Authority of Santa Paula – Oakwood Court Apartments – CDBG | 8                              | 0                               |                                       |  |
| Housing Authority of Santa Paula – Oakwood Court Apartments – HOME | 8                              | 0                               |                                       |  |
| Totals   | 22                             | 6                               | 26                                    | 26                                       |

**Santa Paula – Citrus Grove Senior Housing** – HOME funding of \$500,000 for land acquisition, predevelopment and construction of a 6-unit affordable housing project subsidized by project-based Section 8 vouchers. This project serves very low income seniors and is owned and operated by the Housing Authority of the City of Santa Paula. The HOME contract was signed on August 17, 2012, construction started in July, 2013 and the project was completed with a Certificate of Occupancy on October 24, 2014.

**Vince Street Transitional Housing** – HOME funding of \$200,000 and CDBG funding of \$101,100 to support the acquisition, predevelopment and rehabilitation/construction of a 10-unit SRO (Single Room Occupancy) for permanent transitional housing for low income, homeless mentally ill Veterans. This project is owned and operated by Turning Point Foundation. Turning Point Foundation entered into a Consultant/Independent Contractor agreement with Cabrillo Economic Development Corporation on August 1, 2013, thus demonstrating full capacity for the project. The HOME contract was executed on April 23, 2014, with the project completion date and Certificate of Occupancy anticipated to occur by September, 2015.

**Santa Paula – Oakwood Court Senior Housing** – HOME funding of \$394,072 and CDBG funding of \$101,100 to support the predevelopment and new construction of an 8-unit affordable housing project subsidized by project-based Section 8 vouchers. This project serves very low income seniors and is owned and operated by the Housing Authority of the City of Santa Paula. The HOME contract was signed on July 23, 2014, construction started in May, 2015 and the project is scheduled for completion and Certificate of Occupancy in December 2015.

#### **g. Public Housing Rehabilitation (Objective H-7)**

The Entitlement Area included goals for public housing rehabilitation. The CDBG/HOME funded project goal for the five-year period is 60 units; no projects were planned for the current reporting period.

### Public Housing Rehabilitation

| Jurisdiction and Project       | FY 2014-15<br>Annual Goals        | FY 2014-15<br>Annual Accompl.     | FY 2010-14<br>Five-year Goal<br>Total     | Five-year<br>Accomp.<br>Total                  |
|--------------------------------|-----------------------------------|-----------------------------------|---|--|
|                                | Source: FY 2014-15<br>Annual Plan | Source: Year End<br>Status Report | Source:<br>Consolidated Plan<br>Extension | Source: Sum of<br>Previous Year End<br>Reports |
| No new projects for FY 2014-15 | 0                                 | 0                                 |   |  |
| Total                          | 0                                 | 0                                 | 60  | 68   |

## 2. Public Facilities and Services

### a. Public Facilities (Objectives I-1 and I-2)

The Entitlement Area's five-year goal for public facilities as stated in the FY 2010-14 Consolidated Plan Extension is to improve or construct public facilities, including parks and recreation facilities, that support low-income residents.

Over the five years, the Entitlement Area planned to address a minimum of 10 public facility projects and 11 parks and recreation facility projects. These projects would enhance the communities and improve the living environment for area residents.

### Public Facilities and Parks & Recreation Projects

| Jurisdiction and Project                        | FY 2014-15<br>Annual<br>Goals     | FY 2014-15<br>Annual<br>Accomp.   | FY 2010-14<br>Five-year<br>Goal Total     | Five-year<br>Accomp.<br>Total                  |
|---|-----------------------------------|-----------------------------------|---|--|
|   | Source: FY 2014-15<br>Annual Plan | Source: Year End<br>Status Report | Source:<br>Consolidated Plan<br>Extension | Source: Sum of<br>Previous Year End<br>Reports |
| Fillmore – Fire Engine Replacement*             | 1                                 | 2                                 |   |  |
| Ojai – Sarzotti Park BBQ Area Reno              | 1                                 | --                                |   |  |
| Port Hueneme – Athletic Center, B&G Club Rehab* | --                                | --                                |   |  |
| Santa Paula – Veteran's Park Restrooms*         | --                                | --                                |   |  |
| Santa Paula – Fire Station #82 Expansion*       | --                                | 1                                 |   |  |
| County – FOOD Share Solar Project               | 1                                 | --                                |   |  |
| County – Mental Health Rehab Center             | 1                                 | --                                |   |  |
| Totals  | 4                                 | 3                                 | 21  | 18   |

\* These activities received funding in a prior year Action Plan

**Fillmore – Fire Engine Replacement** – Funding paid for the lease of a new fire engine so that the Fire Department may provide dependable, critical fire services to the City. This project is estimated to serve 15,000 low-mod residents annually. The fire truck was placed in service in October 2014; two annual lease payments were made during the current period, one of which received funding under the prior year Action Plan.

**Ojai – Sarzotti Park BBQ Area Renovation** – Funds were committed in FY 2014-15 for the renovation of the BBQ area in Sarzotti Park, however the Ojai Parks and Recreation commission

is updating the Parks Master Plan. The project has been delayed until the new Plan is complete, which is expected by the end of summer 2015.

**Port Hueneme – Athletic Center, B&G Club** – Funds were used for driveway and parking lot improvements, replacement of exterior siding, interior/exterior painting, landscape and irrigation improvements, replacement of trash enclosure, replacement of acoustic wallboard and ceiling tiles, ceramic flooring with vinyl composition tiles, exterior lighting, all exterior doors and frame. Construction began in April 2014, and was completed in October 2014. The facility has transferred by the City to the Boys and Girls Club, which plans to begin operations in January 2016, at which time the project will be finalized and beneficiaries reported.

**Santa Paula – Fire Station #82 Expansion** – Funding was used to provide better living quarters for the 24 hour a day staff. Construction began in early 2014, and was completed in spring of 2015.

**Santa Paula – Veteran's Park Restrooms** – The project will consist of total interior and exterior rehabilitation to the existing public restroom structure, including design and construction of new roof, exterior wall materials, exterior paint, doors/hardware, interior painting, wall material, flooring, tile, toilets/sinks/fixtures, electrical and plumbing. The existing facility has a number of continuous issues, including aging plumbing, leaking roof, damaged fixtures, walls, doors, paint and flooring. Design is underway and expected to be complete by the end of summer 2015, at which point the construction will be put to bid.

**County – FOOD Share Solar Project** – Funds have been allocated to FOOD Share for the installation of a 200kW solar energy system to provide electrical power to the warehouse and office facility. Savings are estimated to be over \$50,000 annually for the 25 year lifespan of the system. Project engineering is currently underway.

**County – Mental Health Rehabilitation Center** – Funds are being used to pay for architecture, design, engineering, and project management for the Mental Health Rehabilitation Center (MHRC). The finished project will create 15 beds to serve persons with serious and persistent mental illness. Design and engineering is complete, and the construction contract has been awarded.

#### **b. Infrastructure Construction/Improvements (Objective I-3)**

The Entitlement Area's five-year goal for infrastructure improvements as stated in the FY 2010-14 Consolidated Plan Extension is to improve or construct infrastructures (flood drains, sewer/water drains, streets, sidewalks, etc.) in low-mod income areas to enhance the communities and improve the living environment for area residents.

Over the five year planning period, the Entitlement Area planned to address a minimum of two (2) infrastructure projects, which it did. In addition, three (3) other projects have been allocated funding but are not yet complete.

### Community Development – Infrastructure Projects\*

| Jurisdiction and Project                                  | FY 2014-15<br>Annual<br>Goals  | FY 2014-15<br>Annual<br>Accomp. | FY 2010-14<br>Five-year<br>Goal Total | Five-year<br>Accomp.<br>Total            |
|---|--------------------------------|---------------------------------|---------------------------------------|--|
|   | Source: FY 2014-15 Annual Plan | Source: Year End Status Report  | Source: Consolidated Plan Extension   | Source: Sum of Previous Year End Reports |
| County – Habitat for Humanity Cemetery Road Improvements* | --                             | 0                               |                                       |  |
| County – CEDC Bridgeview Apartments                       | 1                              | 0                               |                                       |  |
| County – Saticoy Sanitary District – Sewer Replacement    | 1                              | 0                               |                                       |  |
| Totals  | 2                              | 0                               | 2                                     | 2  |

\* These activities received funding in a prior year Action Plan

**County – Habitat for Humanity Cemetery Road Improvements** – In December 2013, CDBG funds were allocated for road and infrastructure improvements along Cemetery Road in Santa Paula. The scope of work includes widening the street, adding a curb, gutter, and sidewalks, installing a sewer main, replacing an existing culvert with a PVC storm drain, and installation of standard utilities. Habitat had previously acquired the adjacent property with HOME funds, which will be used to build and sell 8 single-family homes to very low income residents. The housing project will also receive HOME funds, and is further discussed elsewhere in this report. At this time the project is substantially complete, pending final release of retention to the contractor in autumn 2015.

**County – CEDC Bridgeview Apartments** – CEDC is proposing to build 23 energy efficient affordable family rental units with 1 onsite manager and community room located in Piru. CDBG funds will be used for a variety of pre-construction and construction related activities including, but not limited to: predevelopment loan interest, real estate taxes, permit processing fees, and local development impact fees. CEDC anticipates applying for a Tax Credit in March 2016; if awarded the project will be on track for construction beginning in August 2016.

**County – Saticoy Sanitary District Sewer Replacement** – CDBG funds will be used to replace the portion of homeowner's sewer laterals in the public right-of-way in the Saticoy Disadvantaged Unincorporated Community. Plans and specifications have been completed. All surveys and identifying parcel lot/address locations have been completed and the revised master list of 187 parcels has been confirmed. The project went out to formal bid in June 2015. It is projected that the construction will commence at the end of July with completion by the end of September.

#### c. Public Services (Objective CD-1, CD-2, CD-3)

The category of public services combines programs that serve a variety of clientele. Since specific programs may not be funded for more than one year, five-year goals are difficult to identify for each program. Therefore, the multi-year goals are an approximation of the clients to be served over a five-year period and total committed funding.

The communities of Fillmore, Port Hueneme and Santa Paula have populations, which, according to the 2000 Census, are more than 51% low-income and are defined as “area benefit” by HUD. Due to these demographics, CDBG funds may be utilized to support any public service that is open to the entire community; all other public service programs in these areas must serve clients, the majority of whom (more than 51%) are low-income, in order to be eligible for CDBG funding.

Annual goals and five-year goals for programs to serve homeless individuals and families are reflected in the Section A-3 – Programs for Homeless and Special Needs Persons (Continuum of Care).

The public service beneficiary categories are general, youth, and elderly. Goals and accomplishments are mentioned under each category. Specific programs are mentioned only if there was a significant programmatic change in the program and/or previously established goals. An overview of these programs follows.

### Public Service Programs

| Program Name   | FY 2014-15<br>Annual Goals        | FY 2014-15<br>Annual Accompl.     | FY 2010-14<br>Five-year Goal           | FY 2010-14<br>Five-year Accompl.            |
|--|-----------------------------------|-----------------------------------|--|---|
|  | Source: FY 2014-15<br>Annual Plan | Source: Year End<br>Status Report | Source: Consolidated<br>Plan Extension | Source: Sum of Previous<br>Year End Reports |
| <b>CD- 1 Priority: Provide other supportive services to low-mod income persons</b> |                                   |                                   |  |   |
| No new projects for FY 2014-15   | --                                | --                                |  |   |
| <b>Total CD-1</b>  |                                   |                                   | <b>270 persons</b>                     | <b>273 persons</b>                          |

|  |    |    |                    |                    |
|--|----|----|--------------------|--------------------|
| <b>CD- 2 Priority: Provide services to youths from low-mod income families</b> |    |    |                    |                    |
| No new projects for FY 2014-15   | -- | -- |                    |                    |
| <b>Total CD-2</b>  |    |    | <b>5,000 youth</b> | <b>5,456 youth</b> |

|   |              |              |                       |                       |
|---|--------------|--------------|-----------------------|-----------------------|
| <b>CD- 3 Priority: Provide services to area seniors</b>       |              |              |                       |                       |
| City of Port Hueneme - Senior Activities/Nutrition Program    | 200          | 314          |                       |                       |
| City of Santa Paula - Senior Center Coordinator               | 1,150        | 1,456        |                       |                       |
| Food Share - Brown Bag Program                                | 524          | 516          |                       |                       |
| Long Term Care Services of Ventura County - Ombudsman Program | 1,480        | 2,271        |                       |                       |
| Lutheran Social Services - Caring Neighbors Home Repair       | --           | --           |                       |                       |
| <b>Total CD-3</b>   | <b>3,354</b> | <b>4,557</b> | <b>17,500 seniors</b> | <b>20,989 seniors</b> |

### **General Programs:**

This general category includes a small variety of programs to serve the low-mod income persons in the Entitlement Area. The five-year goal was to serve 270 clients, with no planned projects in FY 2014-15. A total of 273 clients have been served since 2010, exceeding the overall goal.

### **Youth:**

The Consolidated Plan five-year goal was to assist 5,000 youth from low-income families, with no planned projects in FY 2014-15. A total of 5,456 have been assisted since 2010, exceeding the overall goal.

### **Elderly:**

The Consolidated Plan five-year goal was to assist 17,500 seniors, with FY 2014-15 goal of 3,354 served. During the program year the Entitlement Area served 4,557 seniors, exceeding both the annual and overall goals.

### **3. Programs for Homeless and Special Needs Persons (Continuum of Care)**

The County has supported a variety of activities to address the needs of homeless individuals and families and the special needs of persons who are not homeless (including persons with HIV/AIDS and their families) through CDBG, HOPWA, ESG and the Continuum of Care (CoC) Notice of Funding Availability (NOFA).

#### **a. Summary of Programs for Homeless and Special Needs Persons (Objectives HO-1 through HO-10)**

The Consolidated Plan Extension indicates a goal of 32,697 persons will be assisted over the five-year period (this number includes duplication from one year to the next). The annual goal for these programs for 2014-15 was 5,895; 6,317 total beneficiaries were served, exceeding the annual goal. These efforts contribute toward initial housing stabilization through the elimination or reduction of the risk of homelessness and the transitional process of moving people from homelessness to self-sufficiency.

The following chart indicates the CDBG, HOME, and ESG funded projects for homeless activities for the 2014-15 program year, as well as five year goals and accomplishments.

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

| Program Name                                  | FY 2014-15<br>Annual Goals     | FY 2014-15<br>Annual Accomp.   | FY 2010-14<br>Five-year Goal        | Five-year<br>Accomp.                     |
|---|--------------------------------|--------------------------------|-------------------------------------|--|
|   | Source: FY 2014-15 Annual Plan | Source: Year End Status Report | Source: Consolidated Plan Extension | Source: Sum of Previous Year End Reports |
| <b>HO-1 Priority: Winter Warming Shelters</b> |                                |                                |                                     |  |
| No new projects for FY 2014-15                | --                             | --                             |                                     |  |
| <b>Total HO-1</b>                             |                                |                                | <b>1,300</b>                        | <b>1,305</b>                             |

|  |           |           |            |            |
|--|-----------|-----------|------------|------------|
| <b>HO-2 Priority: Emergency Shelters</b> |           |           |            |            |
| Turning Point - Our Place Shelter        | 21        | 35        |            |            |
| <b>Total HO-2</b>                        | <b>21</b> | <b>35</b> | <b>300</b> | <b>325</b> |

|                                     |    |    |              |              |
|-------------------------------------|----|----|--------------|--------------|
| <b>HO-3 Priority: Food Pantries</b> |    |    |              |              |
| No new projects for FY 2014-15      | -- | -- |              |              |
| <b>Total HO-3</b>                   |    |    | <b>7,500</b> | <b>7,438</b> |



|  |                                |                                |                                     |  |
|--|--------------------------------|--------------------------------|-------------------------------------|--|
| <b>HO-4 Priority: Homeless Services</b>  |                                |                                |                                     |  |
| Catholic Charities - Moorpark Community Service Center   | 3,051                          | 3,789                          |                                     |  |
| Help of Ojai - Community Assistance and Valley Outreach Program                                  | 2,400                          | 1,770                          |                                     |  |
| County of Ventura Human Services Agency - Homeless Services Program                              | 360                            | 631                            |                                     |  |
| <b>Total HO-4</b>  | <b>5,811</b>                   | <b>6,190</b>                   | <b>23,000</b>                       | <b>29,041</b>                            |
| Program Name   | FY 2014-15 Annual Goals        | FY 2014-15 Annual Accompl.     | FY 2010-14 Five-year Goal           | Five-year Accompl.                       |
|  | Source: FY 2014-15 Annual Plan | Source: Year End Status Report | Source: Consolidated Plan Extension | Source: Sum of Previous Year End Reports |
| <b>HO-5 Priority: Rent / Deposit Assistance</b>  |                                |                                |                                     |  |
| County Human Services Agency RAIN Project Transitional Living Center - Security Deposit Program* | --                             | 2                              |                                     |  |
| <b>Total HO-5</b>  | <b>0</b>                       | <b>2</b>                       | <b>52</b>                           | <b>59</b>                                |
| <b>HO-6 Priority: Transitional Shelters</b>  |                                |                                |                                     |  |
| People's Self Help Housing – El Patio  | 17                             | 12                             |                                     |  |
| <b>Total HO-6</b>  | <b>17</b>                      | <b>12</b>                      | <b>75</b>                           | <b>79</b>                                |
| <b>HO-7 Priority: Homeless Persons Data Collection</b>   |                                |                                |                                     |  |
| No new projects for FY 2014-15   | --                             | --                             |                                     |  |
| <b>Total HO-7</b>  |                                |                                | <b>N/A</b>                          | <b>N/A</b>                               |
| <b>HO-8 Priority: Street Outreach</b>  |                                |                                |                                     |  |
| No new projects for FY 2014-15   | --                             | --                             |                                     |  |
| <b>Total HO-8</b>  |                                |                                | <b>130</b>                          | <b>52</b>                                |
| <b>HO-9 Priority: Homelessness Prevention</b>  |                                |                                |                                     |  |
| No new projects for FY 2014-15   | --                             | --                             |                                     |  |
| <b>Total HO-9</b>  |                                |                                | <b>90</b>                           | <b>206</b>                               |
| <b>HO-10 Priority: Rapid Re-Housing</b>  |                                |                                |                                     |  |
| Project Understanding – Homeless 2 Home  | 46                             | 80                             |                                     |  |
| <b>Total HO-10</b>   | <b>46</b>                      | <b>80</b>                      | <b>250</b>                          | <b>692</b>                               |

\* These activities received funding in a prior year Action Plan

Turning Point's Our Place Shelter is a clean and safe transitional shelter for homeless persons with severe mental illness. The program provides supportive services to assist in obtaining income from work or entitlement benefits, mental health services, and other social services and assistance in obtaining decent affordable permanent housing. In FY 2014-15 the program served 35 clients, exceeding their annual goal by 67%.

Catholic Charities' Moorpark Community Service Center and Food Pantry provides essential safety net services and special outreach programs to stabilize low income households in Moorpark and surrounding areas. They provide supplemental food, clothing, eviction prevention and utility assistance, and holiday programs, in addition to information and service referrals. The program served 3,789 clients this year, exceeding their annual goal by 24%.

Help of Ojai is the sole local provider of basic need services to low income and homeless residents in the Ojai Valley. Current programs include community outreach and valley assistance programs, as well as basic needs interventions such as food, shelter, and limited case management. The program served 1,770 clients, 74% of their annual goal. This was likely due to the large number of duplicated clients served, and their limited geographic area.

The County Human Services Agency, Homeless Services Program (HSP) provides staff for short term case management services including information/referral and brief interventions to county homeless persons. The goal of the program is to move people from emergency and crisis situations to transitional and permanent housing, to obtain employment, training, medical treatment, counseling and other benefits. Staff is onsite at winter warming shelters and throughout the year program provides intake and case management at RAIN. The program served 631 clients, exceeding their goal by 75%.

People's Self Help Housing, Housing the Homeless – El Patio 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. The program served 12 clients this year, falling short of their annual goal by 29%. As a permanent supported housing project, fewer units turned over during the year, adversely impacting their ability to attain their annual goal.

Lutheran Social Services & Project Understanding, Homeless 2 Home Program provides direct street outreach and case management for both chronic and episodic homeless individuals who desire to change the pathway of their lives. Case management involves a full assessment and evaluation of individual needs and identification of housing options. Other services include linkages to entitlement benefits, mental and physical health resources, housing search and placement assistance, and financial planning education. The program served 80 clients, exceeding their annual goal by 74%.

The County Human Services Agency's RAIN Transitional Living Center continues to address a much needed time sensitive and critical service needs for those experiencing homelessness in Ventura County, in particular children and their families. The ultimate goal is to lead the client as quickly as possible to a state of self-sufficiency through economic and housing stability. The County HOME Program funded \$1,300 to assist 2 households transitioning from the RAIN Program to permanent housing with security and utility deposit loans in the RAIN Tenant-Based Rental Assistance (TBRA) Program.

**b. Continuum of Care – FY 2014-15 Program Competition and Accomplishments**

In September 2013, the Ventura County Homeless and Housing Coalition (VCHHC), former managers of the Ventura County Continuum of Care (CA-605) speaking on behalf of the grantees of the Oxnard and Ventura County Continuums of Care, forwarded a request to the U.S. Department of Housing and Urban Development (HUD) to merge the City of Oxnard Continuum of Care (CA-611) and San Buenaventura / Ventura County Continuum of Care (CA-605) into a single Continuum. This request to merge was approved by HUD's Washington D.C. office. The merged CoC designation is: CA-611 - Oxnard/San Buenaventura/Ventura County CoC. The Ventura Countywide Continuum of Care Alliance (CoC Alliance) is designated as the primary decision making and planning body for the merged Continuum.

The CoC Alliance was successful in receiving the following awards in the CoC 2014 NOFA.

| <b>Organization</b>                               | <b>Project Name</b>   | <b>Project Type</b> | <b>Total CoC Award</b> |
|---|---|---------------------|------------------------|
| Many Mansions, a California nonprofit corporation | Casa de Paz 2013  | PH                  | \$62,316               |
| Many Mansions, a California nonprofit corporation | Esseff Village 2013   | PH                  | \$40,760               |
| Turning Point Foundation                          | 2013 Our Place Safe Haven                                     | SH                  | \$168,977              |
| Many Mansions, a California nonprofit corporation | Richmond Terrace 2013   | PH                  | \$63,412               |
| Housing Authority of the City of San Buenaventura | HACSB FY2013 COC Grant Renewal                                | PH                  | \$115,509              |
| Turning Point Foundation                          | 2013 Stephenson Place Permanent Housing                       | PH                  | \$27,197               |
| The Salvation Army, a California corporation      | The Salvation Army SC Division Ventura TLC 2013               | TH                  | \$208,535              |
| County of Ventura Human Services Agency           | Ventura County Homeless Management Information System Program | HMIS                | \$90,778               |
| City of Oxnard                                    | Khepera House (L.I.F.E.)                                      | TH                  | \$53,165               |
| County of Ventura Human Services Agency           | RAIN Transitional Living Center                               | TH                  | \$388,485              |
| Turning Point Foundation                          | 2013 Wooley House Permanent Housing I                         | PH                  | \$36,672               |
| Many Mansions, a California nonprofit corporation | D Street Apartments 2013                                      | PH                  | \$19,118               |
| Ventura County Behavioral Health                  | Oxnard/East County CoC  | PH                  | \$257,121              |
| City of Oxnard                                    | Community Action of Ventura County PSH                        | PH                  | \$125,814              |
| Turning Point Foundation                          | Wooley House Permanent Housing II                             | PH                  | \$31,962               |
| County of Ventura Human Services Agency           | Ventura County Rapid Re-Housing Program                       | PH                  | \$81,829               |
| Many Mansions, a California nonprofit corporation | Peppertree Apartments 2013                                    | PH                  | \$61,052               |
|   | <b>2014 Annual Renewal Demand</b>                             |                     | <b>\$1,832,702</b>     |

## 1. Continuum of Care Accomplishments - Chronic Homelessness Programs

Each year, HUD requires a count of homeless persons in shelter. This data is utilized in the application for Continuum of Care funds. A consultant was hired to prepare the Continuum of Care NOFA application, oversee HUD's mandatory street count of homeless persons and facilitate implementation of the "Ventura County 10-Year Strategy to End Homelessness (10YS)," including developing solutions to end homelessness for our chronically homeless clients. In January 2015, the County of Ventura coordinated a point in time count of homeless persons in shelters and on the streets. The number of homeless individuals and families total 1,417 persons in Ventura County. The homeless population throughout the County decreased twenty (20) percent from 2013. 957 persons were unsheltered in this report. The number of transitional housing units decreased over the last year due to re-allocation of transitional housing projects to permanent supportive housing projects. The only year round emergency shelter is provided by Rescue Mission of Ventura County programs and this program does not utilize HMIS. Winter Warming Shelter is available in various regions of the county during the homeless count and all shelters were considered at capacity on the night of the count. 68% of the unsheltered population was reported as chronically homeless. There was a significant decrease in the number and percent of chronically homeless adults between the 2013 and 2015 homeless counts. There were 256 fewer chronically homeless adults in 2015 which represents a 36% decrease when compared to 2013. The percentage of chronically homeless persons still remains well above the national average of 18%. The evidence-based and best practice to end chronic homelessness is the Housing First model which moves households from the streets and directly into permanent supportive housing while providing appropriate wrap-around services to ensure housing stability. Permanent Supportive Housing providers in the CoC are implementing the Housing First approach continuum wide. The Continuum of Care is in the implementation phase III of a Coordinated Entry System. The goal of developing and implementing a Coordinated Entry System is to allow for easy access of services, utilize resources more effectively by preventing duplication and to prioritize limited resources by serving the highest need individuals and families first.

The full report on the 2015 homeless count and proposed next steps may be found on the County of Ventura Homeless Grants Website at:

<http://www.ventura.org/community-development/homeless-grants>

## 2. Continuum of Care Accomplishments - Other Homelessness Goals

The Updated 10-Year Plan (10YP) to End Homelessness in Ventura County may be found at the County of Ventura Homeless Grants Website at:

<http://www.ventura.org/community-development/homeless-grants>

The 10YP calls for the creation of a Continuum of Care Oversight Board for Ventura County. The purpose of this governance structure is to ensure orderly operations of the Ventura Countywide Continuum of Care (The CoC Alliance). It is the mission of the Alliance to facilitate an end to homelessness in Ventura County by coordinating funding, housing, and service strategies that prevent and end homelessness, in accordance with the guidelines defined in the HEARTH Act, and applicable rules, and the recommended activities in the 10-Year Plan.

The CoC Governance Structure includes the governing board to the full CoC Alliance and four standing subcommittees: Housing and Service System Coordination, Data Performance and

Evaluation, HMIS Steering Committee, and the Public Information and Outreach Committees. Information on the CoC Alliance can be found at this website:

<http://www.ventura.org/community-development/continuum-of-care-committees>

Another goal of the Plan is the development of a coordinated entry system for homeless services. A subcommittee of the CoC Alliance has been working through a stakeholder process to implement this system in phases to ensure homeless households are placed in the appropriate housing and service types based on their level of need. As part of this system, the VI-SPDAT is being used to prioritize permanent supportive housing beds for chronically homeless individuals. Next phases of implementation include full integration of HMIS and the Coordinated Entry System including an open HMIS system for data sharing among agencies to enhance services and coordination as well as a full inventory of services available for matching individuals and families with appropriate services based on identified needs.

Active Task Forces involving agencies, citizen volunteers, and the faith community are operational in the cities of Oxnard, Santa Paula, Simi Valley and Ventura. Some Task Forces have created local funding mechanisms and are actively engaged in public education efforts as well as encouraging development of housing units called out in the 10YP.

The county-wide Homeless Management Information System (HMIS) is operational and expanding coverage. The HMIS Steering Committee is actively involved in updating policies and procedures, establishing and monitoring progress toward achieving data quality goals, and strengthening participation in HMIS by its users. For more information on HMIS, see Part I, Assessment, Section D-3, Other Actions – Develop Institutional Structures and Enhance Coordination.

The Ventura County One Stop Program has been serving Ventura County since 2008, coordinating the provision of a variety of community services in one location, such as medical and behavioral services to the homeless and underserved; housing options; General Relief and Cal Fresh; Risk Assessments; Veteran assistance; and other services. Over 2,000 unique individuals were served in 2014 through the One Stop Program. Providers from the public and private sector come together to provide this assistance. Clients new to homelessness are referred to the Job & Career Centers. Case management planning meetings with One Stop providers, Affordable Care Entities (ACE), HSA Homeless Services, and community-based organization case managers immediately following each One Stop have been implemented in order to identify those at greatest risk of falling through the cracks and establish a plan and the responsible case manager to assist each specific client. The program has expanded operations and now meets in Thousand Oaks and Simi Valley, in addition to its regular sites in Ventura and Oxnard. The One Stop Program is operated by the Healthcare for the Homeless Program which includes 19 Federally Qualified Health Clinics throughout the county.

3. Progress in meeting specific objectives for reducing and ending homelessness, as defined in the ESG Rule:
  - a. Outreach to homeless persons (especially unsheltered persons) and assessing their individual needs;

Ventura County has collaborative efforts called Homeless to Home (H2H) in East and West County. These programs identify, engage, house, and provide intensive integrated supportive services and treatment to the most vulnerable, visible, and hardest-to-reach chronically homeless single adults and families who have been living on the streets of Ventura County.

The Human Services Agency's Homeless Services program provides outreach and case management services to homeless single persons and families throughout Ventura County. Following HPRP and Rapid Rehousing models, this program works to house individuals rapidly and connected them to resources to address housing barriers. If income abilities allow, they seek first to move people directly to permanent housing and then assist with housing stability issues through six months of on-going case management support. They may provide continuing case management support for up to 24 months, with the goal of permanent housing stability, a stable income stream and the establishment of a support system in their local community.

Ventura County Behavioral Health has two programs available that provide crisis intervention services: 1) County-operated crisis team: This team respond to calls on adults that are 21 years and older; 2) Children's Intensive Response Team (CIRT) This program is operated by Casa Pacifica under contract from VCBH and responds to calls on children and adolescents younger than 21 years.

Ventura County Behavioral Health also operates the PATH and RISE programs to engage high risk individuals and connect them with appropriate mental health services. PATH targets chronically homeless individuals who are experiencing unstable mental health symptoms. RISE targets individuals in the community who are not likely to engage in mental health services through traditional access to the system. Many of the individuals referred to the RISE program are also experiencing homelessness. VCBH programs are working to collaborate with the community homeless services and connect individuals to housing resources in addition to working to link them to appropriate behavioral health services.

Ventura County Stand Down provides a one-stop shop for homeless and at-risk Veterans to get matched with essential services such as medical, dental, and vision exams, employment and housing assistance, as well as Veterans benefit identification and assistance. HUD VASH vouchers in Ventura County are administered by the Housing Authority of the City of San Buenaventura and the City of Oxnard Housing Authority. VASH vouchers are dedicated to chronically homeless veterans. SSVF funds are available in Ventura County for homeless veteran families through the Salvation Army. Veteran Services with the Human Services Agency of the County of Ventura coordinates with community homeless service providers to help veterans with applying for eligible benefits.

The City of Ventura and Ventura County Public Health jointly fund a full time outreach worker for the downtown Ventura area. Using an Assertive Community Treatment (ACT) model, the outreach worker engages homeless clients to enroll them in benefit programs to help move them into permanent housing.

- b. Addressing the emergency shelter and transitional housing needs of homeless persons;

In the 2013 update to the 10-Year Plan to End Homelessness, two of the five "new" Guiding Principles are:

1. Shifting away from providing more shelter and transitional housing for chronically homeless persons and moving towards providing permanent housing as quickly as possible along with

services needed while in their housing—this principle has served as the basis to the best practice model known as Housing First;

2. Minimizing the length of stay in shelters and transitional housing programs and aligning resources to help households obtain permanent housing as quickly as possible along with home-based case management as needed—this principle serves as the base of the best practice known as Rapid Re-housing.

The original recommendation regarding shelter beds was to create 150 additional shelter beds that should be small local shelters with a focus on exiting people to permanent housing. Nearly all of the shelter options in the county remain seasonal winter shelter beds. The provider that has yearly operated the winter warming shelter for West County has decided to no longer operate that shelter and instead work to further their mission of providing rapid re-housing, housing location services and supportive case management. Community year-round shelter beds are needed and should be modeled after this recommendation. Small local year-round shelters should consist of a number of beds that is proportional to its location.

The Updated 10-Year Plan continues to encourage the creation of new transitional housing units as noted in the 2007 Plan. However, the new recommendation also strongly encourages short-term stays, which is consistent with the guiding principle of minimizing the length of stay in transitional housing. The recommendation also encourages a “transition-in-place” model that allows a transitional housing unit to become a permanent housing unit by letting the household stay in the unit and assume the lease agreement with the property owner. The development of transitional housing units should also be located throughout the county and based on population and need for services. During the first five (5) years of the implementation of the 10YP, 30 units consisting of 90 beds were created. The total number of transitional units has decreased due to reallocation of projects to permanent housing programs. In 2015, there were 256 transitional housing beds, including 15 beds for victims of domestic violence, identified in the annual shelter count for the Ventura County CoC geographic area.

The CoC continues to implement a Rapid Re-housing Program as recommended in our 10-Year Plan to End Homelessness. The model moves away from traditional “street outreach” that focuses on going out to the streets to find homeless persons and establishing and building relationships with them in order to refer and/or transport them to social services; and 2) moving toward the implementation of a vulnerability assessment, rapid engagement, support, and housing placement of homeless persons and whatever on-going support is necessary to stabilize their permanent housing.

The Rapid Re-Housing Program helps at risk households that become homeless to move as quickly as possible back into housing by receiving social service support and short-term financial assistance for first month’s rent, security deposit, and moving costs. Rapid Re-Housing also aligns sheltered resources to ensure that households have access to the services necessary to obtain permanent housing as quickly as possible. Services include an intake and assessment that outlines the immediate steps to obtain housing. Working with a case manager to achieve these steps is usually necessary. Emphasis is placed on locating housing that is affordable and increasing household income to maintain such housing. Once these steps are achieved the immediate goal is to move the household into appropriate permanent housing including home-based case management as needed.

The County of Ventura has continued both homeless prevention and rapid re-housing services through CoC funds and an allocation of \$750,000 from the County's General Fund to provide the services throughout the county. The local Homeless Prevention program and the Rapid Re-housing Program are operated by the same service provider that administered the HPRP Homeless Prevention program. Eligible services include those that were eligible under the HPRP and include 1) short-term rental assistance; 2) medium-term rental assistance; 3) security and utility deposits; 4) utility payments; 5) moving cost assistance; and 6) motel and hotel vouchers available only to program participants prior to move-in under the Rapid Re-housing Program.

Homeless 2 Home (H2H) is a combined effort of the Salvation Army, Turning Point, Project Understanding, Lutheran Social Services and the Society of St. Vincent DePaul. This program is focused on the City of Ventura (West County) and the City of Thousand Oaks (East County). From January through July 2014, 251 adults and children were assisted.

d. Helping low-income individuals and families to avoid becoming homeless, especially extremely low-income individuals and families and those who are:

(1) Likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health-care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions);

(2) Receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The steps that the CoC has incorporated into homeless prevention, as outlined in our 10-Year Plan, includes the short-term assistance delivery model as outlined by HUD through the Homelessness Prevention and Rapid Re-Housing Program (HPRP). Financial resources for this model include rental and utility assistance to households that are most likely to become homeless if not for this assistance. Efforts are made to ensure that these resources are provided to households that are facing eviction and would become homeless without this help. The CoC has also implemented a community outreach and education campaign that informs households at risk of becoming homeless about resources available to them through homeless prevention programs.

(3) Likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health-care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions);

The County of Ventura Children and Family Services provides discharge planning and placement assistance to youth leaving foster care through a Transitional Independent Living Plan that is developed when youth turn 15 ½ years of age. The plan focuses on housing, employment, and development of life skills such as budgeting, shopping, meal planning, conflict management, etc. The goal of the program is to provide services to assist eligible youth and young adults between the ages of 16 and 21 in making a successful transition from foster care to independent living and achieve self-sufficiency.

In fulfillment of state law, the County Health Care system protocols describe discharge planning as an interdisciplinary responsibility. These procedures have been adopted whether a patient is being discharged from a prolonged hospitalization or has obtained care through the Emergency Room or Ambulatory Clinic.



Persons who require ongoing medical or nursing care and who have no identifiable address may be discharged to a respite program at the RAIN project, a County-operated transitional living program. Others, upon discharge, routinely go to group homes, board and care facilities, or reunite with family or friends. County partners are working to develop a recuperative care program that will provide temporary housing for individuals who have a medical need that does not qualify them for nursing home care but need additional after-care upon discharge from the hospital.

The Ventura County Medical Center Psychiatric Inpatient Unit (IPU) provides discharge planning and placement assistance to patients leaving County facilities. Primary steps include: 1) developing an initial discharge plan within the first 24 hours of admission; 2) assessing patient daily and updating Discharge Plan according to patient's response to treatment; and 3) documenting patient readiness for discharge and completing the Aftercare Plan at time of discharge. The VCMC IPU staff works collaboratively with community based organizations and Ventura County Behavioral Health outpatient and residential services staff to find the appropriate level of care and housing for individuals. Upon discharge placement can range from Board and Care Homes, rooms for rent, return to family, sponsored independent living, and emergency shelter vouchers. The IPU staff collaborates primarily with those who are also present at the weekly Continuum of Care meeting which includes VCMC IPU, Ventura County Behavioral Health (VCBH) Adult Residential Services (ARS), Telecare programs, Anka Behavioral Health/Hillmont House, VCBH Outpatient clinics and the Public Guardian's Office.

The Ventura County Sheriff's Department (VCSD) partners with Ventura County Behavioral Health to connect inmates to services prior to discharge. The current process provides a resource guide listing options for housing, health care and other services available to every inmate. Those who are eligible may enroll in a transition program to assist them with re-entry to the community. Clients with diagnosed mental illness receive individualized attention from VC Behavioral Health case managers. The goal of the VCSD is to connect inmates in need to housing options, employment plans, substance abuse meetings and public assistance benefits.

(4) Receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The CoC will continue to increase the percentage of participants receiving main stream benefits by having SSI/SSDI Outreach, Access and Recovery (SOAR) trained staff continue to meet monthly and provide technical assistance on how to identify eligibility and program changes; identify, enroll, and follow-up with homeless persons; identify and overcome barriers to access mainstream resources; provide transportation assistance to clients to attend mainstream benefit appointments, employment training, or jobs; and staff systematically follow-up to ensure benefits are received. Many benefit programs are partnered with community based organizations to provide on-site enrollment for benefit programs.

The CoC will also review the Annual Performance Reports of grantees for mainstream benefits outcomes on an on-going basis. The CoC will meet with low-performing agencies in order to identify causes for low mainstream benefits rates. The CoC will also meet with high-performing agencies in order to identify reasons for higher mainstream benefits rates, and will share these findings with lower performing agencies in order to help them improve mainstream benefits outcomes for clients.

#### 4. Economic Development (includes efforts to reduce the number of poverty-level families)

##### a. Economic Development in and by Entitlement Area Jurisdictions (Objectives ED-1, ED-2, ED-3)

The economic development goal of the Entitlement Area was to enhance economic development through job creation or retention. This goal was to be achieved by providing loans and technical assistance for businesses that enhance self-sufficiency through employment, Section 3 compliance and business development. The following table shows how each area progressed.

#### Economic Development

| Program Name   | FY 2014-15<br>Annual Goals        | FY 2010-14<br>Five-year Goal<br>Total  | FY 2014-15<br>Annual<br>Accomplishments | Five-year<br>Accomplishments<br>Total Served |
|--|-----------------------------------|--|---|--|
|  | Source: FY 2014-15<br>Annual Plan | Source: Consolidated<br>Plan Extension | Source: Year End Status<br>Report       | Source: Sum of Previous Year<br>End Reports  |
| <b>ED-1 Priority: Commercial-industrial rehabilitation and infrastructure improvements</b> |                                   |  |   |  |
| No new projects for FY 2014-15   | --                                | --                                     | --                                      | --   |
| <b>Total ED-1</b>  |                                   | <b>0 businesses</b>                    |   | <b>0 businesses</b>                          |

|   |    |                     |    |                     |
|---|----|---------------------|----|---------------------|
| <b>ED-2 Priority: Employment training</b> |    |                     |    |                     |
| No new projects for FY 2014-15            | -- | 6                   | -- | 6                   |
| <b>Total ED-2</b>                         |    | <b>6 businesses</b> |    | <b>6 businesses</b> |

|  |                      |                                   |                     |                                   |
|--|----------------------|-----------------------------------|---------------------|-----------------------------------|
| <b>ED-3 Priority: Small business / micro-enterprise technical assistance and loans</b> |                      |                                   |                     |                                   |
| Women's Economic Ventures –<br>Micro Business Development                              | 15 businesses        |                                   | 7 businesses        |                                   |
| <b>Total ED-3</b>  | <b>15 businesses</b> | <b>57 jobs/<br/>41 businesses</b> | <b>7 businesses</b> | <b>47 jobs/<br/>11 businesses</b> |

**County** – The Economic Development Collaborative-Ventura County (EDC-VC) operated CDBG funded programs for the County since 1995, following the County's receipt of grants from the Economic Development Administration (EDA) in response to the Northridge Earthquake. CDBG funds were used as match to that program, and additional funds were allocated for expansion on these activities for Small Business and Micro-enterprise projects. On October 28, 2014 the County Board of Supervisors voted to convert the programs to general fund support. Funds were remitted to HUD and later reallocated to other projects (the Mental Health Rehabilitation Center and the Saticoy Sanitary District Sewer Replacement projects, described elsewhere in this document).

The County continues to fund the Women's Economic Ventures (WEV) Micro-business Development activity. WEV assists income-eligible individuals in developing skills to start a business of their own, including offering a 14-week Self Employment Training course. The newest program, Thrive in Five, matches existing business owners with a WEV case manager who provides customized long-term mentoring, expert consulting, executive coaching, and quarterly training and networking events. Thrive in Five helps established small businesses grow and create jobs.

## B. Affirmatively Furthering Fair Housing

The County of Ventura contracts with the Housing Rights Center (HRC) to provide fair housing services for its residents. HRC's contract with the County includes the Entitlement Area and the Cities of Camarillo and Thousand Oaks. HRC's mission is to actively support and promote fair housing through education and advocacy, to the end that all persons have the opportunity to secure the housing they desire and can afford, without discrimination based on their race, color, religion, gender, sexual orientation, national origin, familial status, marital status, disability, ancestry, age, source of income, or other characteristics protected by law. HRC has worked to ensure equal access to housing for residents of Ventura County by providing discrimination complaint investigation, tenant/landlord counseling, outreach and education, legal services, and advocacy. The following report summarizes HRC's efforts in the County of Ventura for FY 2014-15.

### a. Summary of Client Services

From July 1, 2014 to June 30, 2015, the Housing Rights Center provided general housing and discrimination services to 400 clients from the County of Ventura. These clients represented various regions within Ventura County as follows:

| City or Area        | Number     | Percent     |
|---------------------|------------|-------------|
| Thousand Oaks       | 116        | 29.00%      |
| Camarillo           | 99         | 24.75%      |
| Unincorporated Area | 58         | 14.50%      |
| Port Hueneme        | 49         | 12.25%      |
| Santa Paula         | 28         | 7.00%       |
| Ojai                | 21         | 5.25%       |
| Moorpark            | 16         | 4.00%       |
| Fillmore            | 13         | 3.25%       |
| <b>Total</b>        | <b>400</b> | <b>100%</b> |

Clients from Ventura County who contacted HRC for assistance were asked to report their race and ethnicity. Their responses were as follows:

| Race                                       | Number     | Percent     |
|--|------------|-------------|
| White                                      | 245        | 61.25%      |
| Other                                      | 122        | 30.50%      |
| Asian                                      | 14         | 3.50%       |
| Black/African American                     | 11         | 2.75%       |
| American Indian or Alaska Native           | 5          | 1.25%       |
| American Indian or Alaska Native and White | 2          | 0.50%       |
| Native Hawaiian or Other Pacific Islander  | 1          | 0.25%       |
| <b>Total</b>                               | <b>400</b> | <b>100%</b> |

Additionally, these clients reported their income levels as follows:

| Income Level  | Number     | Percent     |
|---------------|------------|-------------|
| Extremely Low | 217        | 54.25%      |
| Very Low      | 78         | 19.50%      |
| Low           | 44         | 11.00%      |
| Moderate      | 61         | 15.25%      |
| <b>Total</b>  | <b>400</b> | <b>100%</b> |

HRC also collected data on female-headed households, seniors, people with disabilities, and individuals receiving government subsidies. Sixty-nine (17.25%) stated they had a disability, 43 (10.75%) were the female head of a household, 32 (8.0%) stated they were seniors, and 35 (8.75%) stated they received some form of government subsidy for housing.

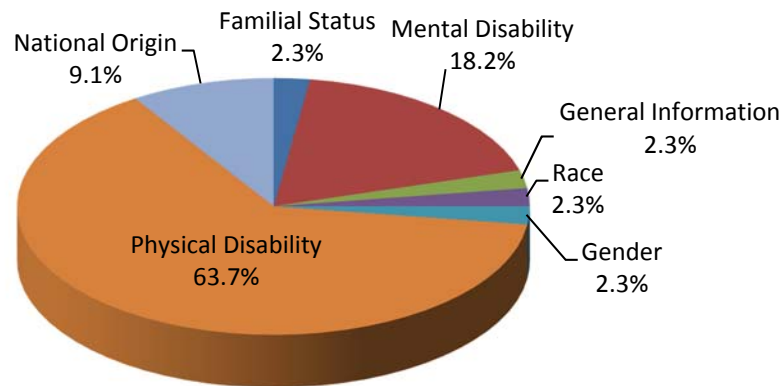
#### **b. Housing Discrimination Intake and Investigation**

Of the 400 Ventura County residents assisted during the fiscal year, 44 reported incidents of housing discrimination or otherwise contacted HRC for information about housing discrimination. These inquiries originated from the following regions:

| City or Area                 | Number    | Percent     |
|------------------------------|-----------|-------------|
| Camarillo                    | 15        | 34.1%       |
| Thousand Oaks                | 9         | 20.5%       |
| Port Hueneme                 | 8         | 18.2%       |
| County (unincorporated area) | 4         | 9.1%        |
| Moorpark                     | 3         | 6.8%        |
| Ojai                         | 2         | 4.5%        |
| Fillmore                     | 2         | 4.5%        |
| Santa Paula                  | 1         | 2.3%        |
| <b>Total</b>                 | <b>44</b> | <b>100%</b> |

Of the 44 housing discrimination inquiries received by HRC, 28 were allegations of discrimination based on physical disability, 8 on mental disability, 4 on national origin, 1 on familial status, 1 on gender, and 1 on race. The remaining discrimination inquiry consisted of a request for general information on housing discrimination.

### Discrimination Allegations by Protected Classification - 2014/15

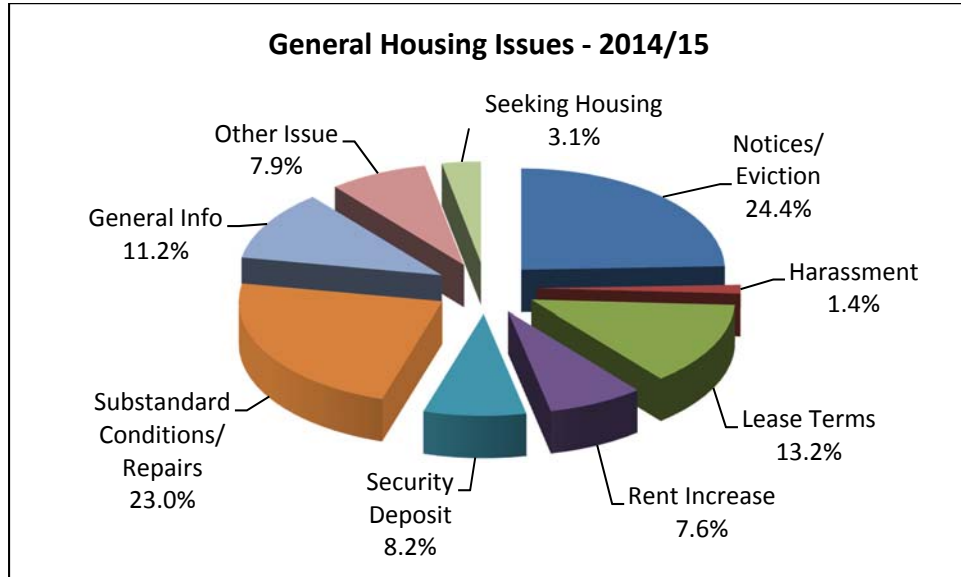


### c. Tenant/Landlord Counseling

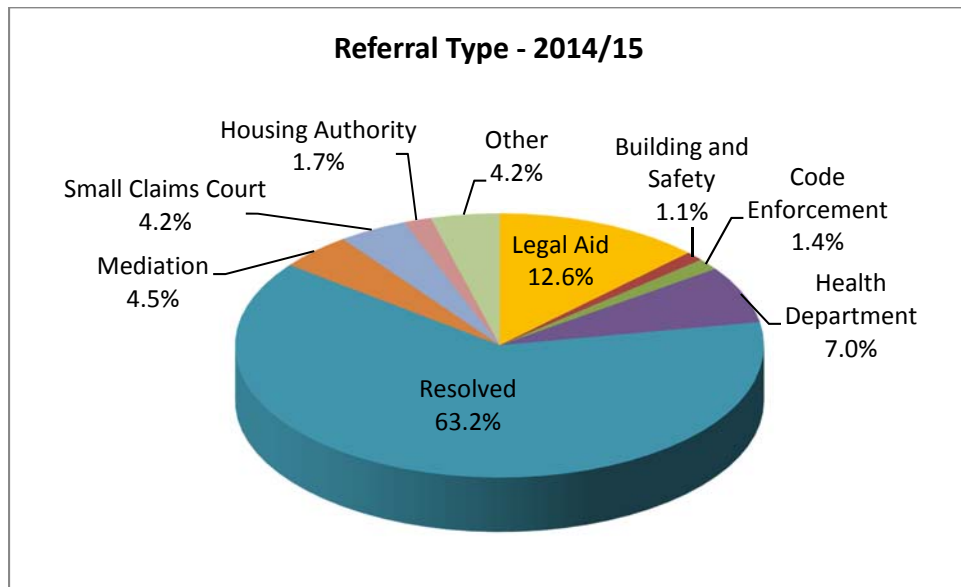
Three hundred fifty-six Ventura County residents contacted HRC for assistance with tenant/landlord issues. These contacts originated from the following regions:

| City or Area                 | Number     | Percent     |
|------------------------------|------------|-------------|
| Thousand Oaks                | 107        | 30.1%       |
| Camarillo                    | 84         | 23.6%       |
| County (unincorporated area) | 54         | 15.2%       |
| Port Hueneme                 | 41         | 11.5%       |
| Santa Paula                  | 27         | 7.6%        |
| Ojai                         | 19         | 5.3%        |
| Moorpark                     | 13         | 3.7%        |
| Fillmore                     | 11         | 3.1%        |
| <b>Total</b>                 | <b>356</b> | <b>100%</b> |

Tenant/Landlord issues covered a wide variety of concerns. The most prevalent issues raised by HRC's clients involved notices and evictions, followed by substandard conditions and repairs.



HRC's housing counselors successfully resolved 63.2% (225) of the tenant/landlord inquiries received. The remaining 36.8% (131) were given a referral to an appropriate agency or organization (e.g., legal aid, health department or department of building and safety).



#### **d. Outreach and Education**

The Housing Rights Center provided the County of Ventura with a comprehensive fair housing outreach and education program in FY 2014-15. Outreach efforts included, by way of example: in-person workshops and participation at fair housing events; presentations to community members and local government staff; advertisements, press releases, public service announcements, social media announcements, and other media releases designed to educate

the community on fair housing issues and to advertise HRC's various community activities; and the periodic distribution of fair housing literature to government staff, local service agencies, and community members. The following is a non-exclusive summary of outreach and education services provided by HRC during the fiscal year to further fair housing within Ventura County. This summary does not take into full account the impact of HRC's extensive outreach and education activities in neighboring Los Angeles County, including its highly-regarded annual *Housing Rights Summit* which is easily accessible to Ventura County residents, and a wide variety of other staff activities and communication campaigns with local, statewide, and national impact, all of which have been reported to appropriate Ventura County staff throughout the fiscal year.

### **Media: Press Releases, PSAs, and Advertising**

In FY 2014-15, HRC submitted press releases, public service announcements (PSAs), and advertisements to Ventura County staff members and other media contacts and distribution outlets serving Ventura County, including Ventura County Star, Vida Newspaper, Ventura County Reporter, Ventura Breeze, Simi Valley Acorn, Thousand Oaks Acorn, Camarillo Acorn, Fillmore Gazette, Moorpark Acorn, Ojai Valley News, local access television stations and print media sources serving cities within the Ventura County service area, Los Angeles Times, New York Times, USA Today, La Opinion, Daily Journal, Daily News, and AV Press, amongst others. These various media activities included general announcements about HRC's programs and services (including the agency's contact information and office locations), local and national recognition of HRC's contributions to fair housing (this year including HRC's award of a multi-year grant from the U.S. Department of Housing and Urban Development to continue fair housing efforts under its FHIP-PEI program), HRC's Housing Rights Workshops held within Ventura County, and general information about the fair housing laws and housing discrimination.

HRC also collaborated with the Los Angeles Times, which ran a daily advertisement entitled *Live Free From Discrimination* in its real estate section. This ad provides readers with HRC's contact information, along with general information regarding fair housing and housing discrimination.

### **Fair Housing Workshops, Presentations, and Trainings**

During FY 2014-15, HRC conducted three Housing Rights Workshops for Ventura County residents. Two workshops, conducted for the Conejo Simi Moorpark Association of Realtors and Many Mansions (a nonprofit housing provider serving low-income families), targeted local housing industry professionals, with the third workshop, conducted at the Blanchard Community Library in the City of Santa Paula, tailored to the needs of the general community. HRC also made two presentations during the fiscal year targeting Ventura County communities—one for Ventura County and Ventura City employees and partnering agencies, and a second, conducted in Spanish, for clients of the Tri-Counties Regional Center, an organization that provides supportive services for Ventura County residents with developmental disabilities. A total of 69 individuals attended these events, providing HRC the opportunity to distribute 525 pieces of fair housing literature.

HRC's presentations and workshops provide attendees with an introduction to HRC's programs and services, an overview of the fair housing laws, and a discussion of tenant/landlord rights and responsibilities. These events also include question-answer sessions to provide attendees an opportunity to address specific questions to HRC staff members.

## **Booths and Community Events**

During FY 2014-15, HRC staffed informational booths at three community events within Ventura County, including: the Ventura County PRIDE Festival, allowing local businesses and service providers to connect with the LGBTQ community; the 9<sup>th</sup> Annual Feria Campesina in the City of Oxnard, hosted by the Employment Development Department Office and the Workforce Investment Board of Ventura County, targeting the needs of local farm workers; and the 50 Plus Senior Expo, held in the City of Camarillo, designed to give social, health, and non-profit organizations, along with local businesses, an opportunity to connect with seniors, caregivers, and local community members. Approximately 700 individuals attended the three events, which provided HRC the opportunity to distribute 561 pieces of fair housing literature.

## **Mailings and Other Literature Distribution**

Throughout FY 2014-15, HRC distributed thousands of pieces of housing rights literature to community members, government agencies, social service agencies, media contacts, and others throughout its service areas in Los Angeles and Ventura Counties, with at least 2,340 pieces of literature specifically targeted to Ventura County residents and representatives. Included in these distributions were promotional materials advertising HRC's live presentations, HRC's agency brochure (an overview of the agency's programs and services), and the following topical flyers and brochures: *What is Fair Housing?*, *Mobilehome Park Rights*, *Familial Status Discrimination*, *Housing Rights for People with Disabilities*, *Sexual Orientation and Gender Identity Discrimination*, and *Predatory Lending*, amongst others.

## **General Outreach**

HRC maintains relationships with government representatives and key community and social service agencies throughout its service areas and across the nation, requiring ongoing outreach efforts to keep interested parties informed of HRC's fair housing efforts, and to broaden the availability of its services. During FY 2014-15, HRC registered 3,795 communications to its roster of constituents.

Throughout the fiscal year, HRC continued publication of its *Project Place* rental listing, a monthly listing of rental properties throughout Los Angeles and Ventura Counties, gathered from various classified ads and rental property sources. *Project Place* is available upon request, free of charge to the public.

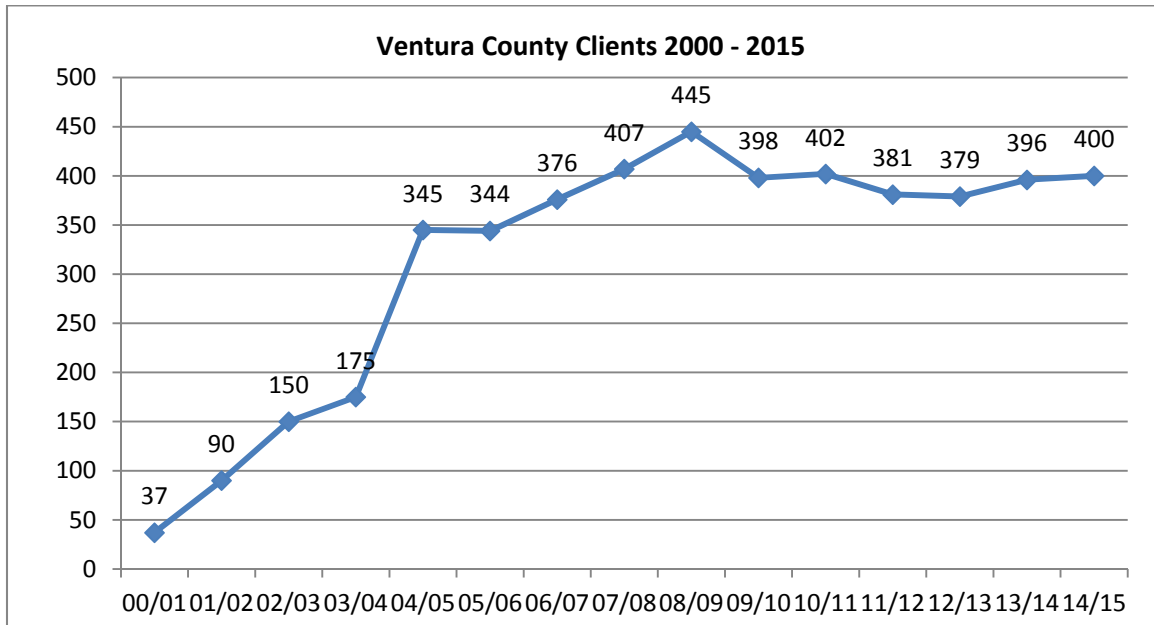
HRC published two newsletters in FY 2014-15: *Disability Rights Bulletin*, which provides readers with valuable information regarding disability-related housing accommodations and modifications, along with information about HRC's programs and services; and *Fair Housing for All*, featuring general fair housing news items of interest to the community, and educational features, this year including articles on domestic violence, fair housing testing, and foreclosure.

HRC's website, [www.housingrightscenter.org](http://www.housingrightscenter.org), received approximately 162,116 hits during FY 2014-15. The website offers a number of features, including an interactive page where visitors can e-mail discrimination and tenant/landlord questions to HRC staff members, along with answers to frequently asked discrimination and tenant/landlord questions.



### e. Historical Summary

Since the Housing Rights Center launched its Fair Housing Program for the residents of Ventura County in October 2000, it has established itself as a highly visible component of the County's efforts to promote fair housing, and continues to reach hundreds of community members annually despite fluctuations in both demographics and housing trends.



### f. FY 2014-15 Accomplishment Summary

The Housing Rights Center's performance of its Fair Housing Program for Ventura County is measured against a contractually agreed Scope of Work (SOW). The following chart provides a summary of the SOW along with the agency's responsive efforts.

| Activity  | FY 2014-15 Goals   | Accomplishments   |
|---|--|---|
| Brochures   | Maintain brochures for Ventura County as necessary   | All current fair housing brochures were made available throughout the program year.   |
| Literature Distribution to the Community  | 1,500 brochures  | A minimum of 2,340 pieces of fair housing literature (brochures, newsletters, flyers, and/or postcards) were distributed as hard copy or electronically directly to Ventura County residents or to media and government contacts for redistribution to the public. This figure excludes 561 pieces of literature distributed at community booths, 249 pieces distributed at community workshops and presentations, the routine distribution of HRC's <i>Project Place</i> rental listing to agency contacts within Ventura County, and additional distributions of fair housing literature in conjunction with specific program components as referenced below. |
| Distribution of Fair Housing/Fair Lending Information Materials to Lending Institutions | Distribute fair housing/fair lending materials to 25 lenders/lending institutions in Ventura County. | HRC conducted mailings to 25 banks throughout Ventura County, aimed at raising awareness of fair housing and fair lending laws, and inviting the recipients to host a free fair lending workshop to be conducted by HRC. HRC distributed an additional 50 pieces of fair housing literature in conjunction with these mailings.   |
| Links to HRC's Website  | Work with participating jurisdictions to establish and maintain links to HRC's website.              | HRC cooperates with Ventura County to ensure a working link on the County's website and confirmed the continued presence of that link throughout the fiscal year.   |
| Public Service Announcements  | Develop 2 PSAs in English and Spanish for distribution to public access channels.                    | During the fiscal year, HRC developed 12 PSAs (most bilingual), designed to raise awareness of the fair housing laws and provide the public with an overview of HRC's programs and services. These PSAs were submitted to cities throughout Ventura County, and included one submitted to public access television outlets and city-operated websites in the cities of Camarillo, Fillmore, Moorpark, Oxnard, Port Hueneme, San Buenaventura, Santa Paula, and Thousand Oaks, announcing a Housing Rights Workshop conducted by HRC in Santa Paula on February 17, 2015.  |

| Activity   | FY 2014-15 Goals   | Accomplishments  |
|--|--|--|
| Advertisements   | Develop 2 newspaper advertisements in English and Spanish to be placed in Ventura County news sources. | Three press releases were developed for and distributed to media outlets throughout HRC's Los Angeles and Ventura County service areas, including regional and national English- and Spanish-language newspapers, announcing HRC's receipt of continued funding under HUD's FHIP-PEI program, a key U.S. Supreme Court ruling regarding disparate impact discrimination, and HRC's Housing Rights Workshop conducted by HRC in Santa Paula on February 17, 2015. HRC also published an advertisement in Ventura County's largest Spanish-language newspaper, Vida, featuring information about HRC, including its contact information. Finally, HRC's daily <i>Live Free From Discrimination</i> advertisement continued its daily publication in the Los Angeles Times. |
| Presentations to Landlords and Other Housing Professionals | Conduct 1 Fair Housing Workshop for landlords and other housing professionals.                         | HRC conducted two workshops for housing industry professionals during FY 2014-15, including presentations to: landlords and managers of Many Mansions, an affordable housing provider serving low-income families and individuals throughout Ventura County; and members of the Conejo Simi Moorpark Association of Realtors. HRC distributed an additional 199 pieces of fair housing literature at these events.   |
| Advertisements   | Develop 2 newspaper advertisements in English and Spanish to be placed in Ventura County news sources. | Three press releases were developed for and distributed to media outlets throughout HRC's Los Angeles and Ventura County service areas, including regional and national English- and Spanish-language newspapers, announcing HRC's receipt of continued funding under HUD's FHIP-PEI program, a key U.S. Supreme Court ruling regarding disparate impact discrimination, and HRC's Housing Rights Workshop conducted by HRC in Santa Paula on February 17, 2015. HRC also published an advertisement in Ventura County's largest Spanish-language newspaper, Vida, featuring information about HRC, including its contact information. Finally, HRC's daily <i>Live Free From Discrimination</i> advertisement continued its daily publication in the Los Angeles Times. |
| Presentations to Landlords and Other Housing Professionals | Conduct 1 Fair Housing Workshop for landlords and other housing professionals.                         | HRC conducted two workshops for housing industry professionals during FY 2014-15, including presentations to: landlords and managers of Many Mansions, an affordable housing provider serving low-income families and individuals throughout Ventura County; and members of the Conejo Simi Moorpark Association of Realtors. HRC distributed an additional 199 pieces of fair housing literature at these events.   |

| Activity  | FY 2014-15 Goals   | Accomplishments  |
|---|--|--|
| Fair Housing Training for County and Participating City Staff | Conduct 1 Fair Housing Training Session for County and participating city staff. | HRC conducted a Fair Housing Workshop for Ventura County and Ventura City employees on June 22, 2015, providing staff with an overview of HRC's programs and services, information about the fair housing laws and housing discrimination, and other relevant information. HRC distributed an additional 77 pieces of fair housing literature at this event. |

| Activity   | FY 2014-15 Anticipated Workload                      | FY 2014-15 Actual Workload   |
|--|--|--|
| Fair Housing Investigations                              | 10 investigations                                    | 44 discrimination complaints received, yielding 10 cases for further investigation     |
| Random Audit Testing                                     | 5 telephone tests                                    | 5 telephone familial status tests conducted, with 3 showing evidence of discrimination |
| Responsive Audit Testing                                 | 5 tests  | 13 surveys   |
| Tenant/Landlord Counseling                               | 200 residents  | 400 residents counseled  |
| Other Complaints (not fair housing, not tenant/landlord) | 20 referrals to various social service organizations | 131 referrals to various governmental agencies and/or social service organizations     |

## 2. Analysis of Impediments to Fair Housing Choice (AI)

The communities within Ventura County have established a commitment towards providing equal housing opportunities for their existing and future residents. The County, along with all ten cities, supported the production of the May 2010 Regional Analysis of Impediments to Fair Housing Choice (AI). That AI was developed utilizing the 2005 AI, current housing information, an area survey, the 2000 Census and other pertinent data. The 2010 AI was used in development of the 2010 Consolidated Plan and the County's Fair Housing program as outlined in the FY 2014-15 Annual Plan. The accomplishments of the FY 2014-15 Fair Housing Program were reported in the prior section; those accomplishments as they relate to the goals and strategies of the 2010 AI are reported in this section.

The following chart lists the AI recommendations by category and responsible entities; action taken for each recommendation is noted.

**a. Fair Housing Services – County and Participating Jurisdictions**

| <b>Recommendation</b>   | <b>Action Taken</b>  |
|---|--|
| 1. All jurisdictions should provide links to fair housing and other housing resources with current information on their websites.   | Each participating city and the County have established HRC links on their websites.   |
| 2. County should consider increasing the budget for and scope of the fair housing program to include testing and audits for rental properties and lending/sale audits for home purchases.     | Testing and audit requirements are included in the County's contract with HRC and are provided by the agency as required.  |
| 3. All jurisdictions should consider developing and distributing public education and information materials on tolerance, focusing on sexual orientation, race/ethnic relations and religion. | Fair housing information brochures are made available at all city halls and the County Government Center. The recommendation to increase the effort was considered and the determination was made that current efforts are adequate. |
| 4. Increase CDBG funding for fair housing services  | Each participating city and County are working with their congressional representatives to bring CDBG funding back to effective levels.  |

**b. Fair Housing Services – Fair Housing Service Providers**

| <b>Recommendation</b>  | <b>Action Taken</b>   |
|--|---|
| 1. Continue to increase outreach and education methods to increase awareness of fair housing laws, issues and resources.   | HRC currently uses newspapers (both print and online), television, radio, printed brochures, website updates, social media releases, and other means to disseminate relevant information.   |
| 2. Increase landlord/tenant education, outreach, and services in the cities of Camarillo, Ventura, and Ojai.   | HRC submits media content to, and distributes fair housing literature within, the cities of Camarillo, Ventura, and Ojai to increase awareness of fair housing issues and to advertise the availability of HRC's programs and services. |
| 3. Provide outreach and education to landlords, property managers, and housing professionals to increase awareness of fair housing laws, issues and resources.                     | HRC conducted three Fair Housing Workshops and made two presentations in participating cities, two of which were specifically tailored for housing industry professionals.  |
| 4. Work with jurisdictions to develop and distribute public education and information materials on tolerance, focusing on sexual orientation, race/ethnic relations, and religion. | Fair Housing information brochures are made available at all city halls and the County Government Center. The recommendation to increase the effort was considered and the determination was made that current efforts are adequate.    |

## **C. Affordable Housing**

The efforts of the Entitlement Area to promote affordable housing and eliminate barriers are addressed in Part I.A above, and in more detail in Part II for CDBG and Part III for HOME. In general, efforts were directed toward increasing the availability of affordable housing (both ownership and rental), improving the quality of existing affordable housing, including public housing, through renovation and code enforcement, and increasing affordable housing for persons with special needs.

## **D. Other Actions**

### **1. Efforts to Overcome Obstacles to Meeting Underserved Needs**

#### **a. Farmworker Housing**

The **County** continued participation in House Farm Workers! (formerly the Agriculture Futures Alliance's (AFA) Farm Worker Housing Summit Steering Committee) to raise awareness of farmworker housing needs in Ventura County. On May 19, 2015 the Ventura County Board of Supervisors set aside \$1 million for a one-time expenditure of matching funds to build farmworker housing in Ventura County. Staff in the CEO's office are responsible for formulating specific recommendations for the Board's consideration to deploy these funds efficiently and to maximize the number of units created for this target population.

#### **b. Housing Rehabilitation Programs**

The Housing Rehabilitation Programs administered by the Cities and the County are discussed under Part I Assessment, Housing, Housing Rehabilitation (Objective H-2).

#### **c. Homebuyer Assistance Programs**

With the high cost of housing in Ventura County, several of the participating cities are supporting Homebuyer Assistance Programs and are working with area non-profit organizations to develop and promote homebuyer programs. However, with dwindling public funding sources, several cities have ended their programs. The challenge is to identify and encourage potential homebuyers to participate in these programs, which will assist them with financial management to increase the probability they will purchase and stay in their new homes. More information on these programs is included under Part I(A)(1), Affordable Housing, Increase Home Ownership (Objective H-1).

#### **d. Tobacco Settlement Funds**

In recognizing the need to increase the health of the Ventura County community, primary use of Tobacco Settlement Funds have been directed towards direct health care services and prevention programs. The County of Ventura Board of Supervisors allocated and expended Tobacco Settlement funding in the amount of \$7,203,277, in addition to \$1,008,023 in County General Fund money, for a total of \$8,211,300 in FY 2014-15 for the purpose of advancing the quality, quantity and availability of all forms of health care services for County residents as reflected on the following chart. Through collaborative engagements and support of direct health care services and prevention programs, community based organizations and county agencies provide a healthcare network to serve the community residents. The diverse nature of health care requires services to be provided in many areas, such as chronic disease prevention and control;

communicable disease prevention and treatment; elder care services; oral health care; tobacco prevention and education; mental health; hospitals and physicians; the safety net system; and priority health care, including access.

#### **FY 2014-15 TOBACCO SETTLEMENT FUNDS EXPENDITURES**

| <b>Tobacco Settlement Program Focus Areas</b>   | <b>FY 2014-15<br/>Funding</b> |
|---|-------------------------------|
| Chronic Disease Prevention and Treatment Program<br>Public Health Department          | \$214,000                     |
| Communicable Disease Prevention and Treatment Program<br>Public Health Department     | \$447,000                     |
| Oral Health Program<br>Public Health Department                                       | \$66,000                      |
| Preventive Health Care for Adults and Elder Care Services<br>Public Health Department | \$124,000                     |
| Tobacco Education and Cessation Program<br>Public Health Department                   | \$371,000                     |
| Health Access Programs<br>Community Based Organization                                | \$165,000                     |
| Mental Health Services<br>Behavioral Health Department                                | \$2,595,600                   |
| Public Health Children's Medical Services   | \$86,000                      |
| VCMC Medical Inpatient and Outpatient Safety Net Services                             | \$4,018,700                   |
| Subsidized Home and Hospice Program<br>Community Based Organization                   | \$65,000                      |
| Long Term Care Services<br>Community Based Organization                               | \$59,000                      |
| <b>Total Allocated:</b>   | <b>\$8,211,300</b>            |

#### **e. Programs for Mentally Ill Persons**

The Mental Health Services Act (MHSA) was passed by the voters of California in November 2004. Beginning January 1, 2005, the Act imposes an additional 1% tax on that portion of a taxpayer's taxable income in excess of \$1 million. MHSA funds create new, or complement existing, services and resources; they do not replace current program funding. These funds transform the current mental health system from a "fail first" model to one that promotes prevention, early intervention, and recovery, strategically utilizing the following five components in an integrated manner with existing programs:

- Community Services and Supports (CSS)
- Prevention and Early Intervention (PEI)
- Workforce Education and Training
- Capital Facilities and Technologies
- Innovation

Further information on the MHSA Program, including the 2014-15 Annual Update, can be found at this website:

<http://www.vchca.org/docs/behavioral-health/exhibit-1-fy-2014-15-through-fy-2016-17-three-year-update.pdf?sfvrsn=0>

## **2. Public Policies and Other Efforts to Foster and Maintain Affordable Housing**

The City of **Fillmore** approved the Housing Element in November 2013 and has submitted it to the State for certification. Within the Housing Element, the city identified a program to rezone property to allow for high density units at 50 units per acre and 20 units per acre. Twenty-nine farmworker units were constructed and are occupied per the Heritage Valley Parks Specific Plan settlement agreement. The City's Downtown Specific Plan has provisions for mix-use development as well as some of the commercial zones within the City. This provides for the opportunity to redevelop sites to incorporate additional housing units which are typically smaller and more affordable.

The City actively supports efforts by affordable housing project applicants to secure grants, tax incentives, and other state and federal government incentives. The City's Ordinance provides and encourages the provision of affordable housing through density bonus and other incentives.

The City provides for a streamlined review of small residential projects or infill projects which results in a less expensive and time consuming entitlement process encouraging affordable housing. The City continues to work with developers to provide affordable housing through the regulatory process. The City will continue to look at streamlining the development process to encourage affordable housing development.

Despite the demise of the City's redevelopment agency, the City of **Moorpark** will continue to require affordable units to be constructed in new housing projects throughout the City. All affordable units are being deed restricted for the longest feasible time, to maintain affordability.

The City's housing element provides for ten (10%) percent affordable units in market rate residential developments outside the redevelopment project area and fifteen (15%) percent affordable units within the redevelopment project area. Even though the City's redevelopment agency no longer exists, the goals outlined above will remain the same. When the City participates in a project, as the Housing Successor Agency to the Redevelopment Agency of the City of Moorpark, the goal will be to obtain a minimum of twenty percent or more affordable units. Enforceable commitments have been obtained for over \$4.3 million dollars as developer contributions toward the production of additional affordable units, in lieu of constructing very low-income units. The City also has an affordable housing density bonus that allows for an increase in density of up to one hundred percent (100%) for projects that are 100% affordable. City staff is working with several developers to build affordable ownership units on City-owned lots. All projects are in the negotiation phase.

In the City of **Ojai**, People's Self-Help Housing is currently preparing conceptual plans to illustrate how affordable housing could be accommodated on two City owned parcels of land. If determined feasible the funding will include land donations from the City, tax credits, and other funding sources. In addition, a compliance program for second units was also created to legalize second



units for low income housing needs. During the FY 2015-16 the City Council developed more flexible guidelines to make this program apply to a larger number of units.

The City of **Port Hueneme** requires housing developers in the Coastal Zone make 25% of newly constructed units affordable to low- or moderate-income households. Alternatively, the developer may pay an in-lieu fee of \$26,500 per unit on 25% of the total units. The in-lieu fee is computed as the average cost to make another dwelling in the City affordable to low or moderate income households. In-lieu fees are deposited in the Revolving Rehabilitation Trust Account and used to make rehabilitation loans and grants, or fund the acquisition and/or rehabilitation of the City's affordable rentals.

The City of **Santa Paula's** 2013-21 Housing Element guides all housing decisions for the community that involve an expenditure of community resources. The Element fosters and maintains affordable housing by promoting the development of new affordable units through density bonuses, the use of infill housing incentive program, and rehabilitation of existing units.

Although the City of Santa Paula has not actively sought and obtained housing grants for its own use, the City has been supportive of efforts by affordable housing project applicants to secure grants, tax incentives, or other state and federal government incentives.

The City of Santa Paula's Development Code includes a provision for Inclusionary Housing (IHO), which was approved in 2004 and revised in 2005 to secure very-low, owner-occupied and rental housing. The IHO is expected to produce approximately 200 affordable housing units during the next ten (10) years. To date, approximately eight (8) units have been produced under the IHO and in-lieu fees have also been collected. The updated development code encourages and facilitates the production of farmworker housing in both residential and some commercial and industrial zoned areas.

In 2005, the Inclusionary Housing Ordinance established minimum affordability requirements for new residential development of ten (10) units or more. Generally, developers must provide the following as a condition for project approval:

- Reserve at least 15% of all dwelling units in a project for low-income households;
- Reserve at least 10% of all dwelling units in project for very-low income households;
- Construct off-site inclusionary housing for very low income households equivalent to 12% of all dwelling units in a project; or
- Pay an in-lieu fee as established by City Council resolution.

The **Ventura County** Board of Supervisors approved the 2014-2021 Housing Element update on October 22, 2013. The adopted Housing Element contains several programs and policies directed at fostering the development and maintenance of housing that is affordable to all income levels. The adopted Housing Element was certified as being in compliance with State housing element law by the California Department of Housing and Community Development (HCD) on December 9, 2013.

The Housing Element is based on the Southern California Association of Governments (SCAG) adopted Regional Housing Needs Assessment (RHNA). The RHNA resulted in a Ventura County unincorporated housing need of 1,015 total new dwelling units for the planning period (January 1, 2014 – October 1, 2021), of which 414 units are to be affordable for lower-income households.

As part of the Housing Element update, the County Board of Supervisors approved the following programs aimed at facilitating the creation of lower-income housing units:

- Solicit and assemble pre-approved building plans for second dwelling units;
- Prepare and process an amendment to the Non-Coastal and Coastal Zoning Ordinances to require that residential development projects of 10 or more dwelling units provide lower-income residential units;
- In consultation with farmworker housing organizations, evaluate development standards applicable to discretionary farmworker complexes and, if warranted to facilitate farmworker complexes, adopt new or amend existing development standards;
- Evaluate senior citizen housing needs and potential ordinance revisions that promote the preservation and expansion of senior citizen housing countywide; and
- Develop and process a Housing Impact Mitigation Fee ordinance for Board of Supervisors consideration. Any fees imposed on agricultural related development should be set aside specifically for farm worker housing.

In addition to adoption of the County's 2014-2021 Housing Element update, the Board of Supervisors simultaneously adopted a comprehensive update to the County's density bonus Ordinance.

The efforts of the Entitlement Area jurisdictions to promote specific affordable housing are addressed in Part I.A. above and in more detail in Parts II and III below.

### **3. Develop Institutional Structures and Undertake Efforts to Enhance Coordination**

The City of **Fillmore** will pursue zoning ordinance amendments for overlay zones in order to allow for high density housing within certain Commercial Highway designated properties.

The City of **Moorpark** elected to become the Successor Housing Agency upon the dissolution of the former Redevelopment Agency (RDA). This means that the City now owns all of the properties that the former RDA was land banking for affordable housing. The City intends to continue its plans of developing the properties through partnerships with private developers, housing agencies, and non-profit organizations.

The City of **Ojai** continues to meet with property owners, private developers, and non-profit organizations, including People's Self-Help Housing, to foster the development of affordable housing. In the City's 2014-2021 Adopted Housing Element a Special Housing Overlay zone identified eight properties to help meet the affordable housing needs.

The City of **Port Hueneme** continued its relationship with a local lender in an effort to identify ways to provide home mortgage financing for low-income first-time buyers despite unfavorable economic conditions.

Port Hueneme/South Oxnard Neighborhoods for Learning (NFL), sanctioned by the Ventura County Children and Families First Commission (a.k.a. First 5 Ventura County), provides services

and funding to promote, support, and improve early childhood development from prenatal to five (5) years of age. In FY 2013-14, the organization continued to fund pre-kindergarten programs located on school campuses and provided family resources. NFL sites in Port Hueneme are located at Little Explorers Childhood Development Center and Hueneme Elementary School. NFL funding is provided by Proposition 10 tobacco tax revenues.

Renovation of the Port Hueneme Athletic Center building was completed in October 2014. In February 2015, the Port Hueneme City Council voted 4-1 to sell the building to the Boys and Girls Club of Greater Oxnard and Port Hueneme, which leased the center prior to the CDBG-funded rehabilitation project. As of June 30, 2015, the building remained vacant while attorneys for both parties worked on the sales contract. As part of the contract, The Boys and Girls Club of Greater Oxnard and Port Hueneme will report HUD-required information to the City of Port Hueneme for five years following re-occupancy.

Port Hueneme also has an Agreement with Lutheran Social Services, lead agency in a coalition of homeless service providers which also includes Catholic Charities, Interface, and Khepera House. Under the Agreement, the City makes four of its affordable rental units available to any of the organizations in the coalition for use as transitional housing. Lutheran Social Services is responsible for managing the units. The City does have the option to use the units, if necessary, as temporary housing for persons and families temporarily displaced as a result of the City's housing rehabilitation activities.

During 2014-15, the City of **Santa Paula** again granted \$10,000 to the Ventura County Housing Trust Fund to support the creation of affordable housing throughout Ventura County, as well as actively participated as part of its Board of Directors. The regional Ventura County Housing Trust Fund organization awarded affordable low interest loans to the Santa Paula Housing Authority project, which have provided 18 new senior apartments in Santa Paula.

In addition, the City continues to work with affordable housing developers to encourage production of affordable housing units by deferring fees when possible, and supporting applications to grant resources. Most recently, eight (8) Habitat for Humanity ownership units were completed which represents a cooperation of private developer, City and County to provide very low income families with new homes.

The **County** remains active in the Ventura County Housing Trust Fund, with a member of the CEO staff serving as the Secretary on their Board of Directors.

The county-wide Homeless Management Information System (HMIS) Steering Committee provides oversight, coordination and planning for the County HMIS Collaborative. This Committee focuses on partner agency collaboration, data collection, data quality, data security and information sharing. In the fall of 2015, the HMIS system will become an open database to increase the level of data sharing and coordination of services. HMIS is an integral part of the Coordinated Entry System for homeless services. The HMIS Lead Agency works with provider agencies to ensure that critical data for homeless counts and shelter surveys, Annual Performance Reports (APR) and Housing Inventory Counts (HIC) are available to the Continuum of Care as needed. Seventeen agencies with multiple projects are participating in the HMIS Collaborative. Three of the agencies entering data do not receive HUD funding.

#### **4. Improve Public Housing and Resident Initiatives and Reduce the Number of Persons Living Below the Poverty Level**

The **Area Housing Authority of the County of Ventura** (AHA) provides Section 8 Vouchers to the areas of Fillmore, Moorpark, Ojai and the unincorporated areas of Ventura County. The AHA also provides assistance to cities outside the Entitlement Area including Camarillo, Thousand Oaks and Simi Valley. In the AHA service area, there are a total of 355 public housing units (including 193 for elderly and/or disabled; 18 are specifically for disabled) with occupancy rate currently at 99%. As of the end of the Fiscal Year, the number of units leased averaged 2,351 per month.

The AHA owns and operates seven complexes of public housing. Three of the complexes are in the Entitlement Area and include 165 units of public housing, 14 of which are handicapped accessible. These complexes are the Roth Apartments family development in Meiners Oaks; Whispering Oaks (seniors/disabled) in the City of Ojai (which also has units for disabled individuals) and Tafoya Terrace (seniors) in Moorpark. The Housing Authority also operates Colina Vista, a low-income tax credit project in Piru with 35 rental units (two (2) are handicapped accessible) and a 15-unit apartment complex known as Summerwind Apartments located in the unincorporated area outside Fillmore. These are not public housing and receive no HUD rental subsidy.

During the current program year, the following general improvements have either been completed or are scheduled to be made at the Area Housing Authority's public housing developments both within and outside the Entitlement Area:

- Re-sealing of parking lots, sidewalk grinding and replacement, screen doors, painting, playground improvements, landscape improvements and fencing are being planned for all sites.
- Bids for driveway replacement at Whispering Oaks Apartments in Ojai is complete.
- A contract has been signed for Phase 2 Energy Performance.

The AHA fosters a variety of resident programs at each Public Housing development. For instance, a transportation program is offered to seniors and persons with disabilities who reside at Whispering Oaks, Florence Janss, Tafoya Terrace and Oak Creek Senior Villas. During the previous year, the AHA provided rides to several hundred Housing Authority residents. The transportation program facilitates transport for residents to their doctors, local agencies, pharmacies and grocery stores. Other programs the AHA coordinates include:

- The Bread Program is a weekly program that provides day-old breads and baked goods to public housing residents. Each week the program serves many low income residents at Whispering Oaks, Oak Creek Senior Villas, and Los Arboles Apartments.
- Wellness Programs are scheduled on a bi-monthly basis at each housing site and includes information and presentations on nutrition, health insurance, health screenings, and safety. There is an average of 20 attendees at each session. Blood pressure clinics are being offered at three (3) Public Housing sites and Oak Creek Senior Villas.
- After School Programs are offered, in partnership with California Lutheran University, to provide homework assistance and incentives for reaching educational goals. There is an average of 16 participants per day at the Leggett Court Apartments in Thousand Oaks, Fiore Gardens in Thousand Oaks, and Ellis Terrace Apartments in Camarillo. (Program

runs September through December and February through May.) Snacks are provided to each child during the extremely popular and well-attended After School Program. The program is made possible through numerous grants.

- The Summer Lunch Program/Employment Training Program provides bagged lunches to children who would otherwise be without the means to eat a healthy lunch. In addition, this program gives residents the opportunity to obtain training from the Ventura Unified School District in various areas of child nutrition and proper food service. During the previous year, the Summer Lunch Program served lunches to hundreds of youngsters during the summer months. The program is conducted at AHA family housing sites in Meiners Oaks, Camarillo, and Thousand Oaks. The Conejo Valley Parks and Recreation Department provides summer activities for teens 12 years and older. This summer, there were 1,949 lunches distributed between the months of June and August. In addition to lunch distribution, various arts and craft activities were coordinated.
- The Transportation Program has resumed for senior residents, with specific assigned transportation days at each site.
- The annual “Back-to-School-Shoppe”, giving free school supplies to students of families in need, has resumed. The second annual “What Home Means to Me” poster contest was held, with all winners receiving valuable gift cards.

In addition, the AHA provides for Senior Case Management at its senior/disabled sites in Moorpark, Thousand Oaks, and Ojai. The AHA has developed partnerships with agencies such as Senior Concerns and Help of Ojai to make these programs possible. The purpose of these programs is to assist individuals in maintaining their health and independence.

The **Port Hueneme Housing Authority** (PHHA) owns and operates two (2) public housing developments: Mar Vista Apartments, a senior development consisting of 40 studio units and 20 one-bedroom units, and Hueneme Village, a 30-unit family development. The PHHA also administers 279 Housing Choice Vouchers serving the city limits of the City of Port Hueneme.

During FY 2014-15, the PHHA used the HUD Capital Fund Program (CFP) to continue to support operations due to reduced Federal funding. Activities during the fiscal year included employee training in areas of unit inspections and significant expenditures to continue to mitigate the prior year’s bed bug infestations. In addition, the Authority conducted ten apartment unit turnovers, replaced elevator systems at Mar Vista, and installed landscape water efficiency upgrades at both complexes.

The **Santa Paula Housing Authority** (SPHA) owns and operates a 22-unit rental housing project that consists of 14 two-bedroom and eight one-bedroom units. All units had substantial interior improvements/upgrades that will continue as vacancies occur and funds allow. The complex is consistently 100% occupied. The SPHA also owns and operates a four-unit, two bedroom complex and a six-unit two-bedroom complex (both are 100% occupied). The four unit complex target population is low income households (50% AMI and below) ages 55 and older; and the six unit complex targets low income families. Substantial interior improvements/upgrades have been made as vacancies occurred.

The SPHA owns and operates The Orchards at Santa Paula, a recently constructed 20 unit one-bedroom low income seniors project. The project receives rental assistance through HUD’s Project Based Section 8 contract. At the end of the year occupancy was 100%. Another recently completed project owned and operated by the SPHA is Citrus Grove Apartments. The project

consists of six-one bedroom units for low income seniors subsidized by a Section 8 contract. Both of these projects received the National Association of Housing and Redevelopment Officials (NAHRO) Agency Award of Excellence for the very best in innovative programs in assisted housing and community development.

The SPHA is currently overseeing the construction of the Oakwood Court Apartments. The project consists of eight one-bedroom units for low income seniors that will receive rental assistance through a Section 8 contract. Expected completion is November, 2015.

The SPHA has recently acquired a lot for development of an 11-unit, one-bedroom seniors and special needs affordable housing project, Citricos de Santa Paula. The project will receive rental assistance through a Section 8 contract.

The SPHA is the Administrative General Partner of Harvard Place Apartments, a 40-unit project (one and two bedroom) for low income persons with special needs. Occupancy at the end of the year was 100%.

During FY 2014-15, the SPHA continued to administer and provide assistance through the Section 8 Housing Choice Voucher Program to approximately 600 families.

The SPHA continues searching to acquire properties to develop as affordable housing to address the extensive housing needs within the community.

## **5. Evaluate and Reduce Lead Based Paint Hazards**

The mission of the Ventura County Public Health - Childhood Lead Poisoning Prevention Program (CLPPP) is to reduce and prevent childhood lead poisoning through education of the public, identification and case management of children with elevated levels of blood lead (BLL), and the prevention of environmental exposures to lead. w

From July 2014 through June 2015, approximately 10, 000 children were tested for elevated Lead levels. Laboratories are mandated to send the results of all BLL tests to the State Database per state regulation, regardless of result. All medical providers who do well child exams on children in publicly funded programs are required to follow the mandated Statewide Targeted Blood Lead Screening Policy, which states that a BLL must be performed at age 12 months and at 24-72 months. Testing is also done at any age if a child is determined to be at risk of lead exposure. Providers are monitored frequently by the local CLPPP and the Child Health and Disability Prevention (CHDP) Program staff in order to encourage and facilitate the process of lead testing in order to comply with the State mandate.

From 2014-2015, the lead program continued to follow children with Blood Lead Levels (BLL) as low as 5 µ/dL, as well as those 10 µ/dL and over, referring those over 15 µ/dL to the CLPPP Branch. Studies have shown that any level of lead in the blood is detrimental especially if there is chronic low exposure. The Lead Public Health Nurse provided case management services to all children who met case definition per CDC guidelines, and initiated a home visit by the Lead Community Health Worker.

In conjunction with the CHDP Program, Lead Program staff provided education to individuals and groups as well as educational activities to a variety of public and private agency staff, and the

general public, including paint and hardware stores and their employees, reaching over 6,000 people in Ventura County. Staff participated in over 137 Outreach events throughout the community to increase knowledge of lead hazards and increase lead testing in Ventura County.

## **E. Leveraging Resources**

The FY 2014-15 Annual Plan indicated Federal, State, local and private (for profit and nonprofit) resources or funds would be provided for affordable and supportive housing activities during the program year. In addition to the CDBG, CDBG-Program Income, HOME, and HOME-Program Income funds mentioned earlier, programs were identified and/or funds were leveraged from the following sources:

### **1. Redevelopment Agency Funds** (other than Redevelopment Set-aside Funds) spent in low-income, area benefit communities:

The Cities of **Moorpark** and **Port Hueneme** chose to take on the roles of Successor Agencies as they wind down the affairs of the former Redevelopment Agencies (RDA) pursuant to ABx126, and amendments. The dissolution of the RDAs is a significant loss to economic development funding for these Cities; staff continues to explore other resources to backfill these losses.

The **Santa Paula** Redevelopment Agency (RDA) was inactive as of January 1, 2012, regarding the use of RDA funds and the recent court decision that upheld the dissolution of RDAs in California. The City of Santa Paula approved a decision by Resolution to not become the Successor Agency of the Former RDA. As a result a state appointed Successor Agency is now in charge of the formal dissolution of the RDA. Any existing RDA funds were transferred to the new successor agency in accordance with State law.

### **2. Redevelopment Agency Set-Aside Funds**

With the demise of the City's Redevelopment Agency, there is no longer a dedicated source of funding for affordable housing within the City of **Moorpark**. The City does have plans to use the \$4.3 million dollars in developer contributions, noted previously, but as this source of funding is a finite amount, staff is still in the process of identifying other sources of funding to continue its programs.

**Ojai** is receiving loan repayments from a loan to the former Redevelopment Agency. By law 20% of this amount is deposited in its housing fund. The ability to collect sufficient amount of money to pursue new housing programs will depend upon whether or not the State will continue to honor its commitment to provide for repayment. There are sufficient funds at this time to assist with the feasibility analysis of building new affordable housing on City owned lots. If feasible these units will be funded by land donations, tax credits and other sources.

In FY 2014-15, the City of **Port Hueneme** budgeted a total of \$88,100 in Housing Successor funds for utilities and for the maintenance of twenty-one affordable housing units.

As mentioned above, the former **Santa Paula** Redevelopment Agency (RDA) is inactive, and a state appointed Successor Agency is now in charge of its formal dissolution. Any existing RDA

funds, including RDA housing set-aside funds, were transferred to the new successor agency in accordance with State law. The Santa Paula Housing Authority assumed the responsibility of monitoring any outstanding RDA-funded housing program agreements. There was no benefit to the City in having funds transferred to the State Successor Agency, and as a result the City has lost its major source of affordable housing funds. All previously RDA-funded programs are no longer active.

On January 24, 2012, the **County** assumed the housing assets and functions of the Agency. By electing to take this action, upon the Agency's dissolution on February 1, 2012, the Agency's housing assets and functions and all related rights, powers, obligations, and duties transferred to the County.

The former Ventura County RDA administered the Redevelopment Housing Set-aside Fund from the Redevelopment Project Area of Piru. In FY 2009-10, the Piru Housing Preservation Program, promoting owner-occupied housing (non-mobile home) rehabilitation, began. Since the program ended and set-aside funds no longer exist, the County now only administers the outstanding loans.

### **3. Revolving Rehabilitation Trust Fund**

**Port Hueneme's** Revolving Rehabilitation Trust Account, which is one of the City's primary sources of local funding for residential rehabilitation, had a balance of approximately \$939,732 as of June 30, 2015. The account consists of accumulated program income from old Small Cities Discretionary and Hold Harmless CDBG programs, tax increment funds, and developer in-lieu fees.

### **4. Mortgage Credit Certificate Program (MCC)**

First-time homebuyers can enhance their ability to qualify for home mortgages through the MCC Program, provided through the California Housing Finance Agency (Cal HFA). This program can be used in conjunction with other homebuyer assistance programs offered in the participating jurisdictions.

### **5. CalHome Program**

**Port Hueneme** had no CalHome fund activity during FY 2014-15. There is a balance of \$81,053 in the CalHome Reuse Account.

The **County** had no activity with their CalHome fund during FY 2014-15. There is a remaining balance of \$23,520 in this grant trust fund.

### **6. McKinney-Vento Homeless Assistance Funds (NOFA funds)**

The Ventura County Continuum of Care was awarded a total of \$1,832,702 in the FY 2014-15 CoC NOFA for operations of permanent supportive housing and transitional housing; case management services for homeless individuals and families; and for the management of the Homeless Management Information Services (HMIS) system.

### **7. Section 8 Funds**

The Housing Authorities of the Entitlement area administer the Section 8 Tenant-Based Assistance Program (Housing Choice Voucher Program) and receive their funds from the U.S.



Department of Housing and Urban Development (HUD). The amounts received during FY 2014-15 are as follows:

- The Area Housing Authority of the County of Ventura (AHA) received \$27,287,765
- Santa Paula Housing Authority received \$5,213,387
- Port Hueneme Housing Authority received \$2,593,000

#### **8. Low-Income Tax Credit Funds**

No Ventura County based projects that received HOME funds qualified for Low-Income Tax Credits during FY 2014-15.

### **F. Program Compliance and Comprehensive Planning Requirements**

#### **1. Monitoring**

On an on-going basis, the County continues to monitor project progress as noted on Quarterly Status Reports (QSRs) and Expenditure Reimbursement and Payment Summaries (ESPRs) from subrecipients to ensure accuracy, completeness and contract compliance. Phone support, website tools, and e-mail support are regularly provided to assist subrecipients with technical questions. In addition, projects are monitored for compliance with Davis-Bacon and Related Acts regulations, Section 3 regulations, and environmental review reporting.

#### **2. Citizen Participation**

The County included the FY 2014-15 Annual Plan, the 2010-14 Consolidated Plan Extension, the 2010 Analysis of Impediments to Fair Housing Choice, and the draft FY 2014-15 Consolidated Annual Performance and Evaluation Report (CAPER) on the County's Community Development, HUD Programs website. Notices of the availability of these documents for public review and comment were provided in the local newspaper.

The County, as grantee, complied with the Citizen Participation Plan and the 15-day required public comment period for this Consolidated Annual Performance and Evaluation Report (CAPER). A copy of the public notice is included in Part V of this report. No citizen comments were received.

#### **3. Nature and Reasons for Program Objectives Changes (Reprogramming)**

During the reporting period, several changes in funding occurred and CDBG and HOME funds originally allocated (as reflected in the applicable Annual Plans) were reprogrammed.

Two Substantial Amendments (SA) to the FY 2014-15 Action Plan were approved by the County of Ventura Board of Supervisors. The first, approved on October 28, 2014, deobligated CDBG funding for an economic development program administered by the Economic Development Collaborative – Ventura County (EDC-VC). CDBG regulations and performance requirements placed an overly burdensome level of administration, record keeping, and program management on these valuable and successful programs, resulting in poor performance in achieving programs

goals as measured by CDBG. Therefore, the County chose to convert funding for the programs to general fund support, thereby alleviating this burden. Funds were returned to the Entitlement Area's Line of Credit for reprogramming.

Also during the first SA, \$360,000 of the newly available CDBG funds was allocated to the development of the Mental Health Rehabilitation Center (MHRC), as described in Section I.A.2. – Public Facilities and Services.

A second SA was approved on January 13, 2015, which allocated \$400,000 of CDBG funds to the Saticoy Sanitary District for a sewer replacement project. These funds consisted of the remaining amount of the conversion of EDC-VC's funding source, as well as program income earned. This project is discussed in more detail in the Public Facilities portion of this document, referenced above.

Other reprogramming was done during the year which did not require Substantial Amendments per the County's Citizen Participation Plan, and is outlined in the table which follows.

As a result of reprogramming done this year, the County is reviewing its CDBG programs to determine the most efficient use of funds. CDBG is an extremely diverse program with opportunities to support community development and serve the needs of our low and moderate income residents in a variety of manners. However, many of the activities available for funding carry an undue level of regulatory compliance requirements, resulting in massive levels of administrative and technical support to our subrecipients. In order to better serve our community needs, we are committed to identifying activities and subrecipients that can most efficiently use these much needed funds in the future.

### FY 2014-15 REPROGRAMMING LOG

| County - CDBG             | Reprogramming Description  | \$ Amount    |
|---------------------------|--|--------------|
|                           | From FY 2012-13 Economic Development to Mental Health Rehabilitation Center (Substantial Amendment, 10/28/14)        | \$360,000.00 |
|                           | From FY 2012-13 Economic Development to Saticoy Sanitation District - Sewer Project (Substantial Amendment, 1/13/15) | \$43,910.56  |
|                           | From FY 2013-14 Economic Development to Saticoy Sanitation District - Sewer Project (Substantial Amendment, 1/13/15) | \$82,408.00  |
|                           | From FY 2014-15 Program Income to Saticoy Sanitation District - Sewer Project (Substantial Amendment, 1/13/15)       | \$166,525.23 |
|                           | From 2010-11 Returned funds to Saticoy Sanitation District - Sewer Project (Substantial Amendment, 1/13/15)          | \$27,812.79  |
|                           | From 2011-12 Returned funds to Saticoy Sanitation District - Sewer Project (Substantial Amendment, 1/13/15)          | \$23,350.27  |
|                           | From 2012-13 Returned funds to Saticoy Sanitation District - Sewer Project (Substantial Amendment, 1/13/15)          | \$55,993.15  |
|                           | From 2014-15 Program Income to CEDC - Bridgeview   | \$99,900.00  |
|                           | From 2014-15 Program Income to Program Administration (20%)  | \$2,538.49   |
| <b>Santa Paula - CDBG</b> |  |              |
|                           | From FY 2011-12 SP Housing Rehab to HfH Cemetery Rd Improvements   | \$42,174.64  |
|                           | From FY 2013-14 SP Housing Rehab to HfH Cemetery Rd Improvements   | \$29,431.00  |
| <b>HOME</b>               |  |              |
|                           | From FY 2014-15 HACSB - Castillo del Sol Apartments to Unprogrammed; project cancelled                               | \$100,000.00 |
|                           | From FY 2013-14 RAIN to Unprogrammed   | \$354.09     |

## G. Self Evaluation

### 1. Annual Goals and Outcomes

The Entitlement Area did very well in meeting its goals; the results are summarized in the following table:

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

Based on the FY 2010-14 Consolidated Plan Extension and the FY 2014-15 Annual Plan goals, as modified

| Categories                             | FY 2014-15<br>Annual<br>Goals | FY 2010-14<br>Five-year Goal<br>Total | FY 2014-15<br>Annual<br>Accomp.   | Five-year<br>Accomp.<br>Total                  | Percent<br>Five-year<br>Accomp. |
|--|-------------------------------|---------------------------------------|-----------------------------------|--|---------------------------------|
|  | Source: Annual<br>Plan        | Source:<br>Consolidated Plan          | Source: Year End<br>Status Report | Source: Sum of<br>Previous Year End<br>Reports |                                 |
| <b>Affordable and Decent Housing</b>   |                               |                                       |                                   |  |                                 |
| Housing Development - Ownership        | 0                             | 10                                    | 0                                 | 8  | 80%                             |
| Housing Rehabilitation - Ownership     | 10                            | 45                                    | 2                                 | 48   | 107%                            |
| Code Enforcement                       | 900                           | 3,800                                 | 1,295                             | 5,202  | 137%                            |
| New Construction - Rental              | 13                            | 120                                   | 0                                 | 107  | 89%                             |
| Housing Rehabilitation - Rental        | 0                             | 0                                     | 0                                 | 2  | 200%                            |
| Special Needs Housing                  | 22                            | 26                                    | 6                                 | 26   | 100%                            |
| Public Housing                         | 0                             | 60                                    | 0                                 | 68   | 113%                            |
| <b>Public Service</b>                  |                               |                                       |                                   |  |                                 |
| Youth Programs                         | 0                             | 5,000                                 | 0                                 | 5,456  | 109%                            |
| Senior Programs                        | 3,354                         | 17,500                                | 4,557                             | 20,989   | 120%                            |
| General Public Service                 | 0                             | 270                                   | 0                                 | 273  | 101%                            |
| Programs for Homeless Persons/Families | 5,895                         | 32,697                                | 6,319                             | 39,197   | 120%                            |
| <b>Community Development</b>           |                               |                                       |                                   |  |                                 |
| Public Facilities (including parks)    | 4                             | 21                                    | 3                                 | 18   | 86%                             |
| Infrastructure Improvements            | 2                             | 2                                     | 0                                 | 2  | 100%                            |
| <b>Economic Development</b>            |                               |                                       |                                   |  |                                 |
| Businesses Assisted                    | 15                            | 41                                    | 7                                 | 17   | 41%                             |
| Jobs Created/Retained                  | 0                             | 57                                    | 0                                 | 47   | 82%                             |
| Fair Housing (no goals required)       |                               |                                       |                                   |  |                                 |

### Comparison of Goals to Accomplishments:

As evidenced by the preceding sections in this CAPER, the Entitlement Area met its five-year goals in the affordable housing categories for Housing Rehabilitation and Code Enforcement, although the annual goal for Housing Rehabilitation was not met. The EA has two housing rehabilitation programs, but neither was very active during the past year. Santa Paula is considering cancelling its housing rehabilitation program, which would free up funding for Habitat for Humanity's Preserve a Home project which has gained considerable momentum during the past fiscal year. The EA made good progress towards its Homebuyer and Housing Construction five-year goal. Three HOME funded projects are currently under construction, with two expecting completion in the latter half of 2015. The Special Needs Housing annual goal was not met, although the five-year goal was; two projects currently underway are expected to be completed by the end of the calendar year. The EA did not have any annual goals for Public Housing; the five-year goal was exceeded in prior years.

Although there were no planned activities for Public Service Programs for Youth or General Public Services this year, the five-year goals has been exceeded. Senior Public Service Programs

achieved a 136% accomplishment rate for the reporting period. These programs are successful with a 120% accomplishment rate over the five-year period goal.

Programs to assist homeless families and individuals performed well, achieving 107% of the annual accomplishment goal and 120% of the five-year period goal.

Public Facilities, including Parks and Recreations Facilities, barely fell short of annual and five-year goals, achieving 8 of 10 Public Facilities and 10 of 11 Parks and Recreation Facilities over all. There are currently eight projects outstanding; two are complete, pending placement into service, two are in the construction bidding phase, two are in the design and engineering phase, and two are delayed. Although the annual goal for Infrastructure Improvements was not met, the five-year goal has been achieved. Two projects currently underway are expected to be completed in upcoming year, as detailed elsewhere in this report.

The County continued its contract with Women's Economic Ventures (WEV) for a micro-business development program, which continues to be very successful. However, the County fell short of its goal of aiding 41 businesses over the five-year period, servicing only 17 in all, which is 41% of its overall goal. As mentioned elsewhere in this document, the County discontinued its CDBG contracts with the Economic Development Collaborative – Ventura County (EDC-VC), in favor of less restrictive funding sources for their extremely beneficial programs. As a result, the number of jobs created or retained over the five-year period was 47, which is 82% of the goal of 47 jobs.

The Fair Housing Program exceeded their anticipated tenant/landlord counseling workload by 33%, which demonstrates an increasing need for programs to affirmatively further fair housing in the Entitlement Area. Further details on the accomplishments of this program are discussed in Part I, Assessment, Section B.

Overall, the Entitlement Area met or exceed its five-year goals, with the exception of economic development programs and public facilities as described above.

## **2. County as Grantee**

During the program year, the County (as Grantee) coordinated with the participating jurisdictions to ensure they were informed of all regulatory changes and information for compliance. All requests for program modifications and expenditure reimbursement were handled in a timely manner. Requests that required HUD involvement were pursued and responded to in a timely manner.

The County, as grantee, provided requested certification of consistency for all HUD programs as requested by HUD grant applicants.

The County and the participating jurisdictions did not hinder implementation of either the Consolidated Plan or the FY 2014-15 Action Plan, by action or willful inaction.

The County and all participating jurisdictions complied with the requirements of the Uniform Relocation Act (URA) and the terms of the Entitlement Area's Relocation Plan. No activities involving acquisition, rehabilitation or demolition of occupied real property were carried out in FY 2014-15.

## **II. CDBG**

### **A. National Objectives**

All grant funds were utilized to meet a national objective and the Entitlement Area has met the 70% overall low/mod benefit requirement, with 96.95% of project funding expended to assist low-mod income beneficiaries during this period.

### **B. Relocation and Displacement**

The County has developed a Relocation Plan that is consistent with the Uniform Relocation Act. All CDBG and HOME funded projects that require relocation will utilize the procedures outlined in the Plan.

### **C. Other Program Considerations**

#### **1. Programs Serving Limited Clientele But Not Presumed Beneficiaries**

The following organizations served a clientele group which “self-certified” to be at least 51% low-income. Self-certification can be through intake or membership forms.

|  |                              |
|--|------------------------------|
| Boys & Girls Clubs                     | Long Term Care Ombudsman     |
| Catholic Charities                     | Lutheran Social Services     |
| City of Port Hueneme (Senior Programs) | County Human Services Agency |
| City of Santa Paula (Senior Programs)  | People’s Self Help           |
| FOOD Share                             | Turning Point                |
| Help of Ojai                           | Women’s Economic Ventures    |

In addition, the communities of Fillmore, Santa Paula and Port Hueneme have populations that are more than 51% low-income. CDBG funded public service programs in those areas that are open to all area residents have been pre-determined to serve a majority of low-income residents (unless otherwise noted). In those cases, documentation to verify CDBG programmatic eligibility is not necessary. Public Service programs in those areas that serve a select clientele, or provide services directly to an individual or household, may need documentation to verify income eligibility.

#### **2. Financial Report**

##### **a. Program Income Received in FY 2014-15:**

| <b>Source</b>   | <b>Amount</b>    |
|---|------------------|
| Housing Preservation Loan Funds:  |                  |
| County - Mobile Home Rehabilitation Program   | \$23,136         |
| Other:  |                  |
| Santa Paula – subrecipient retained & expended  | 36,591           |
| County – Economic Development RLF, converted to PI upon conversion of grant to General Fund | 225,807          |
| <b>Total New Program Income</b>   | <b>\$285,535</b> |

b. Prior Period Adjustments

Program Income received in prior year, not reported:

|                    |   |
|--------------------|---|
| Nothing to report. | 0 |
|--------------------|---|

c. Loans and Other Receivables

i. Float-loans. There are no float loans.

ii. Total number of single-unit residential loans outstanding and principal balance owed as of end of reporting period:

| Type of Housing Loan / Activity              | # of Loans | Principal Balance |
|--|------------|-------------------|
| <b>Housing (and Mobile Home) Rehab Loans</b> |            |                   |
| Port Hueneme – Housing Rehab (CDBG)          | 4          | 207,429           |
| Santa Paula – Housing Rehab (CDBG)           | 7          | 189,468           |
| Santa Paula – Micro Loan (CDBG)              | 1          | 8,574             |
| County – AmeriNational (CDBG)                | 6          | 105,548           |
| Mobile Home Rehab Loans (CDBG)               | 38         | 470,672           |
| Housing Rehab Loans (CDBG)                   | 4          | 192,286           |
| Total  | <b>60</b>  | <b>1,384,520</b>  |
| <b>Mobile Home Replacement Loans</b>         |            |                   |
| County – (CDBG)                              | 11         | 278,291           |
| County – (CalHOME)                           | 5          | 88,000            |
| Total  | <b>16</b>  | <b>366,291</b>    |
| <b>Homebuyer Loans</b>                       |            |                   |
| People's Self Help Housing (CDBG)            | 26         | 181,475           |
| <b>Grand Total</b>                           | <b>102</b> | <b>1,966,136</b>  |

iii. Small Business and Micro-Enterprise Loans: There are no outstanding CDBG loans.

iv. Other Outstanding Loans

|   |           |
|---|-----------|
| Conejo Valley Community Housing Associates (Many Mansions): |           |
| Many Mansions Affordable Housing in Thousand Oaks           | \$ 70,000 |
| Forty year loan at 3% interest.                             |           |
| Successor Agency to the Former Piru Redevelopment Agency    | \$ 17,500 |
| \$17,500 due 6/30/2016                                      |           |

3. Defaulted loans: There were no defaulted loans.

4. There were no parcels of property available for sale as of the end of the reporting period.

5. There were no lump-sum drawdown agreements during the program year or at the end of the reporting period.

## D. Reconciliation (for the CDBG Financial Summary Report which follows)

| Line | Amount       | Explanation  |
|------|--------------|--|
| 01   | 1,408,043.11 | Unexpended CDBG funds at end of previous Program Year. |
| 07   | (156,949.29) | Adjustment to Returns; see Appendix A for detail.      |
| 14   | (23,559.66)  | Adjustment to Expenditures; see Appendix A for detail. |

## PR 26 - CDBG Financial Summary Report

|  |                |
|--|----------------|
| Grantee  | Ventura County |
| Program Year   | 2014           |
| <b>PART I: SUMMARY OF CDBG RESOURCES</b>                                       |                |
| 01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR                       | 1,408,043.11   |
| 02 ENTITLEMENT GRANT   | 1,531,833.00   |
| 03 SURPLUS URBAN RENEWAL   | 0.00           |
| 04 SECTION 108 GUARANTEED LOAN FUNDS   | 0.00           |
| 05 CURRENT YEAR PROGRAM INCOME   | 285,534.60     |
| 05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE)                      | 0.00           |
| 06 RETURNS   | 264,105.50     |
| 07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE                                       | (156,949.29)   |
| 08 TOTAL AVAILABLE (SUM, LINES 01-07)  | 3,332,566.92   |
| <b>PART II: SUMMARY OF CDBG EXPENDITURES</b>                                   |                |
| 09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION | 1,872,575.30   |
| 10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT               | 0.00           |
| 11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)                       | 1,872,575.30   |
| 12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION                               | 309,206.73     |
| 13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS                                | 0.00           |
| 14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES                                    | (23,559.66)    |
| 15 TOTAL EXPENDITURES (SUM, LINES 11-14)                                       | 2,158,222.37   |
| 16 UNEXPENDED BALANCE (LINE 08 - LINE 15)                                      | 1,174,344.55   |
| <b>PART III: LOWMOD BENEFIT THIS REPORTING PERIOD</b>                          |                |
| 17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS                               | 0.00           |
| 18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING                                     | 0.00           |
| 19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES                                      | 1,815,469.84   |
| 20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT                                  | 0.00           |
| 21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)                                     | 1,815,469.84   |
| 22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)                                    | 96.95%         |
| <b>LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS</b>                           |                |
| 23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION                                  | PY: PY: PY:    |
| 24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION          | 0.00           |
| 25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS                          | 0.00           |
| 26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)                        | 0.00%          |



**PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS**

|    |  |              |
|----|--|--------------|
| 27 | DISBURSED IN IDIS FOR PUBLIC SERVICES                        | 229,774.00   |
| 28 | PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR   | 0.00         |
| 29 | PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR  | 0.00         |
| 30 | ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS                   | 0.00         |
| 31 | TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30) | 229,774.00   |
| 32 | ENTITLEMENT GRANT  | 1,531,833.00 |
| 33 | PRIOR YEAR PROGRAM INCOME                                    | 155,419.63   |
| 34 | ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP                | 0.00         |
| 35 | TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)                   | 1,687,252.63 |
| 36 | PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)  | 13.62%       |

**PART V: PLANNING AND ADMINISTRATION (PA) CAP**

|    |   |              |
|----|---|--------------|
| 37 | DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION               | 309,206.73   |
| 38 | PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR  | 0.00         |
| 39 | PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR | 0.00         |
| 40 | ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS                  | 0.00         |
| 41 | TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40) | 309,206.73   |
| 42 | ENTITLEMENT GRANT   | 1,531,833.00 |
| 43 | CURRENT YEAR PROGRAM INCOME                                 | 285,534.60   |
| 44 | ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP               | 0.00         |
| 45 | TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)                  | 1,817,367.60 |
| 46 | PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45) | 17.01%       |

**E. Narrative of CDBG-Funded Rehabilitation Programs**

The number of projects/units completed for each program is addressed in Part I, Section A.

**Port Hueneme:**

- A. Deferred payment residential rehabilitation loans to owner-occupants of eligible residential properties within the Bolker Park single-family homes, Pearson Park, Bubbling Springs, Ventura East and Ventura West target areas. The maximum loan amount is computed as 50% of the estimated cost to replace the dwelling and garage or carport and as such varies depending upon the size of the structures.
- B. One to four unit, owner-occupied residential exterior rehabilitation. \$7,000 maximum, 35% rebate amount; 40% maximum if certain eligibility criteria are met. The program provides grants only.

**Santa Paula:**

Low-interest, single-unit residential rehabilitation loans are provided to owners of eligible residential properties. The program is administered by City of Santa Paula, providing a maximum loan of \$50,000 during a 15 to 20-year term to qualified low-income property owners to correct health/safety violations and other improvements. During FY 2014-15, no loans were funded with CDBG.

## **County (Unincorporated Area):**

Habitat for Humanity is facilitating housing rehabilitation activities in the unincorporated areas of the County. Two (2) projects were completed during FY 2014-15. Habitat has a long history of building low-income housing and administering maintenance activities to existing homes. Their Preserve a Home program continues with the “sweat equity” and volunteer labor model to rehabilitate and provide critical repairs to homeowner occupied homes. Funding is used for materials, equipment rental/lease, other supplies, and permits and fees. In FY 2014-15, a total of \$101,760 in CDBG funds was spent on this activity.

The County manages several housing loan programs, formerly funded by CDBG, as presented in the tables above. No new loans are issued, and only ongoing support of existing loans is provided. Terms are as follows:

- County – AmeriNational. Zero interest loans, due upon transfer.
- Mobile Home Rehab Loans. Ten year forgivable loans, due in full within first five years upon sale or transfer, with 20% forgiven at the ends of years six through ten.
- Housing Rehab Loans. Fifteen year forgivable loans, due in full within first five years upon sale or transfer, with 10% forgiven at the ends of years six through fifteen. Zero interest.
- Mobile Home Replacement Loans – CDBG. Non-forgivable, due upon sale or transfer. Zero interest.
- Mobile Home Replacement Loans – CalHOME. Ten year forgivable loans, due in full within first five years upon sale or transfer, with 20% forgiven at the ends of years six through ten.

## **F. Neighborhood Revitalization Strategies**

The Entitlement Area has no Neighborhood Revitalization Strategies. Based on the age and condition of the housing stock, Port Hueneme defined a Neighborhood Strategy Area (NSA) in 1978 in which its residential rehabilitation and code enforcement efforts have been. The City continues to expend CDBG funds and local funds in the NSA to provide financial assistance for housing rehabilitation and maintain its code enforcement activities. In 2014-15, no new rehab loans were funded with CDBG.

### **III. HOME**

#### **A. Analysis of Fund Distribution Among Housing Needs**

The Ventura County HOME Participating Jurisdiction received \$446,406 in HOME funds for FY 2014-15. There was \$167,507 of unallocated funds from previous years. The County received \$223,627.69 in program income/recaptured HOME funds during the fiscal year. During FY 2014-15, a total of \$395,067.45 in HOME funds was expended.

##### **Rental Projects:**

- A total of \$394,067.45 was expended on the Oakwood Court senior rental housing project for soft and hard costs for the new construction of 8 one-bedroom units.

##### **Other Projects:**

- \$1,000 was expended to assist households transitioning from the RAIN Program to permanent housing with security and utility deposit loans in the RAIN Tenant-Based Rental Assistance (TBRA) Program.

#### **B. Matching Contributions**

Our non-profit and public sector partners continue to do an excellent job leveraging HOME funds with match from non-federal sources. Match funds for FY 2014-15 were greater than required.

Sources of match included Ventura County Housing Trust Fund loan and assistance to tenants through the HOME TBRA program.

The HOME Match Report, HUD Form 40107-A, is provided in Exhibit B – HOME Reports. The minimum 25% match was \$98,766.86 however, our non-profit and public sector partners exceeded the minimum by contributing \$250,581.28 of match dollars for FY 2014-15.

#### **C. Deadline Compliance Requirements**

HOME regulations have 2-year commitment, 15% CHDO reservation and 5-year expenditure requirements.

Per the HOME Deadline Compliance Report, potential shortfall was identified and funds were committed to the Bridgeview and Citricos de Santa Paula projects, meeting the 2-year commitment deadline. The same report indicated no funds at risk for the 5-year expenditure deadline.

As required by HOME regulations, a minimum of 15% of HOME allocations must be set aside for Community Housing Development Organizations (CHDOs). Per IDIS PR25 "Status of CHDO Funds by Fiscal Year Report" that was run on September 2, 2015, \$100,000.00 was set aside for 2014 for the Bridgeview project to be built by Cabrillo Economic Development

Corporation, a certified CHDO. \$100,000.00 is 22.4% of the annual allocation of \$446,406.00, thus exceeding the annual requirement.

#### **D. On-Site Inspections of Rental Housing**

On an annual basis, reports are submitted to the County for each project for the purpose of desk monitoring. Many projects are also monitored by other funding sources (tax credit investors, State of California HCD, etc.). Site visit/inspections were performed at each HOME funded project that was due in 2014. Annual inspections are scheduled and are taking place as required by HOME regulations for HOME funded projects. No outstanding issues were found at any of the sites visited this year.

#### **E. Assessment of Outreach to Minority and Women Owned Businesses**

All HOME funded contracts and subcontracts include a provision that requires outreach to solicit minority and women owned businesses. No woman-owned businesses were hired during FY 2014-15.

#### **F. Assessment of Affirmative Marketing**

All recipients of HOME funding report annually on their affirmative marketing activities. A variety of methods were used to reach out to potential beneficiaries of the HOME program including using the Equal Housing Opportunity Logo on program applications, displaying the Logo in offices, community rooms, and other common areas; advertising in local newspapers, work sites, and churches.

The Annual Performance Report HOME Program, HUD Form 40107, is included in Exhibit B.

## IV. Housing Opportunities for Persons with Aids (HOPWA)

Ventura County received \$259,706 in FY 2014-15 that was utilized to provide direct housing services to clients living with or affected by HIV disease. Direct housing services include: Emergency Rental, Utility, and Mortgage Assistance, Hotel/Motel Vouchers and Case Management services. State HOPWA funds are allocated, via the California Department of Public Health, Office of AIDS, to the Ventura County Public Health (VCPH) HIV/AIDS Center.

The following accomplishment summaries were provided by Ventura County Public Health HIV/AIDS Center as part of the HOPWA Annual Report:

**Outputs and Outcomes:** Ninety-nine (99) unduplicated Ventura County households were assisted with HOPWA Short-Term Rent, Mortgage, and Utility (STRMU) funds and four (4) households assisted with Hotel/Motel funds during the funding cycle ending June 30, 2015. HOPWA STRMU funds were used to assist one hundred six (106) beneficiaries, in which two (2) other HIV+ people were living in the eligible individual's home. HOPWA funds assisted households throughout Ventura County and one (1) beneficiary was provided with HOPWA short term rent.

VCPH was able to provide four (4) households with temporary housing and 92 with temporary stable, with reduced risk of homelessness and 6 are chronically homeless. VCPH saw an increase in the number of people receiving assistance this year compared to last year (156 - 2013-2014 compared to 205 - 2014-2015). Thanks to the continued support from HOPWA regarding case management VCPH will continue to provide housing subsidies and case management services to those in need despite the HOPWA dollar reduction. Staff establish a housing plan for all clients, continue to monitor clients medical services, income and payer sources.

Ventura County maintains an excellent reputation in leveraging funding. The agency enjoys very good relationships with federal, state, county and local funders, as well as private foundations and dedicated community members. Agency case managers continually work with the local housing authorities to assist clients in receiving Section 8 vouchers, when available.

### **Barriers and Trends:**

Housing Affordability & Availability: From the Ventura County Star. According to a new market report by the Dyer Sheehan Group apartment dwellers in Ventura County saw rent hikes last year that topped nationwide increases and Ventura County rents for all unit types — studios, one bedrooms, two bedrooms and three bedrooms — averaged \$1,623 a month in January, up 5.7 percent from a year earlier. Rents nationwide grew roughly 4.3 percent during the same period.

The city with the highest overall rent prices was Thousand Oaks, which had an average rent of \$1,804 per month. The city of Fillmore is the most affordable in the county, with an average monthly rent of \$1,041.

“The change in rent in the last six months was really erratic,” said Dyer Sheehan Group President Dawn Dyer. “They’re all over the map.”

“Affordable” rent should be less than 30 percent of a household’s income, but in nine of 11 of the nation’s largest cities studied, the average renter could not afford most available units, the study found.

Some landlords require that their tenants rent not exceed 35 percent of their pretax income and would need to earn \$49,337 a year to qualify for a one-bedroom apartment at the average countywide price of \$1,439 a month.

Housing Availability: Program-eligible individuals (HIV-positive Ventura County residents and their affected family members) reported difficulty in finding affordable housing. During the 2014-2015 funding cycle, clients reported limited apartment and room-for-rent availability. When apartments and rooms became available, occasional barriers to service were encountered when the landlord wouldn't furnish the information necessary to complete an IRS W-9 form (Name, Address and Social Security or Tax Identification Number), so a client couldn't access STRMU funding.

Eligibility, Credit History, Criminal Justice History, HOPWA/HUD Regulations: These categories are all directly related to each other. Eligibility depends upon HOPWA/HUD Regulations and some of those regulations, credit history and criminal justice history play a part in a client's eligibility for housing.

Solutions to Barriers Encountered: Clients reported that in some cases, they overcame the barrier facing them by moving to a residence where a landlord was willing to submit the information needed to complete the IRS form mentioned earlier, so HOPWA STRMU could be accessed.

There continues to be a high number of HIV-infected undocumented people living in Ventura County. These people often have little or no income, and in order to live, they access supportive services and STRMU funded by HOPWA. Many in this category are unable to access other entitlement programs, such as various forms of Social Security income, Section 8 housing vouchers or Medi-Cal due to their immigration status. Due to the lack of a reliable source of income, housing assistance becomes all the more important.

Due to the current economic conditions many, many clients are moving back into Ventura County to live with family members or friends, which has increased the need for housing assistance.

Many of our clients are dual/triple diagnosed (HIV/AIDS and mental health issues and/or substance abuse) and we continue to coordinate with Behavioral Health and/or Alcohol and Drug to leverage any housing funds they may be able to assist with. The full HOPWA Annual Report may be reviewed by contacting Craig Webb, Program Administrator, at [craig.webb@ventura.org](mailto:craig.webb@ventura.org) or Christopher Ornelas, PHSWII at [christopher.ornelas@ventura.org](mailto:christopher.ornelas@ventura.org).

## **V. Public Participation Requirements**

The following public notice was published in the Ventura County Star on September 3, 2015, when the draft Comprehensive Annual Performance and Evaluation Report (CAPER) was made available in hard copy and on the internet.

**NOTICE OF DOCUMENT AVAILABILITY  
COUNTY OF VENTURA  
DRAFT FY 2014-15 ANNUAL PERFORMANCE REPORT  
FOR CDBG & HOME FUNDED ACTIVITIES**

The County of Ventura has prepared the FY 2014-15 Consolidated Annual Performance and Evaluation Report (CAPER) in accordance with requirements of the Department of Housing and Urban Development (HUD). The CAPER covers activities funded during the period of July 1, 2014 through June 30, 2015, through the Community Development Block Grant (CDBG) Urban County Entitlement Program and the HOME Investment Partnerships Program (HOME). HUD uses this report to assess implementation of the 2010-14 Consolidated Plan goals and FY 2014-15 Annual Action Plan activities, which provide maximum benefit to low-moderate income persons.

Activities funded include housing rehabilitation and construction, public facilities improvements, fair housing, and other public services located in the cities of Fillmore, Moorpark, Ojai, Port Hueneme, and Santa Paula and within the unincorporated areas of Ventura County.

The CAPER is available for review online at <http://www.ventura.org/community-development/hud-reports> or in person at the County Executive Office, 800 S. Victoria Avenue, Admin Bldg 4<sup>th</sup> floor, Ventura.

Comments on the CAPER should be directed to Community Development at the above address or via e-mail to [MaryAnn.Guariento@ventura.org](mailto:MaryAnn.Guariento@ventura.org) no later than 5 p.m., Friday, September 18, 2015.

## Certificate of Publication

Ad #653286

In Matter of Publication of:

Public Notice

State of California)

)§

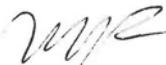
County of Ventura)

I, **Maria Rodriguez**, hereby certify that the **Ventura County Star Newspaper** has been adjudged a newspaper of general circulation by the Superior Court of California, County of Ventura within the provisions of the Government Code of the State of California, printed in the City of Camarillo, for circulation in the County of Ventura, State of California; that I am a clerk of the printer of said paper; that the annexed clipping is a true printed copy and publishing in said newspaper on the following dates to wit:

Sept. 03, 2015

I, Maria Rodriguez certify under penalty of perjury, that the foregoing is true and correct.

Dated this Sept. 03, 2015; in Camarillo, California, County of Ventura.



**Maria Rodriguez**  
(Signature)

### NOTICE OF DOCUMENT AVAILABILITY COUNTY OF VENTURA DRAFT FY 2014-15 ANNUAL PERFORMANCE REPORT FOR CDBG & HOME FUNDED ACTIVITIES

The County of Ventura has prepared the FY 2014-15 Consolidated Annual Performance and Evaluation Report (CAPER) in accordance with requirements of the Department of Housing and Urban Development (HUD). The CAPER covers activities funded during the period of July 1, 2014 through June 30, 2015, through the Community Development Block Grant (CDBG) Urban County Entitlement Program and the HOME Investment Partnerships Program (HOME). HUD uses this report to assess implementation of the 2010-14 Consolidated Plan goals and FY 2014-15 Annual Action Plan activities, which provide maximum benefit to low-moderate income persons.

Activities funded include housing rehabilitation and construction, public facilities improvements, fair housing, and other public services located in the cities of Fillmore, Moorpark, Ojai, Port Hueneme, and Santa Paula and within the unincorporated areas of Ventura County.

The CAPER is available for review online at <http://www.ventura.org/community-development/hud-reports> or in person at the County Executive Office, 800 S. Victoria Avenue, Admin Bldg 4th floor, Ventura.

Comments on the CAPER should be directed to Community Development at the above address or via e-mail to MaryAnn.Guariento@ventura.org no later than 5 p.m., Friday, September 18, 2015.

9/3/15  
CNS-2786313#  
VENTURA COUNTY STAR  
Ad No.653286





## VI. FY 2014-15 Program Priorities, Projects, and Objectives

Through the use of the HUD grant funds, the Entitlement Area plan was to accomplish the following annual goals outlined in the 2014-15 Annual Action Plan (as amended):

### FY 2014/15 Action Plan Proposed Projects, as amended

| Program No. | Program Name | Program Type | Performance Measure/Outcome | Dollars | Funding Type | FY 2014-15 Objective | Five Year Objective |
|-------------|--------------|--------------|-----------------------------|---------|--------------|----------------------|---------------------|
|-------------|--------------|--------------|-----------------------------|---------|--------------|----------------------|---------------------|

#### Priority: Increase availability of affordable ownership housing

|     |     |  |  |    |    |    |          |
|-----|-----|--|--|----|----|----|----------|
| H-1 | n/a |  |  | -- | -- | -- | 10 units |
|-----|-----|--|--|----|----|----|----------|

#### Priority: Improve the quality of ownership housing through rehabilitation

|     |  |               |                                |        |      |         |          |
|-----|--|---------------|--------------------------------|--------|------|---------|----------|
| H-2 | City of Santa Paula Housing Rehab Program                | Housing Rehab | Decent Housing / Affordability | 52,588 | CDBG | 4 units | 45 units |
| H-2 | Habitat for Humanity Neighborhood Revitalization Program | Housing Rehab |                                | 53,883 | CDBG | 6 units |          |

#### Priority: Improve the quality of ownership housing through code enforcement

|     |                                       |                  |  |        |      |           |                    |
|-----|---------------------------------------|------------------|--|--------|------|-----------|--------------------|
| H-3 | City of Port Hueneme Code Enforcement | Code Enforcement | Suitable Living Environment / Sustainability | 52,588 | CDBG | 700 cases | 3,800 closed cases |
| H-3 | City of Santa Paula Code Enforcement  | Code Enforcement |  | 32,362 | CDBG | 125 cases |                    |
| H-3 | City of Fillmore Code Enforcement     | Code Enforcement |  | 20,226 | CDBG | 75 cases  |                    |

#### Priority: Increase availability of affordable rental housing

|     |   |                      |                              |         |      |          |           |
|-----|---|----------------------|------------------------------|---------|------|----------|-----------|
| H-4 | Housing Auth. of San Buenaventura – Castillo del Sol Apartments | Housing Construction | Decent Housing/ Availability | 100,000 | HOME | 2 units  | 120 units |
| H-4 | Cabrillo Economic Development- Bridgeview Apartments            | Housing Construction | Decent Housing/ Availability | 100,000 | HOME | 11 units |           |

#### Priority: Improve the quality of affordable rental housing through rehabilitation

|     |     |  |  |    |    |    |              |
|-----|-----|--|--|----|----|----|--------------|
| H-5 | n/a |  |  | -- | -- | -- | 0 households |
|-----|-----|--|--|----|----|----|--------------|

#### Priority: Increase housing options for persons with special needs

|     |  |                        |                               |                    |              |            |          |
|-----|--|------------------------|-------------------------------|--------------------|--------------|------------|----------|
| H-6 | Turning Point Foundation Vince Street Transitional Housing   | Housing Rehabilitation | Decent Housing/ Affordability | 101,171            | CDBG         | 6          | 26 units |
| H-6 | Santa Paula Housing Authority Oakwood Court (Senior Housing) | Housing Construction   | Decent Housing/ Affordability | 394,072<br>101,100 | HOME<br>CDBG | 6-8<br>6-8 |          |

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

|     |     |  |  |    |    |    |          |
|-----|-----|--|--|----|----|----|----------|
| H-7 | n/a |  |  | -- | -- | -- | 60 units |
|-----|-----|--|--|----|----|----|----------|

| Program No. | Program Name | Program Type | Performance Measure/Outcome | Dollars | Funding Type | FY 2014-15 Objective | Five Year Objective |
|-------------|--------------|--------------|-----------------------------|---------|--------------|----------------------|---------------------|
|-------------|--------------|--------------|-----------------------------|---------|--------------|----------------------|---------------------|

**Priority: Improve or construct public facilities that support low-mod income residents - Parks and Recreation Facilities**

|     |  |                    |   |        |      |           |             |
|-----|--|--------------------|---|--------|------|-----------|-------------|
| I-1 | City of Ojai Sarzotti Park BBQ Area Renovation | Low/Mod Facilities | Suitable Living Environment/ Sustainability | 80,904 | CDBG | 1 project | 11 projects |
|-----|--|--------------------|---|--------|------|-----------|-------------|

**Priority: Improve or construct public facilities that support low-mod income residents - Public Facilities**

|     |  |                    |   |         |      |           |             |
|-----|--|--------------------|---|---------|------|-----------|-------------|
| I-2 | FOOD Share Solar Project                 | Low/Mod Facilities | Suitable Living Environment/ Availability | 303,600 | CDBG | 1 project | 10 projects |
| I-2 | City of Fillmore Fire Engine Replacement | Low/Mod Facilities | Suitable Living Environment/ Availability | 55,719  | CDBG | 1 project |             |
| I-2 | Mental Health Rehab Center *             | Low/Mod Facilities | Suitable Living Environment/ Availability | 360,000 | CDBG | 1 project |             |

**Priority: Improve or construct infrastructures in low-mod income areas**

|     |  |                |  |         |      |           |            |
|-----|--|----------------|--|---------|------|-----------|------------|
| I-3 | Cabrillo Economic Development- Bridgeview Apartments | Infrastructure | Suitable Living Environment/ Availability  | 101,100 | CDBG | 1 project | 2 projects |
| I-3 | Saticoy Sanitary District – Sewer Replacement *      | Infrastructure | Suitable Living Environment/ Affordability | 400,000 | CDBG | 1 project |            |

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

**Commercial-Industrial Rehabilitation and Infrastructure Improvements**

|      |     |  |  |    |    |    |                 |
|------|-----|--|--|----|----|----|-----------------|
| ED-1 | n/a |  |  | -- | -- | -- | 0<br>businesses |
|------|-----|--|--|----|----|----|-----------------|

**Employment Training**

|      |     |  |  |    |    |    |                 |
|------|-----|--|--|----|----|----|-----------------|
| ED-2 | n/a |  |  | -- | -- | -- | 6<br>businesses |
|------|-----|--|--|----|----|----|-----------------|

**Small Business and Micro Enterprise Technical Assistance and Loan Programs**

|      |  |                    |                     |        |      |                  |                             |
|------|--|--------------------|---------------------|--------|------|------------------|-----------------------------|
| ED-3 | Women's Economic Ventures Micro-Business Development | Low/Mod Assistance | Businesses Assisted | 40,452 | CDBG | 15<br>businesses | 57 jobs<br>41<br>businesses |
|------|--|--------------------|---------------------|--------|------|------------------|-----------------------------|

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

Note: CDBG objectives are for the Entitlement Area, even if the program is county-wide. (ESG goals are county-wide.)

### Winter Warming Shelters

|      |     |  |  |    |    |    |                  |
|------|-----|--|--|----|----|----|------------------|
| HO-1 | n/a |  |  | -- | -- | -- | 1,300<br>persons |
|------|-----|--|--|----|----|----|------------------|

### Emergency Shelters

|      |                                   |          |  |        |      |            |                |
|------|-----------------------------------|----------|--|--------|------|------------|----------------|
| HO-2 | Turning Point – Our Place Shelter | Homeless | Suitable Living Environment/<br>Availability | 26,317 | CDBG | 21 persons | 300<br>persons |
|------|-----------------------------------|----------|--|--------|------|------------|----------------|

### Food Pantries

|      |     |  |  |    |    |    |                                 |
|------|-----|--|--|----|----|----|---------------------------------|
| HO-3 | n/a |  |  | -- | -- | -- | 7,500 units<br>of<br>assistance |
|------|-----|--|--|----|----|----|---------------------------------|

### Homeless Services

|      |   |          |  |        |      |                  |                   |
|------|---|----------|--|--------|------|------------------|-------------------|
| HO-4 | Catholic Charities - Moorpark Community Service Center              | Homeless | Suitable Living Environment/<br>Availability | 13,159 | CDBG | 3,051<br>persons | 23,000<br>persons |
| HO-4 | Help of Ojai - Community Assistance and Valley Outreach Program     | Homeless | Suitable Living Environment/<br>Availability | 25,309 | CDBG | 2,400<br>persons |                   |
| HO-4 | County of Ventura Human Services Agency - Homeless Services Program | Homeless | Suitable Living Environment/<br>Availability | 40,488 | CDBG | 360<br>persons   |                   |

### Rent/Deposit Assistance

|      |  |  |  |    |    |    |               |
|------|--|--|--|----|----|----|---------------|
| HO-5 |  |  |  | -- | -- | -- | 52<br>persons |
|------|--|--|--|----|----|----|---------------|

### Transitional Shelters

|      |                            |          |  |        |      |               |               |
|------|----------------------------|----------|--|--------|------|---------------|---------------|
| HO-6 | People's Self Help Housing | Homeless | Suitable Living Environment/<br>Availability | 10,122 | CDBG | 17<br>persons | 75<br>persons |
|------|----------------------------|----------|--|--------|------|---------------|---------------|

### Homeless Persons Data Collection

|      |     |  |  |    |    |    |     |
|------|-----|--|--|----|----|----|-----|
| HO-7 | n/a |  |  | -- | -- | -- | n/a |
|------|-----|--|--|----|----|----|-----|

### Street Outreach

|      |     |  |  |    |    |    |                |
|------|-----|--|--|----|----|----|----------------|
| HO-8 | n/a |  |  | -- | -- | -- | 130<br>persons |
|------|-----|--|--|----|----|----|----------------|

### Homelessness Prevention

|      |     |  |  |    |    |    |               |
|------|-----|--|--|----|----|----|---------------|
| HO-9 | n/a |  |  | -- | -- | -- | 90<br>persons |
|------|-----|--|--|----|----|----|---------------|

### Rapid Re-housing

|       |   |          |  |        |      |               |                |
|-------|---|----------|--|--------|------|---------------|----------------|
| HO-10 | Project Understanding – Homeless 2 Home | Homeless | Suitable Living Environment/<br>Availability | 35,427 | CDBG | 46<br>persons | 250<br>persons |
|-------|---|----------|--|--------|------|---------------|----------------|

| Program No.   | Program Name  | Program Type    | Performance Measure/Outcome               | Dollars   | Funding Type | FY 2014-15 Objective | Five Year Objective |
|---|---|-----------------|---|-----------|--------------|----------------------|---------------------|
| Priority: Provide other supportive services to low-mod income persons |   |                 |   |           |              |                      |                     |
| CD-1  | n/a   |                 |   | --        | --           | --                   | 270<br>persons      |
| Priority: Provide services to youths from low-mod income families     |   |                 |   |           |              |                      |                     |
| CD-2  | n/a   |                 |   | --        | --           | --                   | 5,000<br>youth      |
| Priority: Provide services to area seniors                            |   |                 |   |           |              |                      |                     |
| CD-3  | City of Port Hueneme - Senior Activities/Nutrition Program    | Senior Services | Suitable Living Environment/ Availability | 18,220    | CDBG         | 200 seniors          | 17,500<br>seniors   |
| CD-3  | City of Santa Paula - Senior Center Coordinator               | Senior Services | Suitable Living Environment/ Availability | 20,244    | CDBG         | 1,150 seniors        |                     |
| CD-3  | Food Share - Brown Bag Program                                | Senior Services | Suitable Living Environment/ Availability | 20,244    | CDBG         | 524 seniors          |                     |
| CD-3  | Long Term Care Services of Ventura County - Ombudsman Program | Senior Services | Suitable Living Environment/ Availability | 20,244    | CDBG         | 1,480 seniors        |                     |
| Planning and Administration   |   |                 |   |           |              |                      |                     |
|   | Planning and Administration                                   | n/a             | n/a                                       | 351,006   | All          | --                   | --                  |
| Total FY 2014/15 Project Allocations as amended                       |   |                 |   | 2,930,545 | --           | --                   | --                  |

\* Projects added during Substantial Amendments to 2014-15 Annual Action Plan

## Exhibit A – Adjustments to PR 26 – CDBG Financial Summary Report

### Line 07 – Adjustment to Compute Total Available

#### Returns:

|                                   |            |            |
|-----------------------------------|------------|------------|
| Amount recorded in IDIS (Line 06) | 264,105.50 |            |
| Actual EN funds returned          | 107,156.21 |            |
| Difference                        |            | 156,949.29 |

Required adjustment – Line 07 (156,949.29)

### Line 14 – Adjustment to Compute Total Expenditures

#### EDC-VC Expenditures recorded, but not incurred (cancelled CDBG funding & returned to HUD)

##### Activity

|   |             |           |
|---|-------------|-----------|
| 535 – ECONOMIC DEVELOPMENT RLF                          | 122,474.61  |           |
| 1606 – EDC-VC Small Business & Micro-E Loans - Regional | (51,163.06) |           |
| 1683 – EDC-VC Small Business - Regional                 | (46,239.16) |           |
| 1696 – EDC-VC Small Business - Regional                 | (1,512.73)  |           |
|   |             | 23,559.66 |

Required adjustment – Line 14 (23,559.66)

## **Exhibit B – HOME Reports**

# Annual Performance Report

OMB Approval No. 2506-0171

(exp. 08/31/2009)

## HOME Program

U.S. Department of Housing  
and Urban Development  
Office of Community Planning  
and Development

Public reporting burden for this collection of information is estimated to average 2.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

The HOME statute imposes a significant number of data collection and reporting requirements. This includes information on assisted properties, on the owners or tenants of the properties, and on other programmatic areas. The information will be used: 1) to assist HOME participants in managing their programs; 2) to track performance of participants in meeting fund commitment and expenditure deadlines; 3) to permit HUD to determine whether each participant meets the HOME statutory income targeting and affordability requirements; and 4) to permit HUD to determine compliance with other statutory and regulatory program requirements. This data collection is authorized under Title II of the Cranston-Gonzalez National Affordable Housing Act or related authorities. Access to Federal grant funds is contingent on the reporting of certain project-specific data elements. Records of information collected will be maintained by the recipients of the assistance. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when public disclosure is not required.

This form is intended to collect numeric data to be aggregated nationally as a complement to data collected through the Cash and Management Information (C/MI) System. Participants should enter the reporting period in the first block. The reporting period is October 1 to September 30. Instructions are included for each section if further explanation is needed.

|   |  |            |                             |
|---|--|------------|-----------------------------|
| Submit this form on or before December 31.  | This report is for period (mm/dd/yyyy) |            | Date Submitted (mm/dd/yyyy) |
| Send one copy to the appropriate HUD Field Office and one copy to:<br><b>HOME Program, Rm 7176, 451 7th Street, S.W., Washington D.C. 20410</b> | Starting                               | Ending     | 09-02-2015                  |
|   | 10-01-2014                             | 09-30-2015 |                             |

### Part I Participant Identification

|  |  |   |                      |
|--|--|---|----------------------|
| 1. Participant Number<br>M-14-UC-06-0540                   | 2. Participant Name<br>Ventura County Participating Jurisdiction |   |                      |
| 3. Name of Person completing this report<br>Christy Madden |  | 4. Phone Number (Include Area Code)<br>805-654-2679 |                      |
| 5. Address<br>800 South Victoria Avenue L#1940             | 6. City<br>Ventura   | 7. State<br>CA                                      | 8. Zip Code<br>93009 |

### Part II Program Income

Enter the following program income amounts for the reporting period: in block 1, enter the balance on hand at the beginning; in block 2, enter the amount generated; in block 3, enter the amount expended; and in block 4, enter the amount for Tenant-Based rental Assistance.

|   |  |  |   |   |
|---|--|--|---|---|
| 1. Balance on hand at Beginning of Reporting Period | 2. Amount received during Reporting Period | 3. Total amount expended during Reporting Period | 4. Amount expended for Tenant-Based Rental Assistance | 5. Balance on hand at end of Reporting Period (1 + 2 - 3) = 5 |
| \$0.00  | \$223,627.69                               | \$223,627.69                                     | \$1,000   | \$0.00  |

### Part III Minority Business Enterprises (MBE) and Women Business Enterprises (WBE)

In the table below, indicate the number and dollar value of contracts for HOME projects completed during the reporting period.

|                  |  | Minority Business Enterprises (MBE) |                                      |                              |                       |             |                       |
|------------------|--|-------------------------------------|--------------------------------------|------------------------------|-----------------------|-------------|-----------------------|
|                  |  | a. Total                            | b. Alaskan Native or American Indian | c. Asian or Pacific Islander | d. Black Non-Hispanic | e. Hispanic | f. White Non-Hispanic |
| A. Contracts     |  | 11                                  | 0                                    | 0                            | 0                     | 0           | 11                    |
| 1. Number        |  |                                     |                                      |                              |                       |             |                       |
| 2. Dollar Amount |  | 497,750                             | 0                                    | 0                            | 0                     | 0           | 497,750               |
| B. Sub-Contracts |  | 0                                   | 0                                    | 0                            | 0                     | 0           | 0                     |
| 1. Number        |  |                                     |                                      |                              |                       |             |                       |
| 2. Dollar Amount |  | 0                                   | 0                                    | 0                            | 0                     | 0           | 0                     |
|                  |  |                                     | b. Women Business Enterprises (WBE)  | c. Male                      |                       |             |                       |
| C. Contracts     |  | 11                                  |                                      | 11                           |                       |             |                       |
| 1. Number        |  |                                     | 0                                    |                              |                       |             |                       |
| 2. Dollar Amount |  | 497,750                             | 0                                    | 497,750                      |                       |             |                       |
| D. Sub-Contracts |  | 0                                   | 0                                    | 0                            |                       |             |                       |
| 1. Number        |  |                                     |                                      |                              |                       |             |                       |
| 2. Dollar Amount |  | 0                                   | 0                                    | 0                            |                       |             |                       |

**Part IV Minority Owners of Rental Property**

In the table below, indicate the number of HOME assisted rental property owners and the total dollar amount of HOME funds in these rental properties assisted during the reporting period.

|                  | a. Total | Minority Property Owners             |                              |                       |             | f. White Non-Hispanic |
|------------------|----------|--------------------------------------|------------------------------|-----------------------|-------------|-----------------------|
|                  |          | b. Alaskan Native or American Indian | c. Asian or Pacific Islander | d. Black Non-Hispanic | e. Hispanic |                       |
| 1. Number        | 0        | 0                                    | 0                            | 0                     | 0           | 0                     |
| 2. Dollar Amount | 0        | 0                                    | 0                            | 0                     | 0           | 0                     |

**Part V Relocation and Real Property Acquisition**

Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition. The data provided should reflect only displacements and acquisitions occurring during the reporting period.

|   | a. Number | b. Cost                              |                              |                       |             |                       |
|---|-----------|--------------------------------------|------------------------------|-----------------------|-------------|-----------------------|
| 1. Parcels Acquired _0_ 1. Parcels Acquired   | 0         | 0                                    |                              |                       |             |                       |
| 2. Businesses Displaced _0_ 2. Businesses Displaced   | 0         | 0                                    |                              |                       |             |                       |
| 3. Nonprofit Organizations Displaced _0_ 3. Nonprofit Organizations Displaced                             | 0         | 0                                    |                              |                       |             |                       |
| 4. Households Temporarily Relocated, not Displaced _0_ 4. Households Temporarily Relocated, not Displaced | 0         | 0                                    |                              |                       |             |                       |
| Households Displaced  | a. Total  | Minority Business Enterprises (MBE)  |                              |                       |             | f. White Non-Hispanic |
|   |           | b. Alaskan Native or American Indian | c. Asian or Pacific Islander | d. Black Non-Hispanic | e. Hispanic |                       |
| 5. Households Displaced - Number  | 0         | 0                                    | 0                            | 0                     | 0           | 0                     |
| 6. Households Displaced - Cost  | 0         | 0                                    | 0                            | 0                     | 0           | 0                     |



# HOME Match Report

U.S. Department of Housing and Urban Development  
Office of Community Planning and Development

OMB Approval No. 2506-0171  
(exp. 08/31/2009)

| Part I Participant Identification   |   | Match Contributions for Federal Fiscal Year (yyyy)                   |                                  | 2014                            |                            |  |                   |                |
|---|---|--|----------------------------------|---------------------------------|----------------------------|--|-------------------|----------------|
| 1. Participant No. (assigned by HUD)<br>M-14-UC-06-0540                               | 2. Name of the Participating Jurisdiction<br>Ventura County | 3. Name of Contact (person completing this report)<br>Christy Madden |                                  |                                 |                            |  |                   |                |
| 5. Street Address of the Participating Jurisdiction<br>800 S. Victoria Avenue, L#1940 |   | 4. Contact's Phone number (include area code)<br>805-654-2679        |                                  |                                 |                            |  |                   |                |
| 6. City<br>Ventura  | 7. State<br>CA  | 8. Zip Code<br>93009   |                                  |                                 |                            |  |                   |                |
| <b>Part II Fiscal Year Summary</b>  |   |  |                                  |                                 |                            |  |                   |                |
| 1. Excess match from prior Federal fiscal year (1992 thru 6/30/2014)                  |   | \$19,565,652.33  |                                  |                                 |                            |  |                   |                |
| 2. Match Contributed during current Federal fiscal year (see Part III 9.)             |   | \$250,581.28   |                                  |                                 |                            |  |                   |                |
| 3. Total match available for current Federal fiscal year (line 1 + line 2)            |   |  |                                  | \$19,816,233.61                 |                            |  |                   |                |
| 4. Match liability for current Federal fiscal year                                    |   |  |                                  | \$98,766.86                     |                            |  |                   |                |
| 5. Excess match carried over to next Federal fiscal year (line 3 minus line 4)        |   |  |                                  | \$19,717,466.75                 |                            |  |                   |                |
| <b>Part III Match Contribution for the Federal Fiscal Year</b>                        |   |  |                                  |                                 |                            |  |                   |                |
| 1. Project No or Other ID   | 2. Date of Contribution                                     | 3. Cash (non-federal sources)  | 4. Foregone Taxes, Fees, Charges | 5. Appraised Land/Real Property | 6. Required Infrastructure | 7. Site Preparation, Construction materials, Donated labor | 8. Bond Financing | 9. Total Match |
| RAIN TBRA   | Multiple  |  |                                  |                                 |                            | 581.28   |                   | 581.28         |
| SPHA – Oakwood Court Apartments   | 6/20/14   | 250,000  |                                  |                                 |                            |  |                   | 250,000        |
|   |   |  |                                  |                                 |                            |  |                   |                |

form HUD-40107-A (12/94)