

**HUD PROGRAM
Project Summaries and Analyses
FY 2018-19**

PROLOGUE

Given the ongoing uncertainty regarding the federal budget and potential reductions in domestic programs, the recommendations contained herein must be recognized as preliminary. This document was developed based upon an expectation of flat funding from previous years. The new federal budget may not be approved before this document is finalized; should entitlement allocations differ substantially from expectations, project funding may be reduced, eliminated, or an entirely new solicitation may be conducted.

Due to a shortage of housing, extremely low vacancies, high cost of living, and stagnant wages in the County, many families and individuals continue to experience housing insecurity, homelessness and risk of becoming homeless. Additional strain has been placed upon the local rental market as a result of the Thomas Fire, which destroyed hundreds of housing units, displaced households both temporarily and permanently, and created even lower vacancy rates and higher rental rates for available housing units.

The County, as a U.S. Department of Housing and Urban Development (HUD) Entitlement Area grantee, receives grants including the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME) and Emergency Solutions Grant (ESG), each of which have separate regulations and purposes. These grants may be used to bolster economic development, create affordable housing and assist those who are homeless or at risk of becoming homeless with permanent housing opportunities and solutions. HUD recommends grantees consider all programs and make consolidated funding decisions, where possible.

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

Decline in Funding

Although our Federal grant funds have stabilized in recent years, during FY 2017-18 the County was funded at approximately 75% of its funding level in FY 2007-08. HUD has adopted the practice of using annual American Communities Survey data, as opposed to decennial Census data, to determine eligibility for entitlement funding. As a result, our ESG funding has become unpredictable, having received funding in only two of the past five years, although we have been notified to expect an allocation for FY 2018-19.

Within the CDBG program, a *maximum* of fifteen percent (15%) of total annual funding may be used for public service activities. The decline in funding in this area over past years is straining the effectiveness of former funding decision-making policies, which necessitates a greater focus than ever on addressing basic needs such as food and permanent housing solutions.

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

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

Administrative Efficiency

HUD also realigned the administrative structure of the Continuum of Care grants program which resulted in a significant increase in grants management responsibility for existing County Community Development staff. In an effort to increase the efficiency of grant management in general, we continue to prioritize funding recommendations to organizations with proven track records for efficient operations, strong administrative capacity, and who receive support from our Entitlement Area partner cities. This, in addition to focusing on addressing basic needs, results in projects that mirror last year's recommendations, as well as no CDBG award below \$20,000. HUD also realigned the administrative structure of the Continuum of Care grants program which resulted in a significant increase in grants management responsibility for existing County Community Development staff. In an effort to increase the efficiency of grant management in general, we continue to prioritize funding recommendations to organizations with proven track records for efficient operations, strong administrative capacity, and who receive support from our Entitlement Area partner cities. The County continues to place high priority on projects that serve vulnerable populations, including persons who are: homeless or at risk of homelessness, very low-income, elderly or victims of domestic violence, abuse or human trafficking. Programs and projects serving homeless or at-risk of homeless populations will be required to comply with the Countywide Continuum of Care Pathways to Home for coordinated entry.

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

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

Project Description: Public Facility

This funding will provide payment for the fifth year of an eight-year lease for the purchase of a new fire engine which will enable the department to provide improved critical fire and emergency medical services to the Fillmore community, of which over 51% are low/mod income residents.

Analysis

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

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

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

Project Description: Decent Housing through Code Enforcement

Provide funding for Code Enforcement staff for the City's Neighborhood Strategy Area (NSA). Within the NSA approximately 3,246 housing units were built between 1940 and 1969, and 34 units were built prior to 1940. As housing is subject to gradual deterioration over time, it is necessary to enforce the city's property maintenance ordinance, zoning regulations, and building codes to eradicate blighting influences and arrest deterioration.

Analysis

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

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

Funding	
Requested Funding	\$145,000
Recommended Funding	\$100,000

Project Description: Decent Housing through Code Enforcement

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

Analysis

This program has successfully opened and closed an average of 120 code compliance cases annually over the past several years, thus improving the lives of the city's residents. The program is administered well with expenditure reimbursements and quarterly reports submitted regularly. The program satisfies a high priority goal in the Consolidated Plan by promoting the preservation of existing housing stock. Based on historical program expenditures and unexpended funds from the prior year, recommend funding at a reduced level.

APPLICANT:	Habitat for Humanity						
PROJECT:	Preserve a Home						
	# of EA Low-Mod Beneficiaries – 10 households						
	F	M	J	PH	SP	U	Non-EA
	2	2			2	4	17

Funding	
Requested Funding	\$100,000
Recommended Funding	\$50,000

Project Description: Decent Housing through Rehabilitation

This program serves owner occupied low and very low income families and individuals that have home rehabilitation needs and otherwise are not able to perform the work on their own or pay full cost for a general contractor. Homeowners must participate in program, providing sweat equity or other public service hours. Repairs may include life/safety issues, window/door/light fixture replacement, flooring, plumbing and electrical work, walk in shower and/or grab bar installation, wheelchair ramps, and weatherization.

Analysis

Funding request is for materials, equipment rental/lease, other supplies, and permits and fees, as well as project related administrative costs. The program provides good leveraging and applicant has been an increasingly good performer in recent years. The program satisfies a high priority goal in the Consolidated Plan by promoting the preservation of existing housing stock, as well as serving as a required home improvement program for CDBG funded Code Enforcement activities throughout the Entitlement Area. Based on historical program expenditures and unexpended funds from the prior year, recommend funding at a reduced level.

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APPLICANT:	Habitat for Humanity						
PROJECT:	Affordable Homeowner Development – Port Hueneme						
	# of EA Low-Mod Beneficiaries – 4 households						
	F	M	J	PH	SP	U	Non-EA
	0	0	4	0	0	0	0

Funding	
Requested Funding	See HOME
Recommended Funding	\$228,182

Project Description: New Affordable Housing

This new construction project will provide 4 units of affordable homeownership housing. All units will have 3 bedrooms and 1.75 bathrooms with a two-car garage. All homes will be sold to low-income households ($\leq 80\%$ AMI) at an affordable price. Eligible households will provide sweat-equity and attend homeowner education courses. Funding will be used to subsidize the development of these units in order to reduce the mortgage and make the mortgage payments affordable to low-income households. Habitat for Humanity will be the project sponsor, developer, and general contractor. They will partner with Ventura County Community Development Corporation (VCCDC) for homeowner education and mortgage support. All units will be deed restricted with resale provisions requiring that the home will be sold only to low-income households at an affordable price during the period of affordability.

Analysis

This project will provide decent affordable housing in the community. Habitat for Humanity has a long-standing history of successfully development of affordable homeownership housing. They have been a very good performer on other CDBG funded programs, which are administered well and with regular submissions of expenditure reimbursements and quarterly reports.

Habitat for Humanity has previously been certified as a Community Housing Development Organization (CHDO) with the County of Ventura. Funding is recommended under the following conditions: (1) recertification of CHDO status; (2) obtaining Community Based Development Organization (CBDO) status with HUD; (3) obtaining site control (the property is currently owned by the City of Port Hueneme).

Habitat requested \$300,000 in HOME funds for this activity. Due to the limited amount of those funds along with eligibility under the CDBG program, we are recommending funding with CDBG funds in addition to the HOME CHDO required set-aside.

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APPLICANT:	The Arc of Ventura County, Inc.						
PROJECT:	Ojai Enrichment Center Rehabilitation						
	# of EA Low-Mod Beneficiaries – 55 persons						
	F	M	J	PH	SP	U	Non-EA
	0	0	49	0	1	5	3

Funding	
Requested Funding	\$80,000
Recommended Funding	\$0

Project Description: Public Facility

The Arc of Ventura County was established in 1954 and is one the largest social service agencies. They serve over 700 individuals with intellectual and developmental disabilities (I/DD) with 258 staff members throughout Ventura County. The Arc's Community Integration Program serves fifty-six (56) low-income adults with I/DD and employs 24 staff members. Individuals receive vital services and support at this site to achieve their goals to lead independent and self-determined lives. Services are provided at the Ojai Enrichment Center, which is owned by The Arc and also utilized by the American Red Cross, Ojai Valley Amateur Radio Club, and Master Gardeners of Ventura County.

The facility is over 60 years old and has several areas in urgent need of rehabilitation. Funds are being requested to complete a full replacement of aging and corroded main water and gas lines, replacement of fascia board and gutters, replacement of urinals in the main restroom, installation of a water heater, and renovation of main office space to accommodate two private offices to allow for Individual Program Planning meetings to be conducted in private, in compliance with HIPAA.

Analysis

Although Arc of Ventura County serves a vulnerable population and provides an important service to their clients, funding is not recommended at this time for the following reasons: 1) The applicant has no experience in managing CDBG raising concerns about their capacity to comply with complex reporting and administrative requirements; 2) the project budget was slim on details, raising concerns that the organization's costs associated with Davis-Bacon compliance, permitting through the City, and any remediation required through NEPA assessments do not appear to be addressed in cost estimates; and 3) according to financial statements Arc has significant cash balances and access to a line of credit with which to implement these improvements – doing so without federal funds would be significantly less expensive and could be done without the delay of future funds and NEPA compliance.

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APPLICANT:	Ventura County Community Development Corporation (VCCDC)						
PROJECT:	New Way Home						
	# of EA Low-Mod Beneficiaries – 10 households						
	F	M	J	PH	SP	U	Non-EA
	2	2	0	0	2	4	62

Funding	
Requested Funding	\$250,000
Recommended Funding	\$250,000

Project Description: New Affordable Housing

Applicant runs "A New Way Home" program, which, in collaboration with community partners, provides Down Payment Assistance (DPA) to expand homeownership opportunities in Ventura County. The program helps bridge the homeownership affordability gap for local working households by providing DPA of up to \$30,000 per household to assist first-time low to upper moderate - income home-buyers, including Section 8 participants, in purchasing a home in Ventura County.

Applicant proposes to use CDBG funds to assist 10 Ventura County Section 8 participant families earning low-to-moderate-income with \$25,000 each in DPA. These funds will be used to leverage monies from other grants and provide up to an additional \$30,000 in assistance, for a total of \$55,000 per household. In this manner, homeownership will be more attractive for Section 8 participants. This will provide motivation for them to become homeowners, which in turn can free up rental units for other Section 8 families.

Analysis

The Applicant is proposing a unique and creative way in which to help move families from subsidized housing into homeownership. The extremely low rental vacancy rates in the County, coupled with a lack of affordable housing, makes it difficult for approved Section 8 clients to obtain housing. The proposed activity will help support families that are capable of sustaining homeownership by providing the necessary funds for down payments, so they will have affordable mortgages. This program provides a path out of continual rental subsidy payments for those who qualify, which in turn allows other families to become stable in their housing by stepping into the Section 8 program.

The Applicant has been successful in providing DPA assistance to over 900 homebuyers since 2007. By offering financial education, counseling and coaching, they ensure families have the resources they need to be successful homeowners. Affordable housing is a high priority in the Consolidated Plan; recommend full funding for this pilot program.

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APPLICANT:	Women’s Economic Ventures (WEV)						
PROJECT:	Micro Business Training Program						
	# of EA Low-Mod Beneficiaries – 18 businesses						
	F	M	J	PH	SP	U	Non-EA
	3	3	3	3	3	3	117

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

Project Description: Economic Development through Training

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

Analysis

WEV is dedicated to creating an equitable and just society through the economic empowerment of women. They are the only organization in the County to provide comprehensive, affordable business training targeted toward low-income, Latino and women-owned micro businesses (fewer than five employees, including the owner, and under \$1 million in annual sales). In the last five years, WEV clients and their businesses have created and sustained over 3,000 local jobs, and generated an estimated \$10.1 million in local tax revenues. Well-leveraged funding and collaboration with SCORE and SBDC ensure a viable program. Recommend funding.

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APPLICANT:	Big Brothers Big Sisters of Ventura County						
PROJECT:	Mentoring for Success						
	# of EA Low-Mod Beneficiaries – 350 persons						
	F	M	J	PH	SP	U	Non-EA
	200				150		

Funding	
Requested Funding	\$25,000
Recommended Funding	\$0

Project Description: Public Service – Youth

The Applicant runs programs in Santa Paula and Fillmore, currently serving over 500 youth from Pre-K through High School graduation. Their 1:1 Mentoring programs, school to career/college, and financial literacy programs assist children facing adversity and help them to become productive adult members of their community by helping them stay in school, graduate on time, and have a focused plan for post-secondary education or career training. During the past 5 years over 90% of program participants have graduated on time with a plan for post-secondary education, training, or a military career. A pre-school program was started to assist 3 and 4 years old with English Language skills to prepare them for mainstream kindergarten.

Analysis

The program provides a much needed service to the youth of Fillmore and Santa Paula, approximately 60% of whom are anticipated to be from low/mod income families. The Applicant is requesting funds that will enable them hire two new staff positions in August 2018.

Past experience in funding this type of youth program with CDBG funds has proven to be problematic due to the inherent nature of the compliance requirements. Additionally, if funded, the newly hired staff would not be able to be maintained without continued governmental support. Youth services, although identified as the fifth highest priority based on community comments received, is not included in the definitions of homeless or other vulnerable populations, which the Board has asked be the focus of County EA HUD funds. Funding is therefore not recommended at this time.

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

Funding	
Requested Funding	pending
Recommended Funding	\$20,000

Project Description: Public Service – Homeless

The Moorpark Community Service Center, also known as Moorpark Pantry Plus, provides essential safety net services and special outreach programs to stabilize low-income households in Moorpark and the surrounding area. The center provides supplemental food, clothing, eviction prevention assistance, utility assistance, and holiday programs, along with information and referrals.

Analysis

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

APPLICANT:	City of Port Hueneme						
PROJECT:	Senior Activities						
	# of EA Low-Mod Beneficiaries – 225 persons						
	F	M	J	PH	SP	U	Non-EA
				200			

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

Project Description: Public Service – Seniors

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

Analysis

Funds are leveraged with Area Agency on Aging funds for the Senior Nutrition Program, Grey Law of Ventura County, Inc. for legal counseling, and the City's General Fund for other program costs. The only other programs like this in the City of Port Hueneme are provided in senior housing complexes for residents only. The services offered by this program meet a high priority need of the Consolidated Plan. Recommend funding at last year's level, since services will not be increased.

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

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

Project Description: Public Service – Seniors

The coordinator position is the main staff person for the Santa Paula Senior Center, which provides information and assistance Monday through Friday at no cost to low income, disabled or other senior citizens who walk in or call and need referrals to social services programs. Services include access to nutritious food, legal services, medical care, and social services and other benefits.

Analysis

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

APPLICANT:	City of Santa Paula						
PROJECT:	Homeless Outreach Services						
	# of EA Low-Mod Beneficiaries – 40 persons						
	F	M	J	PH	SP	U	Non-EA
					40		

Funding	
Requested Funding	\$10,000
Recommended Funding	\$0

Project Description: Public Service – Homeless

The City is requesting funds to recuperate costs associated with permits, fees, and City resources expended to support outreach to their local homeless population. This will help to allow coordination with local service providers to provide an efficient means of addressing the needs of this vulnerable population. The City will collaborate with the Ventura County Health Care Agency, The Spirit of Santa Paula, and El Buen Pastor United Methodist Church.

Analysis

The City does not appear to have a fully developed program at this point; the costs they seem to be proposing may not be reimbursable under HUD regulations. In addition, the requested funding is well below the County's preferred minimum subgrant amount. Funds will be more effectively utilized by The Spirit of Santa Paula for their Homeless Services program, which addresses the same needs to the homeless of Santa Paula. Funding is not recommended for the City program.

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

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

Project Description: Public Service – Homeless

The Homeless Services Program (HSP) serves as the main implementer of countywide assessment, information and referral, case management and direct-to-housing placement services. HSP uses the Rapid Re-Housing approach whenever possible, while recognizing that not everyone is able to move directly into independent rental housing. The Agency's 12 service centers located throughout Ventura County are well positioned to cross refer homeless persons to a variety of financial benefits and to problem solve their particular situation. Social Workers also travel directly to the location of the person at risk, which is especially helpful in smaller communities without service hubs.

Analysis

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

APPLICANT:	Long Term Care Services of Ventura County						
PROJECT:	Ombudsman Program						
	# of EA Low-Mod Beneficiaries – 1,615 persons						
	F	M	J	PH	SP	U	Non-EA
	221	21	499	300	130	444	7,938

Funding	
Requested Funding	\$35,000
Recommended Funding	\$30,000

Project Description: Public Service – Seniors

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

Analysis

For 36 years, Area Agency on Aging monitoring reports show that the Ombudsman program meets or exceeds its goals. The organization is a very good performer, submitting reimbursement requests and reports on a timely basis. The services offered by this program meet a high priority goal of the Consolidated Plan and are not duplicated by any other services in the county. The need for continued CDBG funding from the County is not fully substantiated by financial documents and historic costs, therefore funding is recommended at a reduced level.

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APPLICANT:	One Step A La Vez						
PROJECT:	One Step Home						
	# of EA Low-Mod Beneficiaries – 23 persons						
	F	M	J	PH	SP	U	Non-EA
	18				5		

Funding	
Requested Funding	\$27,000
Recommended Funding	\$20,000

Project Description: Public Service – Homeless Youth

The Applicant currently operates a drop-in teen center in Fillmore. Requested funding will target homeless services by offering a food pantry, hot meals, job skills training, life skills classes, access to case management services, bus passes and transportation to services. The City of Fillmore has the highest rate of homeless public school children in the County at 10.1% and the highest rate of children living in poverty at 37%. The program serves minors and transitional aged youth (TAY).

The Applicant plans to hire a case manager for homeless services. The organization would like to offer shower and laundry to the homeless youth which would require the recruitment of in-kind donations for appliances. Current operations include case management, job skills training, mentoring, cooking classes and various services offered by outside agencies.

Analysis

This organization collaborates with several partners for services, including the Coalition for Family Harmony, Ventura County Probation Agency, Ventura County Behavioral Health, Fillmore Unified School District, TAY Tunnel and the Downtown Ventura Organization for shelter services. The services offered by this program meet a high priority goal and are not duplicated by any other services in City of Fillmore. Recommend funding.

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

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

Project Description: Public Service - Homeless

The project provides a combination of supportive services along with permanent affordable housing creating an environment where formerly homeless individuals become stable in housing and continually increase their independence and self-sufficiency. The facility offers 41 single-room, furnished efficiency studios for individuals who are disabled, chronically homeless, veterans, and elderly residents. 16 units are dedicated to referrals from Ventura County Behavioral Health, and 28 units have project-based Section-8 vouchers through the Housing Authority of the City of San Buenaventura.

Analysis

Supporting housing has proven to be a cost effective way to reduce the use of community services such as emergency rooms, psychiatric facilities, prisons, and shelters. The program's primary accomplishment continues to be success in keeping vulnerable populations housed; during 2017, all residents remained successfully housed for at least six months after move-in. The project shows strong collaboration with many other agencies and is cost effective; it meets a high priority need in the Consolidated Plan and the 10 Year Strategy to End Homelessness. Recommend funding.

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

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

Project Description: Public Service - General

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

Analysis

This is a multi-faceted program which serves farmworkers including families, youths, seniors, disabled residents, formerly homeless, and other populations. Social workers are able to provide assistance during situations where stability is jeopardized and find resources for food, rent, employment, benefits, and other services to help families progress towards and maintain self-sufficiency. This activity serves a high-priority need by serving farmworkers at risk of homelessness. Funding is recommended.

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APPLICANT:	SPIRIT of Santa Paula						
PROJECT:	Homeless Services						
# of EA Low-Mod Beneficiaries – 1,400 (?) persons							
	F	M	J	PH	SP	U	Non-EA
					1,400 (?)		

Funding	
Requested Funding	\$52,985
Recommended Funding	\$27,059

Project Description: Public Service – Homeless

Applicant is seeking funds to enhance the level of service provided to homeless individuals in Santa Paula, CA. They propose to hire a Coordinator for their existing Drop-In Center, fund their Food Rescue program, give the homeless access to overnight restroom facilities, and create a 'Next Steps' fund for those who are actively working to overcome homelessness. The goal is to increase the health and welfare of the homeless and low-income households in Santa Paula, while accessing resources to find housing and provide basic needs.

Funding will increase the number of daily meals to an additional 300 per week, add 4 industrial porta-potties and trash bins for after-hours access, and assist at least 100 people financially through transportation or other needs.

Analysis

The Applicant has strong collaboration with Ventura County Behavioral Health, Ventura County Public Health, FOOD Share, the Santa Paula Housing Authority, Thomas Aquinas College, the Human Services Agency, USDA Food Commodities Distribution and several other partners for supportive services. They are the only homeless services organization dedicated to serving the City of Santa Paula and actively participates in the community planning to serve the most vulnerable. The number of unduplicated persons served is in question; it is more likely that 140 persons will be served. These services satisfy a high priority need in the Consolidated Plan by helping the homeless. Recommend funding, but at a reduced level due to the limited CDBG funds anticipated.

APPLICANT:	Turning Point Foundation						
PROJECT:	Our Place Safe Haven Shelter						
# of EA Low-Mod Beneficiaries – 18 persons							
	F	M	J	PH	SP	U	Non-EA
	3	2	1	2	4	6	32

Funding	
Requested Funding	\$98,801
Recommended Funding	See ESG

Project Description: Public Service – Homeless

See ESG section for full description.

Analysis

This is a duplicate from the Applicant's ESG application; funding is recommended under the ESG grant program.

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APPLICANT:	Turning Point Foundation						
PROJECT:	River Haven Operations						
	# of EA Low-Mod Beneficiaries – 15 persons						
	F	M	J	PH	SP	U	Non-EA
	2	2	2	2	2	5	17

Funding	
Requested Funding	\$56,830
Recommended Funding	\$0

Project Description: Public Service – Homeless

River Haven is an innovative bridge community for homeless adults in Ventura County. It provides an interim housing solution and supportive community for homeless individuals struggling with substance use disorders and mental illness focused on helping them stabilize their health as well as connecting them to supportive services such as health care services, rehabilitation services, alcohol and drug treatment services, securing income/benefits and obtaining permanent housing. The ultimate goal is to assist each individual in developing the skills needed to successfully lead healthy lives, and reach their highest potential as contributing members of the community.

Applicant is requesting funding to expand case management hours and to serve additional clients as they expand their program.

Analysis

While this program serves an excellent subpopulation of our most vulnerable residents, County funds for public service activities are extremely limited. Staff is working with the Applicant and our local HUD field office to determine if there are other outlets through which we can support this program from non-public service funds. Funding for operations is therefore not recommended at this time.

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APPLICANT:	Human Services Agency – Homeless Services Program						
PROJECT:	Rapid Re-Housing						
	# of EA Low-Mod Beneficiaries – 60						
	F	M	J	PH	SP	U	Non-EA
	5	2	8	12	15	8	10

Funding	
Requested Funding	\$55,000
Percent of Total Budget	50%
Previous Year Funding	\$56,223
Recommended Funding	\$56,300*

Project Description: Rapid Re-Housing

The program assists homeless and at-risk individuals and families by providing homeless prevention, rapid re-housing, and stabilization services. The program proposes to assist 20 households (60 persons) obtain or remain in decent and affordable rental housing, of which 80% will maintain permanent housing for at least 6 months and 50% will obtain cash/non-cash benefits.

Analysis

This County program continues to serve clients countywide and is an entry point for many people entering the homeless system for the first time. The Program adheres to the Housing First model, participates in the HMIS referral process and strives to address the needs of homeless individuals and families with case management. Current grant funding for this program has demonstrated an 86% success rate in placing clients in permanent housing with stability at the six-month check point. The application demonstrates good evidence of collaboration to connect participants to other resources as needed. The applicant is an active participant in the CoC as required to be a recipient of ESG funds.

*HUD ESG requires 40% of funds for Rapid Re-Housing activities and therefore, the recommended funding is slightly greater than the requested amount.

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

Funding	
Requested Funding	\$98,801
Percent of Total Budget	23%
Previous Year Funding	\$73,792
Recommended Funding	\$84,256

Project Description: Shelter for Persons with Special Needs

Our Place Safe Haven Shelter serves mentally ill homeless persons requiring case management, supervision and mental health services. The program has ten beds and a drop in center. The staff provide counseling, education services, assistance with obtaining employment, referrals to services, transportation to appointment, and upon discharge, housing services. The program proposes to serve 50 persons with 68% moving into permanent housing at project exit and 95% obtaining cash/non-cash benefits.

Analysis

The program addresses a significant need for specialty shelter services (Safe Haven) which is an essential service in the Continuum of Care's Coordinated Entry System, to shelter the most vulnerable of the chronically homeless population living with severe mental health needs. Funds would pay for operational costs associated with Our Place Safe Haven program. Prior ESG funding was administered well and HMIS data has been provided. The application demonstrates community collaboration with County services, non-profit partners and system administrators. Turning Point Foundation staff regularly attend CoC and Pathways to Home meetings. The applicant is an active participant in the CoC as required to be a recipient of ESG funds.

**HOME PROGRAM
Project Summaries and Analyses
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APPLICANT:	Habitat for Humanity of Ventura County						
PROJECT:	Affordable Homeowner Development – Port Hueneme						
	# of EA Low-Mod Beneficiaries – 13 (4 households)						
	F	M	J	PH	SP	U	Non-EA
				13			

Funding	
Requested Funding	\$300,000
Recommended Funding	\$71,818

Project Description: Affordable Housing – Low-Income Families

Habitat for Humanity is requesting funding to develop four (4) units of affordable homeownership housing in the City of Port Hueneme. All units will have 3 bedrooms and 1.75 bathrooms with a two-car garage. The property is currently owned by the City of Port Hueneme.

All homes will be sold to low-income households ($\leq 80\%$ AMI) at an affordable price. Eligible households will provide sweat-equity and attend homeowner education courses. HOME funding will be used to subsidize the development of these units in order to reduce the mortgage and make the mortgage payments affordable to low-income households. Habitat for Humanity will partner with Ventura County Community Development Corporation (VCCDC) for homeowner education and mortgage support. All units will be deed restricted with resale provisions requiring that the home will be sold only to low-income households at an affordable price during the period of affordability.

Proposed project financing includes a construction loan (to be repaid from home purchase proceeds) and a contribution from Habitat for Humanity from private donations/fundraising efforts.

Habitat for Humanity will be the project sponsor, developer, and general contractor. Habitat for Humanity has previously been certified as a Community Housing Development Organization (CHDO) with the County of Ventura.

Analysis

This project will provide decent affordable housing in the community and address the following Priority Needs of the Ventura County 2015-19 Regional Consolidated Plan: 1) improve the quality of housing; 2) increase the availability of housing; and 3) fair housing opportunity.

Funding this project would support the development of four (4) new units of affordable homeownership housing located within the County's Entitlement Area (City of Port Hueneme). All proposed homes would be assisted with HOME-funds. Additionally, providing HOME funding to this project would meet the County's obligation to utilize at least 15% of the annual HOME allocation for projects developed by Community Housing Development Organizations (CHDO).

The project is in the early phases of development. Funding would be conditioned upon the developer meeting all HOME program requirements and reaching specific milestones, including but not limited to: completion of NEPA Environmental Review; demonstration of local jurisdiction support; demonstration of acceptable site control; re-certification with the County as a Community Housing Development Organization; receiving commitments of all other necessary financing; starting and completing construction within HUD's required timeframe; and sale of the properties to eligible households within HUD's required timeframe.

County staff is recommending HOME funding in the amount of \$71,818. Additionally, \$228,182 in Community Development Block Grant (CDBG) funding is being recommended for a total award of \$300,000.

**HOME PROGRAM
Project Summaries and Analyses
FY 2018-19**

APPLICANT:	Habitat for Humanity of Ventura County						
PROJECT:	Affordable Homeowner Development – Santa Paula						
	# of EA Low-Mod Beneficiaries – 10 (3 households)						
	F	M	J	PH	SP	U	Non-EA
					10		

Funding	
Requested Funding	\$300,000
Recommended Funding	\$0

Project Description: Affordable Housing – Low Income Families

Habitat for Humanity is requesting funding to develop three (3) units of affordable homeownership housing in the City of Santa Paula. All units will have 3 bedrooms and 1.75 bathrooms with a two-car garage. The property is currently owned by Habitat for Humanity.

All homes will be sold to low-income households ($\leq 80\%$ AMI) at an affordable price. Eligible households will provide sweat-equity and attend homeowner education courses. HOME funding will be used to subsidize the development of these units in order to reduce the mortgage and make the mortgage payments affordable to low-income households. Habitat for Humanity will partner with Ventura County Community Development Corporation (VCCDC) for homeowner education and mortgage support. All units will be deed restricted with resale provisions requiring that the home will be sold only to low-income households at an affordable price during the period of affordability.

Proposed project financing includes a construction loan (to be repaid from home purchase proceeds) and a contribution from Habitat for Humanity from private donations/fundraising efforts.

Habitat for Humanity will be the project sponsor, developer, and general contractor. Habitat for Humanity has previously been certified as a Community Housing Development Organization (CHDO) with the County of Ventura.

Analysis

This project will provide decent affordable housing in the community and address the following Priority Needs of the Ventura County 2015-19 Regional Consolidated Plan: 1) improve the quality of housing; 2) increase the availability of housing; and 3) fair housing opportunity.

Funding this project would support the development of three (3) new units of affordable homeownership housing located within the County's Entitlement Area (City of Santa Paula). All proposed homes would be assisted with HOME-funds. Additionally, providing HOME funding for this project would meet the County's obligation to utilize at least 15% of the annual HOME allocation for projects developed by Community Housing Development Organizations (CHDO).

County staff is not recommending an award of HOME funds to this project at this time due to limited HOME resources, which were oversubscribed by 218% during this FY 2018-19 Funding Cycle. This project remains eligible to re-apply for HOME funds in a future year.

HOME PROGRAM
Project Summaries and Analyses
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APPLICANT:	Housing Authority of the City of San Buenaventura (HACSB) (ultimate borrower will be a yet-to-be formed Limited Partnership)						
PROJECT:	Villages at Westview, Phases II/IIIa						
	# of EA Low-Mod Beneficiaries – 114 (38 households)						
	F	M	J	PH	SP	U	Non-EA
	6		9		30	69	228

Funding	
Requested Funding	\$700,000
Recommended Funding	\$660,011

Project Description: Affordable Housing – Low Income Families

The HACSB is requesting funding to develop the Villages at Westview, Phases II/IIIa, a proposed new construction affordable housing complex located in the City of Ventura. Upon completion, the property will provide 113 units of affordable housing for low-income households (93 units ≤ 50% AMI and 20 units ≤ 60% AMI), and will include 1-, 2-, 3- and 4-bedroom apartments. Of the 113 affordable units, 40 units will be dedicated as farmworker housing (partially funded by the County through the 2015-16 Farmworker Housing Set-Aside Fund) and five (5) of the units are proposed to be funded with County HOME funds and restricted to households transitioning from homelessness. One additional unrestricted unit will be provided for an on-site resident manager.

The project represents the second and third phases of a larger redevelopment of an existing 180-unit public housing community. The redevelopment of this 20.6 acre site will preserve the affordability of the existing 180 public housing units and increase the amount of affordable housing in the community by another 140 units. On-site amenities will include three publicly accessible park areas, a community center, and three smaller community buildings/management offices. The project will achieve Leadership in Energy and Environmental Design (LEED) for Neighborhood Development (ND) certification and will pursue LEED for HOMES certification. Additionally, the HACSB proposes to provide services coordination for lower-income families residing on-site.

Proposed project financing includes the HUD Rental Assistance Demonstration Project (RAD) or Project Based vouchers, a tax-exempt bond, 4% Low Income Housing Tax Credits, Affordable Housing and Sustainable Communities, an Infill Infrastructure Grant, a loan from the HACSB, and Affordable Housing Program Funds through the Federal Home Loan Bank of San Francisco.

The HACSB will be the project sponsor, developer and property manager. The project will be owned by a Limited Partnership, in the HACSB, or an affiliate, will be the Managing General Partner.

Analysis

The Villages at Westview, Phase II/IIIa will provide decent affordable housing in the community and address the following Priority Needs of the Ventura County 2015-19 Regional Consolidated Plan: 1) improve the quality and availability of housing; and 2) provide housing opportunities for the homeless.

Funding this project would support the development of 113 units of affordable housing. If funded, the HACSB has agreed to restrict the five (5) HOME-assisted units for families transitioning from homelessness. While all residents of the existing property have been offered right of first refusal to return, housing opportunities would be available to Entitlement Area residents from the newly created units and from future vacancies throughout the life of the project.

Funding would be conditioned upon the developer meeting all HOME program requirements and reaching specific milestones, including but not limited to: completion of NEPA Environmental Review; receiving commitments of all other necessary financing; and starting and completing construction within HUD's required timeframe.

County staff is recommending HOME funding in the amount of \$660,011.

**HOME PROGRAM
Project Summaries and Analyses
FY 2018-19**

APPLICANT:	Santa Paula Housing Authority						
PROJECT:	11th Street Development – Santa Paula						
	# of EA Low-Mod Beneficiaries – 12 (6 households)						
	F	M	J	PH	SP	U	Non-EA
					12		

Funding	
Requested Funding	\$400,000
Recommended Funding	\$0

Project Description: Affordable Housing – Low Income Families

The Santa Paula Housing Authority is requesting funding to develop a new construction affordable housing complex located on 11th Street in the City of Santa Paula. Upon completion, the property will provide six (6) units of affordable housing for very low-income and homeless seniors (5 units @ 30% AMI and 1 unit @ 50% AMI). The property will feature one-bedroom apartments, exterior grounds, a BBQ area, and carport parking.

Proposed project financing includes a bank loan, funding from the City of Santa Paula, a seller carryback loan and sponsor advances. Additionally a request has been submitted for County CDBG funds for this development.

The Santa Paula Housing Authority will be the owner, developer and property manager of the project.

Analysis

This project will provide decent affordable housing in the community and address the following Priority Needs of the Ventura County 2015-19 Regional Consolidated Plan: 1) improve the quality and availability of housing; and 2) fair housing opportunity.

Funding this project would support the development of six (6) new units of affordable senior housing located within the Entitlement Area. Of the six (6) proposed HOME-assisted units, five (5) are proposed to be reserved for households transitioning out of homelessness.

County staff is not recommending an award of HOME funds to this project at this time due to limited HOME resources, which were oversubscribed by 218% during this FY 2018-19 Funding Cycle. This project remains eligible to re-apply for HOME funds in a future year.