

**HUD Program
Project Summaries and Analyses
FY 2020-21**

PROLOGUE

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 and homelessness. Additional strain has been placed upon the local rental market as a result of the Thomas Fire (2017) and Woolsey/Hill Fires (2018), which collectively destroyed more than 800 Ventura County housing units and damaged hundreds more, displacing households both temporarily and permanently, and creating 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 services. 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. Through the recent formation of the Ventura County HOME Consortium, County HOME funds serve the above-listed Entitlement Area cities as well as the cities of Camarillo, Simi Valley and Thousand Oaks.

Decline in Funding

Although the County's Federal grant funds have generally stabilized in recent years, during FY 2019-20 the County was funded at approximately 78% of its funding level ten years prior in FY 2009-10. 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, and the County was not awarded an allocation of ESG funds in 2020-21. It should be noted that the anticipated funding allocation for the HOME program is expected to drastically increase in FY 2020-21 due to the formation of the Ventura County HOME Consortium, which takes effect this year.

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

Within the HOME program, a *minimum* of fifteen percent (15%) of total annual funding is required to be allocated to Community Housing Development Organizations (CHDO).

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Administrative Efficiency

In an effort to increase the efficiency of grants management in general, the County continues to prioritize funding recommendations to organizations with proven track records of 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. The County continues to place high priority on projects that serve vulnerable populations, defined by the Board of Supervisors as 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 – 10,405 persons						
		F	M	J	PH	SP	U	Non-EA
		10,405						

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

Goal Addressed: Public Facilities/Infrastructure

This funding will provide payment for the seventh 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 16,510 residents annually, of which 10,405 are low-mod income. Recommend funding.

APPLICANT:	City of Port Hueneme							
PROJECT:	Code Enforcement							
		# of EA Low-Mod Beneficiaries – 215 households						
		F	M	J	PH	SP	U	Non-EA
					215			

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

Goal Addressed: Create and Preserve Housing

Provide funding for Code Enforcement staff for the City's Neighborhood Strategy Area (NSA) and Bolker Park area. Within these areas an estimated 3,054 housing units, located on 2,146 parcels, were built prior to 1970 and are 50 to 80 years old. As the housing stock continues to age, the city feels it is necessary to remain relentless in enforcing its property maintenance ordinance, zoning regulations, and building codes. Efforts to eradicate blighting influences and arrest deterioration are made on a daily basis.

Analysis

The program helps to eradicate blight and prevent deterioration in the city's mature neighborhoods. Properties within the NSA and Bolker Park areas are a significant part of the City's affordable housing stock and thus to help preserve it. Recommend funding.

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APPLICANT:	City of Santa Paula						
PROJECT:	Code Enforcement						
	# of EA Low-Mod Beneficiaries – 130 households						
	F	M	J	PH	SP	U	Non-EA
					130		

Funding	
Requested Funding	\$145,000
Recommended Funding	\$125,000

Goal Addressed: Create and Preserve Housing

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

The Code Enforcement Program improves the living conditions of families and positively impacts their neighbors by creating safer living environments, eliminating blight and slum conditions. Preserving affordable housing is an important objective. Due to carryover funding from previous years, reduced funding is recommended.

APPLICANT:	Habitat for Humanity							
PROJECT:	Home Repair Program							
		# of EA Low-Mod Beneficiaries – 10 households						
		F	M	J	PH	SP	U	Non-EA
		1	1	1	1	1	5	0

Funding	
Requested Funding	\$200,000
Recommended Funding	\$140,000

Goal Addressed: Create and Preserve Housing

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. Repair work may include, but is not limited to safety issues, code enforcement, window/door/light fixture replacement, flooring, plumbing, electrical work, walk-in shower and/or grab-bar installation, paint, fencing and weatherization improvements, including roofing.

Analysis

Although preserving affordable housing stock is an important objective, a more appropriate funding source for this program is the State-funded CalHome program. The applicant has been encouraged to apply for these funds, which are more flexible and can be used in any HUD Entitlement Area in the County. Staff will continue to work with the applicant to identify more appropriate/less restrictive sources of funds in order to reduce dependence on CDBG while facilitating regional program delivery.

Funding is recommended in an amount sufficient to serve a minimum of 7 households in the upcoming year.

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APPLICANT:	Saticoy Sanitary District						
PROJECT:	Wastewater Treatment Plant Rehabilitation						
	# of EA Low-Mod Beneficiaries – 1,029 persons						
	F	M	J	PH	SP	U	Non-EA
	0	0	0	0	0	1,029	0

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

Goal Addressed: Public Facilities/Infrastructure

This project will provide much needed improvements to the Jose Flores Wastewater Treatment Plant (WWTP) which is a key component the Saticoy Sanitary District's (SSD) wastewater system serving Saticoy, a community of 1,029 people which has been designated as a severely disadvantaged community. Saticoy is served by a single wastewater treatment facility that processes sewage from the 190 residential and 94 commercial/industrial or other sources. Over the past several years, SSD has experienced numerous permit violations at its WWTP. The District had to complete extensive sewer system modifications and improvements at the expense of other needed upgrades for the sewer manholes and WWTP. SSD is now focusing its resources on much needed and delayed WWTP improvements, as part of the SSD's Capital Improvement Plan and need to comply with State requirements. It is essential that these projects are completed as soon as possible. The County/HUD previously funded a significant portion of the 2015 Sewer Lateral Rehabilitation Project. In addition, the SSD has also obtained added funding via two (2) loans totaling \$1.5M to help fund the prior work.

Improvements to the WWTP to remediate aging infrastructure and ensure reliable operation and processing of wastewater include rebuilding and coating of the existing Sequential Batch Reactor, constructing a new concrete pad for the geotube drying area, new plumbing at the Headworks, replacement of a decanter tank, and new odor scrubbing modules.

Analysis

SSD's sanitary sewer system and WWTP service a community of over 1,000 residents and 90+ businesses. This system is an integral part of the public utility and must remain viable and operational. Due to prior financial obligations resulting from work previously completed, it is unlikely the SSD will be in a position to fully fund these improvement projects in the near term.

By providing CDBG funding, the SDD will avoid fines and penalties that could be imposed if they continue to violate discharge permit requirements. These costs would otherwise be directly passed on to the severely disadvantaged residents as increased sewer fees.

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APPLICANT:	County of Ventura – Library							
PROJECT:	Fillmore Library Expansion Project							
		# of EA Low-Mod Beneficiaries – 10,405 persons						
		F	M	J	PH	SP	U	Non-EA
		10,405	0	0	0	0	0	0

Funding	
Requested Funding	\$750,000
Recommended Funding	\$750,000

Goal Addressed: Public Facilities/Infrastructure

Based upon Fillmore's population of 15,600, the library should be 7,800 square feet in size, but is only 2,960 square feet. The scope of work for this project entails the construction of a 2,494 square foot addition to the existing library, to include a new meeting room and innovation lab, new community classroom, new reading room, new computer lab, two new study rooms, and new toilet rooms. The facility will be brought up to current ADA and safety codes, and all systems will be addressed including mechanical, electrical, plumbing, fire protection, structural, and landscaping. The expansion will allow for more area to perform typical library functions and will also provide the community of Fillmore with more space for essential library programs and services such as adult literacy tutoring, ESL classes, Early Childhood Literacy Classes, S.T.E.A.M., Maker Programs, and more. It will also be available for the community to use for various community organizations to hold meetings and training classes. The project will provide significant improvements to this 1955 building.

Fillmore Library programs and services, such as access to computers and the Internet, early childhood literacy programs, English as a Second Language classes, print and electronic collections in Spanish and English, and more, are specifically designed to support the unique needs of Fillmore community members of all backgrounds and ages. Requested funding augments \$1.5 million from the CA State Library and \$343,178 from the Library Wigley Trust.

Analysis

Fillmore is a predominantly low/moderate-income community, with about 60% of its households being below 80% median income. Funding will allow for additional interior work on the existing facility, including the removal of asbestos containing ceiling materials, which otherwise would not be included in the renovations. Recommend funding.

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APPLICANT:	Women’s Economic Ventures (WEV)							
PROJECT:	Micro-Business Self-Employment Training Program							
		# of EA Low-Mod Beneficiaries – 17 persons						
		F	M	J	PH	SP	U	Non-EA
		1	1	7	1	2	5	0

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

Goal Addressed: Enhance Economic Stability

WEV assists individuals in developing skills to start or expand a business of their own. Funds are requested for their long-term 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 \$13 million in state and local tax revenues.

This program will provide at least 17 full or partial scholarships (up to \$2,300 per participant) to LMI Ventura County residents. Recommend funding.

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APPLICANT:	Catholic Charities						
PROJECT:	Moorpark Community Service Center						
	# of EA Low-Mod Beneficiaries – 7,227 persons						
	F	M	J	PH	SP	U	Non-EA
	750	6026			451	0	891

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

Goal Addressed: Homeless Prevention and Services

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. Several programs that help empower low-income parents to motivate their children to stay and excel in school are also offered.

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 two staff members.

Catholic Charities is the only non-profit provider of these services in the Moorpark area. Recommend funding.

APPLICANT:	City of Santa Paula						
PROJECT:	Senior Center Coordinator						
	# of EA Low-Mod Beneficiaries – 1,700 persons						
	F	M	J	PH	SP	U	Non-EA
					1,700		

Funding	
Requested Funding	\$35,500
Recommended Funding	\$0

Goal Addressed: Increase Access to Health, Wellness and Other Services

Applicant requests funding for their Senior Center Coordinator position, who is the primary staff person at the Center. The City provides a variety of free programs Monday through Friday on a part time basis, which include a daily free lunch, social services, and referrals to legal and medical services.

Analysis

The City's Senior Center works closely with a broad range of government and nonprofit agencies to provide local seniors with a variety of free social services. These include the County of Ventura to provide free daily lunch meals through a food grant program, County of Ventura Social services, and other social services agencies and non-profits. Services for this vulnerable population are in high demand.

However, due to the oversubscription of request for Public Service funding, and opportunities to fund other activities that serve even more vulnerable Santa Paula residents, (SPIRIT of Santa Paula's Homeless Services program, and the County's Emergency Payments program) funds are not recommended for this program.

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APPLICANT:	County of Ventura – Human Services Agency							
PROJECT:	Homeless Services Program (HSP)							
		# 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	\$0

Goal Addressed: Homeless Prevention and Services

The HSP conducts countywide assessments of homeless persons, disseminates information, makes referrals, provides 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 clients' situations.

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.

Applicant receives extensive financial support from many other grants as well as the County's general fund. Due to the oversubscription of requests for Public Service funding, the County's Emergency Payments Program (below) has been chosen for funding instead of this activity.

APPLICANT:	County of Ventura – Human Services Agency						
PROJECT:	Emergency Financial Assistance Program						
	# of EA Low-Mod Beneficiaries – 58 persons						
	F	M	J	PH	SP	U	Non-EA
	4	3	6	9	14	22	58

Funding	
Requested Funding	\$200,000
Recommended Funding	\$67,890

Goal Addressed: Homeless Prevention and Services

This program provides emergency financial assistance to those at risk of losing their housing by paying up to three consecutive months of food, clothing, housing (rent or mortgage), or utility expenses. Clients receive case management and are monitored to ensure long term housing stability for six months or more. An estimated \$3,400 per household of direct financial assistance is anticipated.

Analysis

This program (more commonly referred to as homeless prevention and rapid rehousing) has been in operation for many years, but with grant funding sources that are extremely restrictive. By providing CDBG funds to augment this program, otherwise ineligible households (those with incomes between 50% - 80% of Area Median Income) can be served. CDBG funds can be used for households up to 80% AMI and can be used before eviction becomes a risk. Funding at the highest level possible is recommended, but due to oversubscription of Public Services requests, a reduced allocation – to be limited to persons residing within the Entitlement Area - is recommended.

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APPLICANT:	Mixteco Indigena Community Organizing Project (MICOP)							
PROJECT:	Domestic Violence Education for Mixteco/Indigenous							
		# of EA Low-Mod Beneficiaries – 200 persons						
		F	M	J	PH	SP	U	Non-EA
		30			65	45	60	80

Funding	
Requested Funding	\$26,724
Recommended Funding	\$25,000

Goal Addressed: Increase Access to Health, Wellness and Other Services

Applicant provides domestic violence (DV) education to the indigenous immigrant community utilizing a comprehensive leadership development program for indigenous women victims of DV. Women are trained to be "Promotoras" in their communities to do outreach and education for health, mental health, education, and social advocacy. All are trained to deliver DV outreach and education and to provide case management to women in crisis.

Analysis

Originally serving the Oxnard area, County funding has allowed MICOP to expand into the communities of Port Hueneme, El Rio, Saticoy, Fillmore, Santa Paula, and Piru. They recently learned of a sizable community of indigenous Purepecha living and working in the latter three areas. The Purepecha language is in no way related to any Mixteco variant, but through Promotora outreach, MICOP was able to become more responsive to this indigenous community.

Victims of DV are a very vulnerable population, and the added isolation caused by language and communication barriers adds an even greater disadvantage. MICOP's program is therefore not only unique in the County, but also extremely valuable. Funding recommended.

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APPLICANT:	One Step A La Vez							
PROJECT:	One Step Home							
		# of EA Low-Mod Beneficiaries – 118 persons						
		F	M	J	PH	SP	U	Non-EA
		95				13	10	

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

Project Description: Homeless Prevention and Services

The Applicant operates a drop-in teen center in Fillmore, serving many homeless youth, youth living in substandard housing, garages and/or multiple families living in one home as well as youth with highly unstable housing.

Services include daily hot meals, food pantry, mentoring, tutoring & homework help, college & career counseling, job skills training, referrals to services, wellness and life skills classes, assigned case management to provide referrals and assistance to access services, bus passes and transportation, life skills classes such as financial literacy, healthy relationships, and sex education. Homeless youth are provided access to showers and laundry services.

Analysis

The City of Fillmore is one of the most economically depressed and poverty-stricken cities in Ventura County. The services offered by this program meet a high priority goal and are not duplicated by any other services in the City. Recommend funding.

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	35

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

Goal Addressed: Homeless Prevention and Services

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 40 single-room, furnished efficiency studios for individuals who are disabled, chronically homeless, and/or very low-income. Services are provided on-site, where 16 units are dedicated to referrals from Ventura County Behavioral Health and a majority have project-based Section-8 vouchers through the Housing Authority of the City of San Buenaventura.

Analysis

Supportive 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. The project shows strong collaboration with many other agencies and is cost effective. Recommend funding commensurate with current year allocation.

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APPLICANT:	Peoples Self-Help Housing						
PROJECT:	Homeless Prevention – Rancho Sespe						
	# of EA Low-Mod Beneficiaries – 120 persons						
	F	M	J	PH	SP	U	Non-EA
	120	0	0	0	0	0	0

Funding	
Requested Funding	\$25,000
Recommended Funding	\$20,000

Goal Addressed: Homeless Prevention and Services

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 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. Recommend funding commensurate with current year allocation.

APPLICANT:	SPIRIT of Santa Paula						
PROJECT:	Homeless Services						
	# of EA Low-Mod Beneficiaries – 315 persons						
	F	M	J	PH	SP	U	Non-EA
					315		

Funding	
Requested Funding	\$190,000
Recommended Funding	\$33,000

Project Description: Homeless Prevention and Services

Applicant assists homeless and low-income clients through their food pantry, hot meals program, and street outreach activities. Their new location on Harvard Blvd. provides better facilities, a commercial kitchen, and an overnight Winter Emergency Shelter. Applicant has traditionally relied on volunteers for operations. They are seeking additional funding to hire two new full-time program managers, and to hire an operator for their winter shelter.

Analysis

The program addresses a significant need in the Santa Clara Valley area. Applicant has not demonstrated the ability to raise the funding required for their expanded staff and services yet there is significant value to the services currently provided. Recommend funding commensurate with current year allocation.

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APPLICANT:	Turning Point Foundation							
PROJECT:	Our Place Safe Haven							
		# of EA Low-Mod Beneficiaries – 26 persons						
		F	M	J	PH	SP	U	Non-EA
		4	3	5	4	6	4	69

Funding	
Requested Funding	\$79,912
Recommended Funding	\$20,000

Project Description: Homeless Prevention and Services

Our Place Safe Haven Shelter (OPSH) provides year-round emergency shelter, housing navigation, case management and other supportive services for homeless, mentally ill adults and TAY as well as other homeless services such as street outreach and drop in services. These programs address the housing needs of mentally ill adults, moving clients from homelessness to permanent housing, while linking them with the necessary medical and mental health care as well as other needed support services. This program is designed to not only fulfill basic and immediate needs (showers, laundry facilities, telephone and mail access, and food), but provides critical supportive services and case management focused on engaging clients to successfully obtain and maintain permanent housing.

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. Due to the oversubscription of requests for Public Service funding, reduced funding for staff salaries and benefits is recommended.

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APPLICANT:	Peoples' Self-Help Housing Corporation (PSHHC)						
PROJECT:	Fillmore Terrace						
	Estimated # of Low-Mod Beneficiaries – 197 persons						
	F	M	J	PH	SP	U	Non-EA
	160	8			24	5	

Funding	
Requested Funding	\$1,000,000
Recommended Funding	\$1,035,990.00

Project Description: Affordable Housing

Peoples' Self-Help Housing Corporation (PSHHC) is requesting funding to develop a sixty-eight (68) unit affordable housing complex on 1.44 acres of land located in the City of Fillmore. The complex will provide affordable housing in eighteen (18) one-bedroom apartments, thirty-two (32) two-bedroom apartments, seventeen (17) three-bedroom apartments, plus one unrestricted three-bedroom resident manager's unit. The property will serve low-income households between $\leq 30\%$ and 80% AMI.

The development will consist of one three-story residential building with a first-floor parking garage. On-site amenities will include an elevator, community room and kitchen, two laundry rooms, learning center with a computer room, high-speed Internet, a playground, BBQ area, community garden, and offices for property management and on-site services. Construction is expected to begin in December of 2020 and be completed by December 2022. Proposed project financing includes 9% Low-Income Housing Tax Credits, a bank loan, CA Department of Housing and Community Development No Place Like Home funds, Community Development Block Grant Disaster Recovery funding, and sponsor loans.

Fillmore Terrace will ultimately be owned by a yet to be formed limited partnership (LP). The Managing General Partner of the LP will be solely controlled by PSHHC.

Analysis

This project will provide decent affordable housing in the community and address the following Priority Needs of the Ventura County Regional Consolidated Plan 2020-2024: 1) new rental housing; 2) housing support and stability. Both of these priority needs support the overarching goal of creating and preserving stable, safe and resilient affordable housing opportunities for homeowners and renters including special needs groups such as farmworkers, persons with disabilities, and the elderly throughout Ventura County.

Funding this project would support the development of sixty-seven (67) new units of affordable rental housing (along with a non-rent restricted managers' unit) located within the County's Entitlement Area (City of Fillmore), of which five approximately (5) units are proposed to be restricted as County HOME units. As proposed, three (3) units would be restricted for persons experiencing homelessness with a qualifying disability under the No Place Like Home program.

Funding would be conditioned upon the developer meeting all HOME program requirements and reaching specific milestones, including but not limited to: completion of the NEPA Environmental Review; re-certification with the County as a qualifying Community Housing Development Organization (CHDO); receipt of commitments of all other necessary financing; and start and completion of construction within HUD's required timeframe.

County staff is recommending HOME funding in the amount of \$1,035,990.00, slightly more than their request.