

Ventura County

Urban County Entitlement Area/ HOME Consortium

Draft 2023-2024 Annual Action Plan

March 24, 2023

**County of Ventura
Community Development Division
County Executive Office
800 S. Victoria Avenue, L#1940
Ventura, CA 93001**

Executive Summary

AP-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

The Ventura Urban County adopted a Regional Consolidated Plan in 2020 according to HUD requirements, which sets forth the County's overall five-year strategy for the expenditure of funds received through the Community Development Block Grant (CDBG) program, the HOME Investment Partnerships Program (HOME), and the Emergency Solutions Grant (ESG) program. The 2020-24 Regional Consolidated Plan covers the Ventura Urban County Entitlement Area (unincorporated County and the Cities of Fillmore, Moorpark, Ojai, Port Hueneme, and Santa Paula) and five entitlement jurisdictions (the cities of Camarillo, Oxnard, Simi Valley, Thousand Oaks, and San Buenaventura).

Each year, the County prepares an Action Plan for the Ventura Urban County Entitlement Area and HOME Consortium (consisting of the Entitlement Area and the cities of Camarillo, Simi Valley and Thousand Oaks) which provides an explanation of the County's planned uses of funds and serves as the County's annual funding application to HUD. This Action Plan is the **fourth** annual action plan in the current Consolidated Plan period.

This Action Plan was prepared using the eCon Planning Suite system developed by HUD. The system prescribes the structure and contents of this document, following Federal regulations. Companion documents to this Action Plan are the 2020-24 Regional Consolidated Plan, and the 2020 Ventura County Analysis of Impediments (AI) to Fair Housing Choice. The AI also contains detailed data and analyses regarding the demographic and housing market conditions in the County.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The Ventura Urban County and participating entitlement jurisdictions have a myriad of identified housing and community development needs. Recognizing that CDBG, HOME, and ESG funds alone are not adequate to address these needs, available funds will be used to coordinate priority programs, services, and projects benefitting low and moderate income households and those with special needs, with a focus on housing and services for vulnerable populations.

AP-20 “Annual Goals and Objectives” and AP-35 “Projects” summarize the priorities identified in the 2020-2024 RCP and how each goal will be addressed during the 2023-24 Action Plan year.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The 2020-24 Regional Consolidated Plan, as amended, includes the Ventura Urban County Entitlement Area (unincorporated County and the cities of Fillmore, Moorpark, Ojai, Port Hueneme, and Santa Paula) and five entitlement jurisdictions (the cities of Camarillo, Oxnard, Simi Valley, Thousand Oaks, and San Buenaventura). Each year, the Ventura County EA and each entitlement jurisdiction separately prepare and submit a Consolidated Annual Performance and Evaluation Report (CAPER) to HUD, which reports upon the progress each jurisdiction made towards the goals set forth in the corresponding Regional Consolidated Plan. A more complete understanding of the Regional Consolidated Plan accomplishments achieved to-date may be obtained by combining the annual results reported by the County EA and each of the four entitlement jurisdictions.

In the FY2021-22 CAPER, the Urban County Entitlement Area/Ventura County HOME Consortium made the following progress towards meeting the nine Priority Needs identified in the 2020-24 Regional Consolidated Plan:

- Improve the Supply of Affordable Housing This goal was met during the reporting period through the completion of three (3) County HOME-assisted units in a 50-unit senior affordable rental housing development, Willet Ranch, that was funded in 2019-20. The San Pedro affordable homeowner development project, that was funded with 2019-20 funding, was constructed in summer 2022. It includes five (5) constructed homes, four of which are HOME assisted. The project was not completed per the definition at 24 CFR §92.2 and completion will be reported in the 2022-23 CAPER. People’s Place, an affordable housing development that was funded during the 2021-22 Action Plan, began construction in 2021-22. The project will have seven (7) units of HOME-assisted housing in a 68 unit affordable housing complex. Another affordable housing development, Villages at Westview Phase II, funded during the 2018-19 Action Plan also began construction in 2021-22. This project will have five (5) units of HOME-assisted housing in a 50-unit senior affordable housing complex. The project funded during the 2020-21 and 2022-23 Action Plans, Fillmore Terrace, a 68-unit affordable housing complex with nine (9) County HOME-assisted units was not completed. The project has been redesigned and is currently proposed as a 50-unit development. The project is anticipated to start construction in December 2024, with occupancy/leasing beginning in late 2025/early 2026.
- Improving the Supply of Affordable Housing also included housing rehabilitation and code

enforcement. Although the homeowner housing rehabilitation goal was not met (only three out of a goal of 15 units were rehabilitated), 159% of the code enforcement goal was met.

- The goal of providing Direct Financial Assistance to 12 Homebuyers was also missed, with only one low-to-moderate income household receiving assistance. Although several households were deemed eligible, the spike in interest rates coupled with rising purchase prices is making their dreams of homeownership even more difficult to realize.
- For the goal of Economic Development, which is carried over from the prior year, a total of seven businesses were served in the current program year. In combination with the six businesses served during the prior year, for 13 businesses total, the overall goal of 17 businesses was 76% achieved. It should be noted these 13 businesses encompass training provided to 24 residents with 25 jobs being sustained.
- Social Services consisted of domestic violence education, youth services, a food pantry, and supportive housing. Collectively, these activities achieved 93% of their goals, with decreased accomplishments primarily affected by the impact of coronavirus.
- Services to the Homeless were provided using CDBG and CDBG-CV. CDBG was used for homeless shelter services, meeting 75% of our annual goal. The main obstacle for shelter service performance is that a very small, but enthusiastic local non-profit (Spirit of Santa Paula) has been single-handedly and very passionately attempting to meet their overly ambitious goal. CDBG-CV was used to support non-congregate shelter for the non-FEMA funded recuperative care program.
- The goal of Creating Quality Neighborhoods was nearly achieved (82%) by funding the eighth and final lease payment for Fillmore's fire engine. One other project funded in the current year, the rehabilitation of a wastewater treatment plant in Saticoy, is ongoing and expects to be completed next program year. The expansion of the Fillmore Library, funded in a prior year, is also nearly complete.
- Administration was funded with CDBG, CDBG-CV and HOME administrative allowances, which do not set goals or report beneficiaries. Fair housing services were funded with CDBG administrative allowances.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

As part of the Action Plan development, the County conducted a preliminary public hearing on November 3, 2022, at 9:00 a.m. to solicit input on the County's proposed uses of CDBG and HOME funds and announce the opening of the funding cycle. On March 23, 2023 at 9:00 a.m., a second public hearing was held to receive feedback on specific projects recommended for HUD CDBG and HOME funding.

The Draft Action Plan was made available for public review and comment from March 24 through April 24, 2023 on the County website and at the County Executive Office. Notification of each hearing and the availability of the Draft Action Plan was published in the *Ventura County Star* and posted on the County's website. A Spanish language notice was also published in *Vida Newspaper*, a local Spanish language publication.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

During the first public hearing on November 3, 2022, there were no public speakers. A survey was distributed to the Community Development Division's distribution list of over 250 individuals or organizations requesting feedback on what should be prioritized in the 2023-24 year based on the goals outlined in Ventura County's 2020-2024 Regional Consolidated Plan. Eleven (11) responses were received from representatives of nonprofits, regional cities and County agencies. Affordable housing was the number one ranked goal followed by increasing social services by those that participated in the survey. Overwhelmingly the challenges highlighted by survey respondents was the high cost of living, exacerbated by the effects of inflation. Emphasis was placed on greater collaboration and regional solutions to address the challenges that low-income individuals face within the community.

A second public hearing was held that outlined the funding recommendation of CDBG and HOME projects on March 23, 2023.

Comments received at these meetings are detailed in the Participation (AP-12) section of this plan.

6. Summary of comments or views not accepted and the reasons for not accepting them

All public comments received were accepted.

7. Summary

Ventura County has undertaken diligent and good faith efforts to outreach to all segments of the community that may benefit from or desire to have input on the use of CDBG and HOME programs.

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	VENTURA COUNTY	
CDBG Administrator	VENTURA COUNTY	Community Development
HOPWA Administrator		
HOME Administrator	VENTURA COUNTY	Community Development
ESG Administrator	VENTURA COUNTY	Community Development
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative

The County of Ventura serves as the Lead Agency responsible for preparation of the Consolidated Plan as well as the Entitlement Area’s Annual Action Plans and CAPERs. The Community Development Division of the County Executive Office is responsible for the administration of the HUD Entitlement Area grant programs, as well as providing staff to the local Continuum of Care (CoC). Those responsible for each grant and funding source within the Division are as follows:

- Division Head: Christy Madden, Senior Deputy Executive Officer; Christy.Madden@ventura.org, 805 654-2679
- CDBG Administrator: Mary Ann Guariento, Management Analyst II; MaryAnn.Guariento@ventura.org, 805 654-2852
- HOME Administrator: Tracy McAulay, Management Analyst II; Tracy.McAulay@ventura.org, 805 232-1371
- CoC & ESG Administrator: Jennifer Harkey, Program Management Analyst, Jennifer.Harkey@ventura.org, 805 658-4342

Consolidated Plan Public Contact Information

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AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The Ventura County Entitlement Area participates in the local Continuum of Care and consults with the VC CoC on funding recommendations for homeless services and housing. The VC CoC Board consists of a wide variety of community partners including non-profits such as United Way Ventura County, Downtown Ventura Partners, Gold Coast Health Plan, city and County representatives from the Cities of Thousand Oaks, Simi Valley, Fillmore and Oxnard as well as the Area Housing Authority of the County of Ventura, a local business Dyer Sheehan Group Inc. and community advocates with lived experience. Requests for Proposals are developed reflecting adopted VC CoC priorities and staff evaluate and score applications. Staff analysis is presented to the VC CoC Data and Performance & Evaluation committee before moving to the VC CoC Board and then for final approval by the County Board of Supervisors. The VC CoC also receives recommendations from other entitlement areas including California State ESG funds.

The VC CoC continues to work collaboratively with entitlement areas to develop and adopt local system performance measures and targets which are used in evaluating effectiveness of programs and making funding recommendations. All funded programs are required to use HMIS for data entry, follow locally adopted policies and procedures, participate in coordinated entry (Pathways to Home), and report program performance to the CoC. HMIS data quality standards are communicated to all providers and quarterly data reports are distributed to each provider for review. This data quality includes timeliness, completeness, and accuracy of the information collected by provider staff.

A regional MOU has been adopted to formalize commitments from all Ventura County jurisdictions to require funded programs within their respective communities to participate in the VC CoC by utilizing the HMIS and Pathways to Home.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The County Executive Officer or their designee actively participates in monthly meetings with City Managers representing all ten cities in the County and briefs staff on topics relevant to assisting vulnerable members of our community. The Ventura Council of Governments, with elected official representatives from all ten cities and the Board of Supervisors, receives periodic briefings from staff about issues of local and regional

concern. Engagement with housing providers occurs at multiple levels including, but not limited to, their participation in the Continuum of Care Alliance, ongoing funding solicitations (prioritizing the production of new housing stock), and technical assistance training. The County Executive Office provides staff support to the Continuum of Care (specifically addressing coordination with housing, health, mental health, and service agencies) which is discussed in more detail elsewhere in this report.

As the region recovers from the impact of the pandemic, the importance of close collaboration and coordination among public and assisted housing providers, private and governmental health, mental health, and service agencies continues to be prioritized. Emergency rental assistance, Project Roomkey (non-congregate shelter for the most vulnerable homeless persons meeting specific criteria in hotels to minimize COVID transmission), enhanced street outreach by the County's backpack medicine team, targeted communication from the County's Public Health Officer to congregate shelter and H2-A housing operators, and expanded wellness checks and meal deliveries for home-bound seniors are but a few programs implemented and have been maintained throughout the pandemic.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The Ventura County Continuum of Care Alliance is a collaborative group dedicated to promoting a safe, desirable, and thriving community, which works to garner community-wide commitment to preventing and ending homelessness in all parts of the region. The Alliance holds quarterly meetings and is open to all interested stakeholders and the public. The forum is used as a platform for promoting their mission and the Alliance has seen growing interest and participation over the past year as agencies, organizations, and interested parties see the benefits of improved coordination and communication. Entitlement communities use the venue to promote participation in their annual funding cycles.

The Ventura County Continuum of Care (VC CoC) consists of a Board of Directors established consistent with 24 CFR 578.5(b), with broad representation from government, homeless service providers, emergency response, health care, housing providers, business community, faith community, and homeless/formerly homeless persons. The VC CoC not only focuses on enhanced cooperation and collaboration but makes regional funding decisions for federal, state and local funds. Funding decisions are aligned with improving system performance with a strong focus on reducing the length of time households experience homelessness and facilitating more placements into permanent housing.

The VC CoC Alliance is the oversight committee for the VC CoC subcommittees: Data & System Performance, Housing & Services, HMIS & Coordinated Entry, and Public Information & Outreach. The entire system is following the VC CoC's lead in pursuing projects that serve persons with the longest time homeless and those who are determined most vulnerable among all subpopulations (chronically homeless individuals and families, families with children, veterans, and unaccompanied youth). All funded programs are focused on placing persons in permanent housing as quickly as possible.

The VC CoC coordinates with all systems of care that may discharge persons into homelessness including local hospitals, mental health facilities, foster care programs, and correctional facilities. Stakeholders from these groups are participating in the VC CoC meetings and discussing and partnering with providers to reduce the number of discharges into homelessness. Successful partnerships have resulted in an expanded Recuperative Care program, operated by National Health Foundation, for homeless persons needing a safe place to recuperate after hospitalization.

With the implementation of Pathways to Home, the local coordinated entry system, the VC CoC has created pathways to resources for populations who may not have connected to the service system. The VC CoC has engaged healthcare and behavioral health partners to serve as points of entry to the larger service system, as well as expanded street outreach, to link the most vulnerable populations to shelter and housing resources. The VC CoC is collaborating with the County Health Care Agency and local managed care organization, Gold Coast Health Plan, to successfully implement the expansion of CalAIM Enhanced Care Management which will provide additional healthcare and supportive services to those experiencing homelessness.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The Ventura County Entitlement Area participates in the local Continuum of Care and consults with the VC CoC on funding recommendations for Emergency Solutions Grant funding. Requests for Proposals are developed reflecting adopted VC CoC priorities and staff evaluate and score applications. Staff analysis is presented to the VC CoC Data and Performance & Evaluation committee before moving to the VC CoC Board and then for final approval by the County Board of Supervisors. The VC CoC also receives recommendations from other entitlement areas including California State ESG funds.

The VC CoC continues to work collaboratively with entitlement areas to develop and adopt local system performance measures and targets which are used in evaluating effectiveness of programs and making funding recommendations. All funded programs are required to use HMIS for data entry, follow locally adopted policies and procedures, participate in coordinated entry (Pathways to Home), and report program performance to the VC CoC Board. HMIS data quality standards are communicated to all providers and quarterly data reports are distributed to each provider for review. This data quality includes timeliness, completeness, and accuracy of the information collected by provider staff.

A regional MOU has been adopted to formalize commitments from all Ventura County jurisdictions to require funded programs within their respective communities to participate in the VC CoC by utilizing the HMIS and Pathways to Home.

2. Agencies, groups, organizations and others who participated in the process and consultations

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Ventura County Continuum of Care
	Agency/Group/Organization Type	Housing Services-homeless Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Ventura County Continuum of Care provided input on AP-10, AP-15, AP-65, AP-85 and AP-90. Representatives of the Continuum of Care also attended the first and second Public Hearings.

2	Agency/Group/Organization	Area Housing Authority of the County of Ventura
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-Children Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Area Housing Authority of the County of Ventura (AHACV) provided input on AP-60 and AP-85. Representatives from the AHACV attended the first public hearing.
3	Agency/Group/Organization	Santa Paula Housing Authority
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-Children Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Santa Paula Housing Authority (SPHA) provided input on AP-60 and AP-85. Representatives from the SPHA attended the first public hearing.

4	Agency/Group/Organization	Port Hueneme Housing Authority
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-Children Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Port Hueneme Housing Authority (PHHA) provided input on AP-60 and AP-85. Representatives from the PHHA attended the first public hearing.
5	Agency/Group/Organization	CITY OF FILLMORE
	Agency/Group/Organization Type	Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from the City of Fillmore attended the first public hearing.
6	Agency/Group/Organization	CITY OF MOORPARK
	Agency/Group/Organization Type	Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Moorpark provided input on AP-75.

7	Agency/Group/Organization	CITY OF OJAI
	Agency/Group/Organization Type	Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Ojai provided input on AP-75.
8	Agency/Group/Organization	CITY OF PORT HUENEME
	Agency/Group/Organization Type	Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Port Hueneme provided input on AP-75. A representative from the City attended the first Public Hearing.
9	Agency/Group/Organization	CITY OF SANTA PAULA
	Agency/Group/Organization Type	Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Santa Paula provided input on AP-75. Representatives from the City also attended the first Public Hearing.

10	Agency/Group/Organization	COUNTY OF VENTURA
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Health Agency Child Welfare Agency Publicly Funded Institution/System of Care Other government - County Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Many agencies within the County of Ventura provided input on multiple sections of the Annual Action Plan, including the County Executive Office, Behavioral Health Department, Planning Department, and the Childhood Lead Poisoning Prevention Program.
11	Agency/Group/Organization	Workforce Development Board
	Agency/Group/Organization Type	Services-Education Services-Employment

	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Workforce Development Board provided input on AP-85.
12	Agency/Group/Organization	EDC-VC
	Agency/Group/Organization Type	Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Economic Development Collaborative of Ventura County (EDC-VC) provided input on AP-85.
13	Agency/Group/Organization	CAMARILLO
	Agency/Group/Organization Type	Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Camarillo provided input on AP-55, AP-65 and AP-75. Representatives from the City attended the first Public Hearing.
14	Agency/Group/Organization	City of Simi Valley
	Agency/Group/Organization Type	Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Simi Valley provided input on AP-55, AP-65 and AP-75. Representatives from the City also attended the first Public Hearing.
15	Agency/Group/Organization	THOUSAND OAKS
	Agency/Group/Organization Type	Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Thousand Oaks provided input on AP-55, AP-65 and AP-75. Representatives from the City also attended the first Public Hearing.

Identify any Agency Types not consulted and provide rationale for not consulting

Not applicable

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Continuum of Care Board	The Ventura County Continuum of Care consists of a Board of Directors established consistent with 24 CFR 578.5(b), with broad representation from government, homeless service providers, emergency response, health care, housing providers, business community, faith community, and homeless/formerly homeless persons. The Continuum of Care Alliance, a collaborative group dedicated to promoting a safe, desirable, and thriving community, works to garner community-wide commitment to preventing and ending homelessness in all parts of the region.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Housing Elements	City Councils and Board of Supervisors	Promoting the development and/or preservation of affordable housing is integrally correlated with these documents. Involvement of staff from these organizations in the development of the Strategic Plan is not only important but has taken on increased importance as vacancy rates continue to decline and rents increase.
Ventura County Plan to End Homelessness	Continuum of Care	Establishing core requirements, practices, and recommendations to end homelessness, this plan informs the development of the Strategic Plan's goals.

Table 3 – Other local / regional / federal planning efforts

Narrative

See discussions above.

AP-12 Participation - 91.401, 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The County of Ventura Citizen Participation Plan is designed to encourage participation in the development of the Consolidated Plan and/or Annual Action Plan by low- and moderate-income persons, particularly residents of slum and blighted areas or predominately low- and moderate-income neighborhoods, where HUD program funding is proposed to be used.

The County and the participating Cities from the Entitlement Area hold joint public hearings where public comment is solicited and considered for activity implementation toward identified priorities and goals. Subsequent public hearings and draft funding recommendations are made available to the public for additional feedback and comments from interested citizens. The draft recommendations are posted online for public review prior to finalization.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
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1	Public Hearing	Non-targeted/broad community	<p>As part of the Annual Action Plan development, the County conducted a preliminary public hearing at 9:00 a.m. on November 3, 2022 to solicit input on the County's proposed uses of CDBG and HOME funds for FY 2023-24 and to announce the FY2023-24 funding cycle. The public hearing was offered both virtually via Zoom and in-person. Fifty-three persons were in attendance from a wide variety of local organizations and cities.</p>	<p>During the first public hearing on November 3, 2022, there were no speakers that made a public comment.</p>	<p>All comments were accepted and kept on file.</p>	
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			<p>These representatives included housing developers such as: Many Mansions, Habitat for Humanity of Ventura County, Housing Authority of the City of San Buena Ventura, Alliant Strategic Development, Area Housing Authority of the County of Ventura, People's Self-Help, Mesa, Cabrillo Economic Development Corporation, Housing Authority of Santa Paula, Mercy, Housing, Community Development Partners.</p>			
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			<p>Representatives from community organizations and non-profits were also in attendance such as: Big Brothers Big Sisters of Ventura County, Catholic Charities, Conejo Hospice, Food Share, Future Leaders of America, Harbor House, Housing Rights Center, Independent Living Resource Center, Interface Children & Family Services, Livingston Memorial Visiting Nurse Association, Lutheran Social</p>			
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			<p>Services, Mixteco/Indigena Community Organizing Project, One Step A La Vez, Oxnard Performing Arts Center Corporation, Samaritan Center, Saticoy Sanitary District, Spirit of Santa Paula, Turning Point, United Way, Ventura County Community Development Corporation, Villa Esperanza Services, Ventura County Housing Trust Fund and Westminister Free Clinic.</p> <p>Representatives from the Cities of</p>			
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
			Camarillo, Fillmore, Port Hueneme, Santa Paula, Simi Valley and Thousand Oaks and various County staff from the Board of Supervisor's offices, Community Development, and Human Services Agency were present as well.			

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Hearing	Non-targeted/broad community	At 9:00 a.m. on March 23, 2023, a second public hearing was held to receive feedback on the projects recommended for funding in FY 2023-24 with HUD CDBG and HOME funds. The hearing was optional and held online via Zoom with the option to attend in person.	To be updated.	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
3	Internet Outreach	Non-targeted/broad community	A draft of the 2023-24 Annual Action Plan is made available for public review on the County website from March 24, 2023 through April 25, 2023.		N/A	https://www.ventura.org/county-executive-office/community-development/hud-plans-reports/
4	Public Hearing	Non-targeted/broad community				

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

Housing and community development resources currently available in Ventura Urban County and Entitlement Jurisdictions include:

- Community Development Block Grant (CDBG) funds
- HOME Investment Partnerships Program (HOME) funds
- General funds (tax levy)
- Housing Successor Funds (formerly low-moderate Redevelopment Agency Funds)
- HUD Section 108 Loan funds
- HUD Housing Choice Voucher Program (through the Area Housing Authority of Ventura County, Oxnard Housing Authority, Housing Authority of the City of San Buenaventura, Santa Paula Housing Authority, and the Housing Authority of the City of Port Hueneme)
- California Housing Finance Agency funds (CalHFA)
- State Housing and Community Development (HCD) housing funds (California Emergency Solutions & Housing grant funds, California

Emergency Solutions Grant funds, and the State Emergency Solutions Grant – Coronavirus (ESG-CV) funds)

- State transportation funds
- Ventura County Housing Trust Fund
- Community Development Block Grant – Disaster Recovery funds (CDBG-DR)
- Community Development Block Grant – Mitigation – Resilient Infrastructure Program (CDBG-MIT-RIP)
- Community Development Block Grant – CARES Act (CDBG-CV)
- Permanent Local Housing Allocation (PLHA)
- California Interagency Council on Homelessness (Cal ICH)
- State Business, Consumer Services and Housing (BCSH) Homeless, Housing, Assistance and Prevention (HHAP) funds
- Homekey California State funds
- American Rescue Plan Act (ARPA)
- HOME-American Rescue Plan

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,388,790	0	827,286	2,216,076	1,388,790	Block grant from HUD to address housing, community development, and economic development needs.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,421,943	101,600	0	1,523,543	1,165,517	Grant from HUD to address affordable housing needs.*Ventura County HOME funds are a part of these available funds via the Consortium.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	0	0	0	0	0	Grant from HUD to address needs and services for homeless persons or persons at risk of becoming homeless.

Table 2 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The jurisdictions leverage federal resources with other sources of state, local, and private funding to maximize the impact of CDBG and HOME funds. Leveraging varies from activity to activity depending on the project scope. For instance, the Federal Low-Income Housing Tax Credit (LIHTC), historic tax credits, and various affordable housing loan and grant products from the CA Department of Housing and Community Development and the Federal Home Loan Bank can be leveraged with HOME funding to develop affordable housing.

The CDBG program does not require a match. The HOME program requires a 25 percent non-federal cash or non-cash match, less 10 percent for administration and five percent for Community Housing Development Organization (CHDO) operating support.

In years when ESG is received, ESG match is required on a one-to-one basis (100 percent match). ESG grantees report required match detail to the program staff on a quarterly basis. Matching contributions from ESG grantees (cash or non-cash) may be obtained from any source, including any federal source other than the ESG program, as well as state, local, and private sources, per 24 CFR 576.201.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Most County-owned property is used to house County operations or is deed-restricted, limiting its feasibility for new uses. The County has been evaluating land it owns, as it becomes available, for the purpose of providing affordable housing and will continue to consider land that is deemed as surplus for the needs identified in the Regional Consolidated Plan. The County has implemented the use of a surplus building in San Buenaventura for a year-round emergency shelter for homeless persons. The building has been renovated and began serving clients early in 2020 with operations by Mercy House. Exploration of use of the upper floors of this building is currently being explored for interim shelter, recuperative care and/or supportive housing uses. Another building in the City of Oxnard is being considered as a potential site for recuperative care, permanent supportive housing, a health clinic and sobering center and/or affordable housing. With the support of County HOME and Permanent Local Housing Allocation funding, Many Mansions and the Area Housing Authority of the County of Ventura are developing a 50-unit senior housing development (the Rancho Sierra Senior Apartments) with a set-aside of units for persons with a severe and persistent mental illness experiencing homelessness on a portion of a parcel of County-owned land in the unincorporated county.

Discussion

N/A

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Improve the Supply of Affordable Housing	2020	2024	Affordable Housing		New Rental Housing Housing Support and Stability Homeownership Opportunities Rehabilitation Preservation of Existing Housing Assistance for Senior Residents Disaster Planning and Recovery	CDBG: \$1,380,000 HOME: \$1,381,349	Rental units constructed: 26 Household Housing Unit Rental units rehabilitated: 105 Household Housing Unit Direct Financial Assistance to Homebuyers: 4 Households Assisted
2	Increase Social Services	2020	2024	Non-Homeless Special Needs		Housing Support and Stability Assistance for Senior Residents Social Services Youth Activities and Services Disaster Planning and Recovery	CDBG: \$85,000	Public service activities other than Low/Moderate Income Housing Benefit: Persons Assisted to be provided

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Work to End Homelessness	2020	2024	Homeless		Housing Support and Stability	CDBG: \$123,318	Homeless Person Overnight Shelter: Persons Assisted: To be provided
4	Create Quality Neighborhoods	2020	2024	Non-Housing Community Development		Housing Support and Stability Assistance for Senior Residents Streets and Streetscapes Parks and Community Space Disaster Planning and Recovery	CDBG: \$350,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3,590 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Effective Administration	2020	2024	Administration		New Rental Housing Housing Support and Stability Homeownership Opportunities Rehabilitation Preservation of Existing Housing Assistance for Senior Residents Increase Job Skills Facade Improvements Local Entrepreneurship Social Services Youth Activities and Services Homelessness Streets and Streetscapes Parks and Community Space Disaster Planning and Recovery Utilities and Public Infrastructure	CDBG: \$277,758 HOME: \$142,194	Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Enhance Economic Stability	2020	2024	Non-Housing Community Development		Increase Job Skills Facade Improvements Local Entrepreneurship		

Table 3 – Goals Summary

Goal Descriptions

1	Goal Name	Improve the Supply of Affordable Housing
	Goal Description	
2	Goal Name	Increase Social Services
	Goal Description	
3	Goal Name	Work to End Homelessness
	Goal Description	
4	Goal Name	Create Quality Neighborhoods
	Goal Description	
5	Goal Name	Effective Administration
	Goal Description	
6	Goal Name	Enhance Economic Stability
	Goal Description	

AP-35 Projects - 91.420, 91.220(d)

Introduction

In FY 2018-19, the County Board of Supervisors clarified its intent of focusing funding, to the extent possible, on supporting the most vulnerable citizens, including persons who are homeless, very low-income, elderly and/or victims of domestic violence to focus limited resources during a challenging economic environment with decreasing resources.

To increase the effectiveness of grant management and utilize taxpayer resources as efficiently as possible, in recent years the County will not fund any project in an amount less than \$20,000.

As this Annual Action Plan was being prepared, state and local emergencies related to COVID-19 ended on February 28, 2023. Nevertheless, the impacts of the COVID-19 pandemic are still being felt within the community. Inflation and spikes in rental and homeownership costs within the region have disproportionately impacted low-income individuals.

The Ventura County Continuum of Care applied for ESG-CV funding through the State Housing and Community Development funding made available. This funding is providing support in response to the COVID-19 pandemic including supporting non-congregate shelter for persons ages 65 and older and those with health conditions that make them at high-risk for complications from COVID-19. The ESG-CV funding is also supporting safe operations of congregate shelters, expanded street outreach teams, homelessness prevention and rapid rehousing programs. CDBG-CV funds received by the County are supporting non-congregate shelter operations and support services that are not covered through FEMA funding for this service. Additionally, the County leveraged state Homekey funds to purchase a motel which continues to provide non-congregate shelter and will convert to permanent supportive housing in fiscal year 2023.

#	Project Name
1	Affordable Housing Opportunities
2	Housing Rehabilitation and Preservation
3	Economic Development
4	Homeless Services
5	Senior Services
6	Youth Services
7	Other Supportive Services
8	Emergency Solutions Grant
9	Public Facilities and Infrastructure
10	Disaster Planning and Recovery
11	Planning and Administration

Table 4 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

As a result of several prior year CDBG-funded activities being slow to spend, the County has failed to meet our annual Timeliness Test for the third consecutive year. We have therefore temporarily reclaimed approximately \$500,000 in previously allocated funds and have focused 23-24 allocations on activities that appear ready to move toward completion quickly.

AP-38 Project Summary
Project Summary Information

1	Project Name	Affordable Housing Opportunities
	Target Area	
	Goals Supported	Improve the Supply of Affordable Housing Work to End Homelessness
	Needs Addressed	New Rental Housing Housing Support and Stability Homeownership Opportunities Homelessness
	Funding	CDBG: \$900,000 HOME: \$1,381,349
	Description	This program includes real property acquisition, pre-development, site preparation, construction, relocation and other costs related to the development of new, or conversion of existing property, into new affordable housing. The purpose of the program is to increase the region's stock of affordable ownership, rental, and special needs housing.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	6 low-income households will be served with the HOME-assistance. The additional affordable housing units leveraged by the local investment of HOME funds will provide housing for an estimated 119 households. 4 low- to moderate income households served with CDBG down payment assistance. 60 low- to moderate income households served with CDBG in support of affordable housing development.
	Location Description	Cities of Moorpark, Santa Paula, and surrounding unincorporated areas and cities.

<p>Planned Activities</p>	<p>Alliant Strategic Development – Arroyo Spring Apartments: This new construction affordable housing development will provide 162 units of affordable housing for individuals and families earning between 30% and 80% of Ventura County’s Area Median Income (AMI) and 11 units are reserved for individuals fleeing domestic violence. Five (5) units are proposed to be funded with County HOME funds. Two additional unrestricted units will be provided for resident managers. The development is located within the City of Moorpark. The proposed site plan consists of two, four-story buildings. Arroyo Spring Apartments will contain several resident serving amenities, such as community gathering spaces, children’s play area, game tables, fitness center, learning center, community room, dog park and sitting areas. The development is owned by Moorpark Housing LP and the Managing General Partner of the LP will be RCC MGP LLC, a California limited liability company of which Riverside Charitable Corporation, a California nonprofit corporation will be the sole/managing member. Alliant Moorpark Housing LLC, a California limited liability company will be the Administrative General Housing Partner. The sole/managing member of the AGP is Alliant Strategic Development, LLC.</p> <p>HOME: \$1,05,000, GOI: Rental Units Constructed, 5 Household Housing Units</p> <p>People’s Self Help Housing Corporation – People’s Place:</p> <p>People’s Place is a new construction affordable housing development will provide 68 units of affordable housing for low- and moderate-income households, of which seven (7) units were funded with County HOME entitlement and CHDO funds and restricted at or below 50% AMI during a previous Annual Action Plan cycle. One additional unrestricted unit will be provided for a resident manager. The project is currently in construction; however, the project has experienced unexpected cost increases related to insurance and permit fees and is overbudget by approximately \$800,000. Consequently, the County is recommending investing this year’s CHDO funds and a portion of program income received towards this project. The additional HOME funding will increase the number of units directly assisted by HOME by one unit to a total of eight (8) units. The development is located within the City of Santa Paula. The proposed site plan consists of two separate three-story buildings with interior courtyards and common open space areas connected via walking paths and drought-tolerant landscaping. Laundry</p>
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		<p>rooms will be included on each floor of the two buildings. The development will also include a community building, including a kitchen, staff offices and a learning center, and a large outdoor courtyard area with shaded seating areas, picnic tables, BBQs, and two playgrounds. People’s Place will be owned by a yet-to-be-formed limited partnership. The Managing General Partner of the limited partnership will be solely controlled by PSHHC. PSHHC is certified as a Community Housing Development Organization (CHDO).</p> <p>HOME: \$331,349 GOI: Rental Units Constructed, 1 Household Housing Units</p> <p>Santa Paula Area – Affordable Housing: CDBG funds are being set aside in support of affordable housing development in the Santa Paula area. Funds being made available may be used for acquisition, demolition, and any other CDBG-eligible use.</p> <p>CDBG: \$800,000 GOI: Rental Units Constructed, 20 Household Housing Units</p> <p>Ventura County Community Development Corporation (VCCDC) – Hope to Home: The VCCDC Hope to Home program, 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 to assist first-time low- to moderate-income (LMI) homebuyers in purchasing a home in Ventura County. VCCDC proposes to use CDBG funds to assist 4 Ventura County LMI families with up to \$23,000 each in DPA. These funds will leverage monies from other grants and provide up to an additional \$30,000 in assistance, for a total of \$53,000 per household.</p> <p>CDBG: \$100,000; GOI: Direct Financial Assistance to Homebuyers, 4</p>
2	<p>Project Name</p> <p>Target Area</p> <p>Goals Supported</p> <p>Needs Addressed</p> <p>Funding</p>	<p>Housing Rehabilitation and Preservation</p> <p></p> <p>Improve the Supply of Affordable Housing</p> <p>Rehabilitation Preservation of Existing Housing</p> <p>CDBG: \$480,000</p>

	Description	These programs are designed to retain and improve the existing housing stock, eliminate substandard housing or conditions that threaten residents' health and safety, and improve/enhance community neighborhoods. Rehabilitation programs typically use deferred loans or grants to finance repair and renovation work for owner-occupied single family detached homes, or owners of multi-family rental properties. Code enforcement activities may be used to increase maintenance and repair work within targeted areas.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	105 low-, extremely low-, and moderate-income households.
	Location Description	Ojai, Unincorporated County
	Planned Activities	<p>Area Housing Authority of the County of Ventura (AHACV) – Grand Avenue Apartments Rehab: Funds will be used to replace the failing roof at this 5-unit affordable housing development in the City of Ojai.</p> <p>CDBG: \$230,000</p> <p>GOI: Rental units rehabilitated, 5 units</p> <p>Cabrillo Economic Development Corporation – Rancho Sespe Apartments Rehab: Funds will be used to replace and/or rehabilitate deteriorated facilities at this affordable farmworker housing development located on the outskirts of the City of Fillmore in the unincorporated area.</p> <p>CDBG: \$250,000</p> <p>GOI: Rental units rehabilitated, 100 units</p>
3	Project Name	Economic Development
	Target Area	
	Goals Supported	Enhance Economic Stability
	Needs Addressed	Increase Job Skills Facade Improvements Local Entrepreneurship
	Funding	:

	Description	These programs enhance economic stability and prosperity by increasing economic opportunities for residents through job skills training, commercial improvements, and promotion of local entrepreneurship by providing technical or financial assistance to small businesses and microenterprises.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	0
	Location Description	N/A
	Planned Activities	No Economic Development activities are planned for this cycle.
4	Project Name	Homeless Services
	Target Area	
	Goals Supported	Improve the Supply of Affordable Housing Work to End Homelessness
	Needs Addressed	New Rental Housing Housing Support and Stability Social Services Homelessness
	Funding	CDBG: \$123,318
	Description	Activities to serve the homeless and prevent homelessness such as the creation of supportive housing, tenant-based rental assistance, creation/preservation/operation of emergency shelters and transitional housing, outreach, counseling, housing navigation, legal services, emergency subsistence payments, and other assistance.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Number of homeless individuals to be determined
	Location Description	Ojai, Santa Paula, Fillmore, Unincorporated Area

	Planned Activities	<p>SPiRiT of Santa Paula – Homeless Services: This program provides services to homeless persons in Santa Paula by operating a permanent homeless shelter and resource center (street outreach) through their food pantry, hot meals program, and weekly showers and laundry services.</p> <p>CDBG: \$93,318; GOI: Homeless Person Overnight Shelter, Persons Assisted to be determined</p> <p>Mesa – Transitional Age Youth Housing and Supporting Services: Mesa will provide transitional housing and supportive services for eligible young adults aged 18-24 who are currently homeless or at risk of becoming homeless. Programs will support participants’ overall health, academic achievement, and vocational skills.</p> <p>CDBG: \$30,000; GOI: Homeless Person Overnight Shelter, 12 Persons Assisted</p>
5	Project Name	Senior Services
	Target Area	
	Goals Supported	Increase Social Services
	Needs Addressed	Assistance for Senior Residents Social Services
	Funding	:
	Description	Seniors are among the County's most frail and vulnerable residents. The County may use CDBG funds to support programs that provide assistance for nutrition and meal programs, educational and social opportunities, and information and referral services.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
	Planned Activities	No Senior Services are planned for this AAP cycle
6	Project Name	Youth Services
	Target Area	

Goals Supported	Increase Social Services
Needs Addressed	Social Services Youth Activities and Services
Funding	CDBG: \$40,000
Description	Low-income and Transitional Age Youth (TAY) are among the County's most vulnerable residents. The County may use CDBG funds to support programs that provide educational support, assistance for nutrition and meal programs, social opportunities, life skills classes, and information and referral services.
Target Date	6/30/2024
Estimate the number and type of families that will benefit from the proposed activities	These programs anticipate serving low/moderate income youth. Number of youth served to be updated
Location Description	Fillmore, Santa Paula, Port Hueneme

	Planned Activities	<p>Big Brothers Big Sisters of Ventura County, Inc. – Keeping Kids Connected: BBSVC serves Fillmore and Santa Paula area youth and their families, increasing their awareness and access to a broader world and options beyond their neighborhood. Each youth is carefully screened and using a trauma informed lens, an individualized case plan of service is developed. This includes assisting with issues of academic performance, self-esteem, barriers to high school completion and post-secondary education via college, trade school or the military. A base line ACES (adverse child experiences survey) is conducted as a starting point to create an individualized plan. Careful screening, training, and matching is done to provide a positive role model for each youth. Ongoing training, professional support, workshops, and referrals are offered to the youth and their families to meet whatever barriers exist in attaining their goals. Youth are engaged in recreational activities, homework assistance, college readiness, leadership skills building, civic engagement, STEM projects, field trips, and future focus activities.</p> <p>CDBG: \$20,000; GOI: Public service activities other than LMI Housing Benefit, Persons Assisted to be determined</p> <p>Westminster Free Clinic – Teen Healthcare Careers Pipeline Program: This program is designed to improve college and career readiness for low-income, first-generation Latino high school students by providing exposure to a variety of healthcare professions, including medicine, nursing, pharmacology, optometry, etc. Students enroll in a two-year program where they complete basic clinical trainings preparing them to assist volunteer healthcare providers weekly in the delivery of free health services to uninsured residents of West Ventura County. Upon completion of the program, students will be college-ready and well positioned to pursue well paid careers in the growing healthcare sector.</p> <p>CDBG: \$20,000; GOI: Public service activities other than LMI Housing Benefit, 55 Persons Assisted</p>
7	Project Name	Other Supportive Services
	Target Area	
	Goals Supported	Increase Social Services
	Needs Addressed	Social Services
	Funding	CDBG: \$45,000

	Description	The County places a priority on services for other low-income residents, such as farmworkers, persons who were formerly homeless, victims of domestic violence and other vulnerable populations. Programs may include counseling, food pantries, and other drop-in services.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	To be determined number of persons from the indigenous immigrant community experiencing domestic violence; and 1,894 other homeless, at-risk of homelessness, and low-income persons.
	Location Description	Throughout the Entitlement Area.
	Planned Activities	<p>Catholic Charities – Moorpark Community Service Center: The Moorpark Community Service Center/Moorpark Pantry Plus provides essential safety net services and outreach programs to stabilize low-income households in Moorpark and surrounding areas with supplemental food, clothing, eviction prevention assistance, utility assistance, information, and referrals.</p> <p>CDBG: \$25,000; GOI: Public service activities other than Low/Moderate Income (LMI) Housing Benefit, 1,894 Persons Assisted</p> <p>Mixteco Indigena Community Organizing Project (MICOP) - Domestic Violence Education for Mixteco/Indigenous: MICOP will provide domestic violence (DV) education to the indigenous immigrant community utilizing a comprehensive leadership development program for indigenous women victims of DV.</p> <p>CDBG: \$20,000; GOI: Public service activities other than LMI Housing Benefit, To be determined number of Persons Assisted</p>
8	Project Name	Emergency Solutions Grant
	Target Area	
	Goals Supported	Work to End Homelessness
	Needs Addressed	Housing Support and Stability Homelessness
	Funding	:

	Description	HUD requires all ESG-funded activities to be consolidated under one project. ESG funds may be used for activities that: engage homeless individuals and families living on the street; improve the number and quality of emergency shelters for homeless individuals and families; help operate these shelters; provide essential services to shelter residents; rapidly re-house homeless individuals and families; and prevent families and individuals from becoming homeless.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
	Planned Activities	The County did not receive an ESG allocation for 2023-24, therefore no activities are possible.
9	Project Name	Public Facilities and Infrastructure
	Target Area	
	Goals Supported	Create Quality Neighborhoods
	Needs Addressed	Streets and Streetscapes Parks and Community Space Utilities and Public Infrastructure
	Funding	CDBG: \$350,000
	Description	These programs enhance access to quality, resilient, and livable neighborhoods by improving publicly owned facilities such as parks, libraries, and other community buildings, including improving accessibility to meet Americans with Disabilities Act (ADA) standards. Also included are utilities and infrastructure such as streets, sidewalks, water and sewer lines, electricity, telephone, natural gas, and broadband internet.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	3,590 persons to be assisted. In addition to proposed activities, unprogrammed funds are listed in this Project.

	Location Description	Saticoy Unincorporated Area.
	Planned Activities	<p>Saticoy Sanitary District (SSD) - Wastewater Treatment Plant (WWTP) Rehabilitation: SSD serves the unincorporated area of Saticoy, a community of 1,029 people which has been designated as a severely disadvantaged community. Improvements to the WWTP to remediate aging infrastructure and ensure reliable operation and processing of wastewater include the rehabilitation of Sequencing Batch Reactor Units #1 and #2 to repair structural deficiencies and recoating of the tanks, as well as replacing/upgrading the decanter system and diffuser, and various other secondary systems in support of the batch process.</p> <p>CDBG: \$350,000</p> <p>GOI: Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit, 3,590 Persons Assisted.</p> <p>UNPROGRAMMED: Placeholder for unprogrammed funds.</p> <p>CDBG: \$0</p> <p>GOI: Other.</p>
10	Project Name	Disaster Planning and Recovery
	Target Area	
	Goals Supported	<p>Improve the Supply of Affordable Housing</p> <p>Increase Social Services</p> <p>Create Quality Neighborhoods</p>
	Needs Addressed	Disaster Planning and Recovery
	Funding	:
	Description	Disaster planning and recovery activities after severe weather, fire, earthquakes, or other disasters.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
Planned Activities	No disaster recovery activities are currently planned with CDBG or HOME for 2023-24.	
	Project Name	Planning and Administration

11	Target Area	
	Goals Supported	Effective Administration
	Needs Addressed	New Rental Housing Housing Support and Stability Homeownership Opportunities Rehabilitation Preservation of Existing Housing Assistance for Senior Residents Increase Job Skills Facade Improvements Local Entrepreneurship Social Services Youth Activities and Services Homelessness Streets and Streetscapes Parks and Community Space Disaster Planning and Recovery Utilities and Public Infrastructure
	Funding	CDBG: \$277,758 HOME: \$142,194
	Description	Up to 20% of CDBG, 10% of HOME, and 7.5% of ESG funds can be used by the County to support the general administration of these programs. During the five-year Consolidated Plan period, the County (as grantee) will provide all administration for these programs in compliance with program regulations and requirements. Subrecipients will administer their respective projects and programs in compliance with program regulations and requirements, with oversight provided by the County. Funding may also be used to provide fair housing services to residents.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 200 residents.
	Location Description	Throughout the Entitlement and HOME Consortium Area.

<p>Planned Activities</p>	<p>County of Ventura - Administration: County staff will provide all administration for these programs in compliance with program regulations and requirements.</p> <p>CDBG: \$255,465 HOME: \$142,194</p> <p>County of Ventura - Fair Housing Services: The Urban County sets aside a portion of its CDBG Planning and Administration budget for fair housing. Ventura County currently contracts with the Housing Rights Center (HRC) to provide fair housing services to its residents. HRC provides telephone and in-person counseling to both tenants and landlords regarding their respective rights and responsibilities under California law and local city ordinances. In addition to answering basic housing questions, counselors commonly cite specific civil codes that pertain to the client’s matter and/or provide sample letters that discuss a particular issue. HRC investigates housing discrimination complaints brought under both State and Federal fair housing laws. The Agency also develops and distributes written materials that describe the applicable laws that protect against housing discrimination and ways to prevent housing injustices. HRC also offers Fair Housing Certification Training for housing industry professionals.</p> <p>CDBG: \$22,293</p> <p>Approximately 200 residents are expected to be provided with fair housing services.</p>
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AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The Ventura Urban County Entitlement Area does not prioritize funding by geographic area, nor does it include any target areas. The Westside Neighborhood Revitalization Strategy Area (NRSA) referenced below is designated by the City of San Buenaventura (Ventura), which is a partner in the 2020-24 Regional Consolidated Plan. This section does not apply to the County.

Geographic Distribution

Target Area	Percentage of Funds

Table 5 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Not Applicable

Discussion

See above.

Affordable Housing

AP-55 Affordable Housing - 91.420, 91.220(g)

Introduction

The Ventura Urban County Entitlement Area/HOME Consortium strives to promote affordable housing by expanding the stock of housing through new construction of rental and homeownership housing, as well as maintaining the existing stock of housing through rehabilitation.

The Ventura Urban County Entitlement Area’s one-year goals are described in the following tables. These estimates do not include emergency or transitional shelters, social services, or code enforcement activities.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	135
Special-Needs	0
Total	135

Table 6 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	26
Rehab of Existing Units	105
Acquisition of Existing Units	4
Total	135

Table 7 - One Year Goals for Affordable Housing by Support Type

Discussion

The proposed Arroyo Spring Apartments will add 162 units of affordable rental housing plus two unrestricted managers’ units in the City of Moorpark, of which 5 units will be HOME-assisted. People’s Place is adding 68 units of affordable rental housing plus one unrestricted manager’s unit in the City of Santa Paula. Seven (7) HOME-assisted units have been reserved from 2020-21 and the additional funds programmed to the project this cycle would add 1 additional HOME-assisted units, for a total of 6 HOME-assisted units. Only units directly assisted by County HOME funds are included in the tables above.

County CDBG Funding will support acquisition of property in Santa Paula, in support of new development of approximately 20 units of affordable housing. In addition, CDBG will fund renovations affecting 60 units at the Rancho Sespe Apartments in the unincorporated area near Fillmore and 5 units

at the Grand Avenue Apartments in Ojai. The County also provides CDBG funding for VCCDC's down payment assistance program, expecting to aid 4 low- to moderate-income households during the upcoming year.

In FY 2023-2024, the City of Camarillo plans to allocate CDBG funds to Habitat for Humanity's Home Repair program, which is anticipated to help two households, and to the Down Payment Assistance Program, which will help one household.

The City of Camarillo also plans to allocate CDBG funds to the City's Affordable Housing Acquisition Program. The City intends to use CDBG funds to acquire an affordable housing unit with expiring affordability covenants. This unit will be resold to a new low-income first-time homebuyer household in FY 2023-2024, with an updated affordable housing agreement. The agreement will extend the affordability covenant to 55 years (resetting with each future transfer) and be consistent with the City's current affordable housing policies.

The City of Simi Valley's Home Rehabilitation Program offers low-interest deferred loans to low- and moderate-income homeowners. Qualified owners of detached single-family residences are eligible for a deferred two-percent loan of up to \$50,000 with no monthly payments. This ensures that income-qualifying homeowners can bring their homes into compliance with current building codes, as well as perform maintenance and security upgrades, thus helping preserve the affordable housing stock in Simi Valley. This Program utilizes CalHome, HOME, and Energy Efficiency Community Block Grant (EECBG) funds.

As resources become available, the high priority for the City of Thousand Oaks is to preserve existing affordable multi-family and single-family units through residential rehabilitation programs. Thousand Oaks collaborates with local housing providers: The Area Housing Authority of the County of Ventura; Many Mansions, non-profit Community Housing Development Organization; Senior Alliance for Empowerment, non-profit agency that advocates for seniors living in low-income, mobile home parks; and Habitat for Humanity of Ventura County, non-profit agency that uses volunteer labor to rehabilitate aging homes and install ADA-compliant improvements.

AP-60 Public Housing - 91.420, 91.220(h)

Introduction

Public Housing needs in the Ventura Urban County Entitlement Area and HOME Consortium Member cities are met by three Housing Authorities: The Area Housing Authority of the County of Ventura (AHA), the Housing Authority of the City of Port Hueneme (PHHA), and the Santa Paula Housing Authority (SPHA).

The AHA continues to follow state and county guidelines, best practices, and recommendations as applicable to serving their clients and maintaining the health of their employees.

AHA owns and operates 355 units of public housing in seven complexes which serve the residents of Camarillo, Fillmore, Moorpark, Ojai, Simi Valley, Thousand Oaks, and the unincorporated areas of Ventura County. Three of the complexes (165 units) are located with the Urban County - the Roth Apartments (a family development in Meiners Oaks), Whispering Oaks (a seniors/disabled project in the City of Ojai), and Tafoya Terrace (a senior project in Moorpark). The AHA also owns/operates a 24-unit affordable family housing complex, the Walnut Apartments, and the Charles Street Apartments, a 20-unit affordable family complex both in the City of Moorpark. The AHA has been named one of the nation's best run housing authorities. Exemplary program management and efficient program implementation earned AHA the designation of a "High Performer" from the Department of Housing and Urban Development (HUD).

The PHHA administers 90 public housing units, consisting of 30 family units that range from 1, 2 and 3 bedrooms. The remaining 60 units consist of 40 studio apartments and 20 one-bedroom units occupied by persons who are 62 years or older or disabled.

Although the SPHA does not own or operate any public housing units, it does own and operate eight affordable housing complexes with a total of 117 units for seniors and families. The SPHA also act as Administrative Managing Partner of the Harvard Place Apartments, a 40-unit affordable rental development for persons with special needs.

All local housing authorities routinely inspect, repair, and maintain units under their control on a regular basis.

Actions planned during the next year to address the needs to public housing

Area Housing Authority of the County of Ventura (AHA)

As COVID-19 restrictions continue to be rescinded, AHA has begun re-introducing resident activities and service coordination. The AHA plans to continue encouraging the formation of site-based Resident

Councils and the Resident Advisory Board (RAB).

The AHA plans to continue providing information on employment opportunities, tutoring, parenting workshops, wellness programs, health screening, adult and child protective services, food banks, safety, and other life enriching programs.

The AHA also plans to continue programs that assist the elderly and persons with disabilities maintain their independence through case management, in collaboration with other service providers and resources.

Housing Authority of the City of Port Hueneme (PHHA)

To address the needs of the residents, the PHHA has partnered with the Port Hueneme Police Department to bring informational classes to residents living in public housing. Nutrition, Smoking Cessation, Elder Abuse, Fraud Alert and Security educational classes will continue to be offered. The PHHA will continue to support programs that have already been established such as Meals on Wheels and the senior nutrition program.

Santa Paula Housing Authority (SPHA)

In accordance with the City of Santa Paula's General Plan to increase affordable housing rental units, alleviate household overcrowding and overpayment, and the County's objective to end homelessness the SPHA intends to achieve and maintain a tenant based program utilization rate of 99%; continue to seek land for affordable housing development; and explore opportunities offered by the State of California's low cost loan programs directed towards persons who are special needs, homeless and/or veterans.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Area Housing Authority of the County of Ventura (AHA)

The AHA provides four opportunities for Public Housing residents to participate in management: 1) Site based Resident Councils, 2) Advertising activities of the resident councils, 3) Participating in the Resident Advisory Board; and 4) becoming a Resident Commissioner on the AHA's Board of Commissioners

The AHA encourages clients who have been assisted under the Section 8 Program for at least one year in becoming homebuyers through HUD's Section 8 Homeownership Program. Participants must be first-time homebuyers, with no one in the household having owned a home within the past three years. The program requires that a participant have a minimum down payment of 3% of the home's purchase price

and good credit.

Housing Authority of the City of Port Hueneme (PHHA)

The PHHA will encourage Public Housing residents to become Resident Commissioners and encourage their participation with other organizations. The PHHA will continue to inform Public Housing Residents of options available for First Time Homebuyers.

Santa Paula Housing Authority (SPHA)

The SPHA encourages resident interaction with social services, management and staff through various meetings and events and makes available portability opportunities for program participants in other jurisdictions. As Successor Housing Agency to the City of Santa Paula Redevelopment Agency, the SPHA continues to administer the First Time Home Buyer and Housing Preservation Programs.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

N/A

Discussion

Area Housing Authority of the County of Ventura (AHA)

In addition to owning and operating seven public housing sites, the AHA serves low-income residents through other programs and housing. It administers a rental subsidy program called the Housing Choice Voucher Program (Section 8). In the entitlement area, the AHA also operates Colina Vista, a low-income tax credit project in Piru with 35 rental units (two are handicapped accessible), a 15-unit apartment complex known as Summerwind Apartments located in the unincorporated area outside Fillmore, and a 24-unit low-income tax credit project (Walnut Apartments) and the Charles Street Apartments, a 20-unit affordable family complex both in the City of Moorpark. The AHA recently completed Mountain View Apartments (77 units of family affordable housing) in the City of Fillmore. These are not public housing and receive no operational subsidy. The Walnut and Charles Street complexes utilize project-based Section 8 Vouchers.

The AHA actively coordinates with other local organizations to develop new housing, preserve existing housing, and expand the supply of assisted housing for families in low-income ranges. The overriding goal for the AHA is to promote affordable housing that the communities will not only accept but also respect. AHA continues its efforts to enhance affordable housing through collaborative efforts with

other local agencies.

Housing Authority of the City of Port Hueneme (PHHA)

The mission of the PHHA is to provide quality housing to eligible households in a professional, fiscally prudent manner and be a positive force in the community by working with others to assist these families with appropriate supportive services. The agency shares the mission of HUD to promote adequate and affordable housing, economic opportunity, and a suitable living environment free from discrimination. In order to continue this practice, the PHHA will continue to work with its neighboring Housing Authorities to better assist the community.

Santa Paula Housing Authority (SPHA)

The SPHA administers subsidized rental housing programs for Housing Choice Vouchers (formally Section 8) for tenant based assistance and Project Based Vouchers for buildings with assigned vouchers for units, as well as, low-income affordable housing owned by the Authority. Under our rental housing Program, the SPHA provides affordable housing for 584 families, with an additional 400 applicants on the waiting list. To date, the Authority has constructed five multifamily projects for low-income seniors, plus Harvard Place which also provides housing for individuals with special needs, totaling 85-units.

AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)

Introduction

The Ventura County Continuum of Care (VC CoC) has seen increased participation as an infusion of State funding included requirements to participate in HMIS and coordinated entry. The Pathways to Home system utilizes service providers as points of entry into the system, and a vulnerability assessment tool to determine eligibility and prioritization to match individuals and families with services through the HMIS eligibility module. This system was launched with full HMIS integration in October of 2016.

The VC CoC adopted the Ventura County Plan to Prevent and End Homelessness in January 2019. The plan includes nine recommendations to improve the regional crisis response system. The VC CoC continues to focus on improving the service system to improve access and service for all subpopulations including veterans, youth, families with children, chronically homeless persons, and all other persons who experience homelessness. The VC CoC is focused on evaluating system performance and conducting gaps analysis to advocate for new resources to help move more people out of homelessness in Ventura County. Efforts are focused on developing more supportive housing units and year-round emergency shelter(s). The VC CoC is also focused on prevention and diversion efforts to prevent persons from becoming homeless and to divert persons from entering the service system whenever possible.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Individuals and families experiencing homelessness can seek services through multiple homeless services providers as well as community and government social service programs. Outreach workers from government agencies and non-profit organizations along with volunteers from the faith-based communities are engaging individuals on the streets and connecting them to services. The County of Ventura Health Care Agency has expanded the Whole Person Care program to cover areas countywide which includes outreach through mobile care pods with showers and healthcare services in places frequented by homeless persons. A Backpack Medicine program is taking doctors and service providers out to homeless encampments to provide medical services and connect persons to shelter and housing resources. These programs are utilizing HMIS and partnering with CoC service providers to coordinate care and services for persons who are high utilizers of healthcare services and homeless.

The City of Thousand Oaks supports Lutheran Social Services (LSS) , Thousand Oaks which operates a homeless, drop-in center. Located in the Human Services Center, LSS and other local non-profits assist the homeless to find case management, laundry, showers, shelter, employment, medical care, and other necessities. Another agency serving the homeless population is Harbor House that provides case management, laundry and operates year-round meal program and winter shelter. The City of Thousand

Oaks City Council has approved the development of a 24/7 navigation center that will provide 30 emergency shelter beds with case management and housing navigation services to the growing unsheltered population. In addition, a State Homekey project has been approved to develop 77 new Permanent Supportive Housing units through a motel conversion.

The City of Simi Valley uses CDBG funds to support programs that assist at-risk populations, including those who are homeless. The City allocated CDBG funds to support the Samaritan Center which provides drop-in services and case management to assist homeless individuals. It provides access to the services, life skills, and resources they need to secure and retain housing.

During FY 2022-2023, the City of Camarillo allocated CDBG funds to organizations whose programs reach out to the homeless and assess their individual needs, including Lutheran Social Services (LSS) Emergency Assistance Program and Turning Point Foundation's (TPF) Our Place Safe Haven. LSS assists individuals and families in need by providing emergency services, social services, housing counseling, transitional services, and health and wellness resources. TPF provides year-round emergency shelter, essential services, case management and supportive services for homeless, mentally ill adults from Camarillo and countywide, and other homeless services such as street outreach, drop-in services, rapid re-housing, housing navigation, connection to healthcare, benefits and employment.

The City of Camarillo's Police Department continue to assist in referring homeless persons in need of assistance to shelters and programs available in the County. Specifically, the Police Department refers the homeless to Project H.O.P.E. The mission of Project H.O.P.E. is to educate, identify, assess, support, and encourage progress forward in life for homeless individuals by offering life sustainable options and to housing options. Project H.O.P.E. also works with law enforcement to help establish effective and compassionate policies and procedures when dealing with homeless individuals.

Addressing the emergency shelter and transitional housing needs of homeless persons

Ventura County has been operating non-congregate shelters through Project Roomkey since March 2020 to prevent the spread of COVID-19 and provide shelter to those who are seniors 65 & older and those with highly vulnerable health conditions. Local homeless service providers have been providing case management to ensure clients are connected to permanent housing and other resources.

Ventura County year-round shelters are participating in the Coordinated Entry System for referrals and permanent housing placements. Seasonal shelters operate from December 1-March 31 in various regions of the county, including Ojai, Santa Paula, Simi Valley and Thousand Oaks. Transitional Housing programs are working to reduce length of stay in transitional programs to move individuals and families to permanent housing, including two Veteran Affairs (VA) funded programs. The VC CoC is using the Coordinated Entry System to prioritize emergency shelter and transitional housing beds and working to

move individuals more quickly to permanent housing.

The VC CoC is working with domestic violence service providers to improve the link to the CoC and Pathways to Home. In 2022-23, the VC CoC established a new HUD CoC contract with the Coalition for Family Harmony to expand transitional housing beds for those fleeing domestic violence. This new project includes Rapid Re-Housing to provide a pathway to permanent housing for victims of domestic violence. The VC CoC is also working with local jurisdictions to ensure that all local shelters participate in Pathways to Home. Increasing the number of year-round emergency shelter beds in the region is one of the top priorities of the VC CoC.

The Simi Valley City Council adopted a prioritized list of strategies recommended by the City's Task Force on Homelessness to address the needs of homeless persons. Those priorities include: 1) finance homeless service programs; 2) achieve a coordination of services through the support of a one-stop services facility; 3) encourage and support the development of shelters and transitional housing; and 4) develop strategies to create more affordable housing units and maximize the use of existing housing stock.

The City of Thousand Oaks is a member of the Ventura County Continuum of Care Alliance which seeks to assist homeless persons through the following facilities and services in Thousand Oaks:

- Rapid Re-Housing Expansion Project c/o Lutheran Social Services, 80 E. Hillcrest Dr #101, Thousand Oaks, CA 91360.
- The City of Thousand Oaks supports the Turning Point Foundation, Our Place Safe Haven, a facility that services homeless, mentally ill adults from Thousand Oaks through the overnight shelter and case management with a grant of CDBG funds.

To address the emergency shelter and transitional housing needs of homeless persons, the City of Camarillo will continue to allocate CDBG funds to the TPF Our Safe Place Haven, which provides year-round emergency shelter, essential services, case management and supportive services for homeless, mentally ill adults from Camarillo and countywide. In addition, funds will be allocated to the LSS Emergency Assistance Program, which addresses emergency needs of homeless individuals, including emergency housing.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were

recently homeless from becoming homeless again

Through Pathways to Home, the highest need persons who have been homeless the longest are prioritized for available permanent supportive housing units. The system is utilizing a newly adopted local tool called the Vulnerability Assessment Tool (VAT) for singles, families, and transition-age-youth (TAY). A bi-weekly case conferencing meeting is held to discuss the most vulnerable persons and develop a plan to address their needs and move them as quickly as possible into an appropriate housing placement. Matching of available housing units with vulnerable households occurs during this case conference meeting. All State and federally funded permanent supportive housing projects are implementing the Housing First approach that involves moving persons directly from the streets/shelters into permanent housing accompanied by voluntary supportive services.

The VC CoC continues to work with veteran service providers to reach the goal of ending veteran homelessness in Ventura County. The Supportive Services for Veteran Families (SSVF) utilizes HMIS and participates in Pathways to Home to accept referrals for homeless prevention and rapid rehousing. The Public Housing Authorities that have Veteran Affairs Supportive Housing (VASH) allocations are meeting with the VC CoC on a monthly basis and sending data on homeless veterans to update the by-name list. Through partnerships with the provider network, the VC CoC has housed the majority of veterans that are currently eligible for VASH but are working to connect other veterans to the VA health system. Veterans who are not eligible for VASH are being served by SSVF and by other homeless service providers, including the Salvation Army's Grant Per Diem program and Turning Point Foundation's Veterans Transitional Housing program.

The VC CoC has an active youth collaborative focused on addressing and ending youth homelessness. Partners from around the region are participating by helping evaluate the current system, develop policies, and train homeless service providers around youth-specific needs and advocate for youth-specific housing and shelter resources. This includes the federally funded Runaway and Homeless Youth (RHY) provider, Interface Children and Family Services, as well as the Special Populations Coordinator with the Ventura County Office of Education.

Families are connected with Rapid Re-Housing (RRH) assistance transitional housing and emergency shelter programs. Rapid Re-housing has been established as the best practice model for families and the CoC has multiple providers that administer RRH assistance including the CalWORKs Housing Support Program (CHSP). As a result, the number of homeless families has decreased in recent years and the CoC is tracking data and prioritizing resources for unsheltered families.

The City of Simi Valley has allocated a portion of its annual CDBG funds toward the provision of services for people who are homeless through the Samaritan Center. This program offers a wrap-around approach of services to house and support individuals transitioning from living on the street or in their vehicles to permanent housing.

The programs funded by the City of Camarillo through TPF and LSS, as noted above, also provide a broad

array of case management services, assistance in locating long-term housing options, and connection to other service providers. These services help the homeless individual to make the transition from homelessness to stable housing. Both agencies and programs provide services to all homeless individuals but have experience in addressing the unique needs of chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: 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); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Ventura County and Oxnard participated in the Statewide Emergency Rental Assistance Program and contracted with local service providers and partners to assist households impacted by economic conditions exacerbated by the pandemic. Eligible tenants and landlords were assisted with outstanding rent and utility payments.

The local Homeless Prevention and Rapid Re-housing Programs are operated by the same service provider that administered the HPRP Homeless Prevention Program. Eligible services include those that were eligible under 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.

CalWORKS Housing Support Program provides help to move homeless families into rental housing and connect families with resources to remain stably housed. A variety of other Rapid Rehousing programs and flexible rental subsidy programs are provided through the Continuum of Care funding county and nonprofit organizations with state and federal funding.

The VC CoC provides community outreach and education that informs households at risk of becoming homeless about resources available to them through homeless prevention programs. The VC CoC Public Information and Outreach Committee continues to develop outreach through social media platforms to help connect people to local resources. Several discharge and re-entry planning groups work in partnership with a wide range of public and private agencies to house homeless persons leaving publicly funded institutions or systems of care, when no housing has been identified.

In Simi Valley, the Samaritan Center provides rental assistance and case management to persons who are at risk of becoming homeless and helps fund transportation costs to reunite persons with their families as needed. The City of Simi Valley does not have a formalized Discharge Coordination Policy in

place at this time; however, for those persons released from corrections facilities, the City has a Post Release Offender Supervision (PROS) Officer that is funded by the State's Realignment Initiative. In addition, the City's Community Liaison Officers are tasked with assisting homeless persons in order to connect them with appropriate social services.

Through the public and social services grant program, the City of Thousand Oaks supports non-profit agencies that assist homeless persons and those at-risk of becoming homeless including:

- Lutheran Social Services
- Many Mansions
- Conejo Free Clinic
- Westminster Free Clinic
- St. Paschal Baylon Church/St. Vincent de Paul Conference
- Manna Conejo Valley Food Bank

The Ventura County Health Care Agency provides health assessment, diagnosis, and treatment for homeless or transitionally homeless persons at the Conejo Valley Family Medical Clinic in the city of Thousand Oaks.

The City of Camarillo recognizes that it is more effective to address the needs of individuals to keep them from becoming homeless. Once an individual becomes homeless it takes significantly more community resources to ensure they are rehoused. In addition, becoming homeless creates a cascade of other issues related to employment, mental and physical health, and social dislocation which must also be overcome. The LSS program described above also provides services to those at-risk of homelessness.

Discussion

The Cities of Camarillo, Simi Valley and Thousand Oaks do not directly receive HOPWA program or ESG program funds. The County of Ventura receives HOPWA and ESG funding on behalf of all cities within the County (except for the City of Oxnard, which receives its own allocation of ESG) and unincorporated areas.

AP-75 Barriers to affordable housing -91.420, 91.220(j)

Introduction

In 2020, the County of Ventura and all 10 cities within the county jointly prepared a new Ventura County Analysis of Impediments (AI). This Action Plan contains information on the County of Ventura, its five Urban County Entitlement Area cities (Fillmore, Moorpark, Ojai, Port Hueneme and Santa Paula) and the three HOME Consortium Member cities (Camarillo, Simi Valley and Thousand Oaks).

The following sections summarize the recommendations in the AI that local jurisdictions plan to address during the upcoming program year. Other programs that may have an impact on affordable housing are also discussed.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

During Program Year 2023-24, the Urban County Entitlement Area and HOME Consortium Member partners plan to address the following recommendations identified in the 2020 AI:

Impediment 1, Housing Discrimination: On behalf of the Urban County Entitlement Area Cities and HOME Consortium Member cities, the County will continue to contract with the Housing Rights Center for fair housing services. The Cities will continue expanding education and running tests.

Impediment 2, Access to Fair Housing Information: The majority of the communities have updated websites that contain information about fair housing.

Impediment 3, Hate Crimes: Multiple cities are providing equity trainings for city staff and contain information on their websites. The Port Hueneme Police Department revised its policy manual in 2018 updating law enforcement's role in identifying and handling hate crimes.

Impediment 4, Fair Housing testing: The county and multiple communities contract with the Housing Rights Center for fair housing conduct random testing.

Impediment 5, Land Use and Housing Policies: Several communities have had their Housing Element certified or submitted to the state for certification, which would update land use and housing policies.

Impediment 6, Community Care for Special Needs Populations: A number of communities indicated updates are being made to zoning ordinances and awaiting certification of their Housing Element to

meet these goals. The County of Ventura is completing a Farmworker Housing Study and Action Plan as well.

Impediment 7, Wage Gap: Several communities cited collaboration with the Workforce Development Board and Economic Development Collaborative to expand economic opportunities for historically disadvantaged groups.

Impediment 8, Segregation: Several communities have updated their General Plan/Housing Element to further fair housing. Some tactics include density bonuses and incentives/concessions for developers who include affordable housing and recruiting residents from low-opportunity neighborhoods to participate in committees, board and local bodies.

Impediment 9, Aging Housing Stock: Several communities fund home repair programs directly or through nonprofit partners to provide housing rehabilitation for income-qualified homeowners within their jurisdiction. Others are exploring rehabilitation programs and auditing their municipal code to amend their historic preservation ordinance.

Impediment 10, Senior Housing and Impediment 11, Accessibility: most communities have adopted universal design principles within their building codes and plans. Some communities have home rehabilitation programs which can be used to improve housing and to make special accommodations for seniors aging in place or for those with disabilities. Another strategy is expanding educational outreach on investing in accessory dwelling units and agricultural worker dwelling units.

Impediment 12, Homeownership Opportunities: Many communities have or are developing educational resources on their websites on homeownership opportunities.

Impediment 13, Transportation: Several communities are encouraging mixed use development adjacent to transportation centers. Others are exploring rezoning areas to accommodate greater housing opportunities closer to public transit options.

Discussion

In the 2020 AI, additional impediments to housing were identified. While these impediments were not included in the consultant's recommendations, actions still may be taken to address these barriers.

During the reporting period:

Several cities are considering reviewing and potentially limiting or eliminating pyramid zoning during their General Plan updates. Many communities are looking at adding density requirements to their

general plan updates and one has adapted greater allowances of Accessory Dwelling Units.

The County of Ventura is processing amendments to add employee housing to the non-coastal zoning ordinance in compliance with the Employee Housing Act as well as to revising farmworker housing regulations to provide options for temporary and seasonal workers.

Other local programs that aid in creating and maintaining affordable housing include:

Housing Trust Fund Ventura County

The Housing Trust Fund Ventura County (HTFVC) is a 501(c)(3) with a mission of supporting more housing choices by generating and leveraging financial resources. The HTFVC uses a revolving loan fund to provide below-market interest rate loans to developers producing new affordable housing in Ventura County. Under a State of California program, the HTFVC has the unique opportunity to match funding dollar for dollar and substantially increase the size of its revolving loan fund. The VCHTF has received matching funds under two of the three completed funding cycles and continues to fundraise in order to apply for additional match in coming years.

Ventura County Behavioral Health Department (VCBH)

VCBH provides comprehensive mental health services to severely and persistently mentally ill clients through regionally based teams in Ventura County. VCBH has increased the availability of housing and residential options by utilizing funds provided through the Mental Health Services Act (MHSA) in partnership with non-profit agencies developing and operating affordable housing units. Supportive services, appropriate to the need of the resident, are subsequently provided by VCBH in partnership with the non-profit partner, along with rental assistance and other community-based resources. VCBH continues to work towards increasing affordable housing stock for low-income homeless clients and clients at risk of homelessness through its community-based partnerships utilizing voter approved No Place Like Home (NPLH) funding. Specifically, there are 105 NPLH units to be built in the next 2-3 years. Additionally, VCBH recently developed a unique partnership with for-profit and non-profit entities to retain Adult Residential Facilities providing 24-hour care in the community for low income, disabled clients in need of a higher level of care.

Through its HUD Continuum of Care projects for the chronically homeless and partnering with property owners throughout the county, VCBH is committed to an evidence-based Housing First approach by establishing a low barrier model toward ending homelessness among active clients. The focus is on assisting potential resident's rapid access to affordable housing that offers an appropriate level of care combined with the provision of appropriate services in order to sustain permanent housing. VCBH has implemented an evidence-based approach to housing placement that intersects with the County's Coordinated Entry System (CES) resulting in appropriate placements and improved housing retention.

In 2021 VCBH rolled out housing assistance for TAY age clients (ages 18-24). With Homeless Housing Assistance and Prevention (HHAP) funding VCBH offers emergency shelter, homeless prevention, rapid

rehousing and services coordination for this specific age group.

VCBH plays an active role in serving people at the County's emergency shelters through outreach and engagement. Through our partnership with community-based organizations and the County's CoC VCBH actively supports a variety of housing opportunities for homeless clients.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

The following section addresses the Ventura Urban County Entitlement Area/HOME Consortium's planned actions to carry out the following strategies outlined in the Consolidated Plan:

- Address Obstacles to Meeting Underserved Needs
- Foster and maintain affordable housing
- Evaluate and reduce lead-based paint hazards
- Reduce the number of poverty-level families
- Develop institutional structure
- Enhance coordination

Actions planned to address obstacles to meeting underserved needs

The lack of affordable housing is a critical issue facing the Ventura Urban County Entitlement Area and Consortium Member jurisdictions. The County's traditionally low vacancy rate for rental properties, with higher than average rent and home purchase prices continue to impact availability of affordable housing units. In the past year, rents increased by 10.9% which was more than double the previous year while vacancy rates dropped to 1.37%. In addition, the region continues to respond to and recover from the economic impacts of COVID-19 which has contributed to housing insecurity locally.

The aftereffects of the fires that struck the region in 2017 (Thomas) and 2018 (Woolsey/Hill) continue to impact the region as collectively more than 800 Ventura County housing units were destroyed and hundreds more were damaged. The State of California Department of Housing and Community Development (HCD) released Community Development Block Grant – Disaster Recovery (CDBG-DR) Funds in response to the Thomas and Woolsey Fires, both of which impacted Ventura County. The County of Ventura received \$6,119,700 in CDBG-DR funding for construction of new, affordable rental housing with outreach to fire-affected low-income families. The County of Ventura has reserved this funding to four projects: Central Terrace (City of Oxnard), People's Place (City of Santa Paula), Westview Village II (City of Ventura), and Step Up in Thousand Oaks (City of Thousand Oaks). These projects will add 283 units in affordable and permanent supportive housing units across the region.

The County has also been awarded funding from HCD through the Homekey program, designed to expeditiously create permanent and transitional housing for those that are homeless or at risk of homelessness. The County served as a lead applicant for three projects: Casa Aliento (City of Oxnard), Mesa Ojai (Unincorporated County), and Casa Pacifica (Unincorporated County), which will collectively provide 109 units of permanent supportive housing and transitional housing for transitional age youth. In addition, the County contributed funding towards two regional Homekey projects, Step Up in Thousand Oaks (City of Thousand Oaks) and El Portal (City of Ventura), collectively adding 106 units of permanent supportive housing. The County is working closely with local partnerships to prepare and

submit Homekey applications for consideration under the third and final round of the Homekey Program. If successful, these two projects will create 198 new units of Permanent Supportive Housing and 20 Navigation Center beds.

The County received approximately \$164 million in American Rescue Act Plan State and Local Fiscal Recovery funds and the Board of Supervisors committed \$30.5 million of that funding to be used towards affordable housing development and to address homelessness. The Community Development Division is working closely with partners to maximize the usage of those funds to support the development of new affordable housing units in the region to meet the needs of underserved populations.

To address fair housing issues, the County, the five Ventura Urban County Entitlement Area cities, and the cities of Camarillo, Oxnard, Simi Valley, and Thousand Oaks contract with a fair housing consultant to provide fair housing education and counseling.

Actions planned to foster and maintain affordable housing

The County of Ventura and the Cities of Camarillo, Simi Valley, and Thousand Oaks formed the Ventura County HOME Consortium in 2020-21 to collaboratively address the housing crisis and increase the annual HOME resources available to our community.

In 2017, the Building Homes and Jobs Act (SB 2, 2017) established the Permanent Local Housing Allocation (PLHA) program, which provides an ongoing permanent source of funding to local governments in California to address the state's housing crisis. The County administers this funding for the Ventura Urban County Entitlement Area jurisdictions and the City of Thousand Oaks. Two projects, Step Up in Thousand Oaks (City of Thousand Oaks) and Rancho Sierra (Unincorporated County) received PLHA funding commitments in the total amount of \$1,051,263 in 21-22 and 22-23. As mentioned, Step Up in Thousand Oaks will create 77 units of permanent supportive housing and Rancho Sierra will add an additional 50 units of affordable housing. For the 2023-24 funding cycle, a recommendation is being made to the County Board of Supervisors in May of 2023 in the amount of \$955,873 to support Camino de Salud (Unincorporated County) to develop 49 units of housing, of which 24 units would be reserved as permanent supportive housing. The Cities of Camarillo and Simi Valley each receive their own direct allocation of PLHA funding.

In 2016, the County Board of Supervisors allocated \$1 million in general funds to support 78 new rental units for farmworkers. The first development completed construction and leased in the summer of 2019. The second project (People's Place in the City of Santa Paula) is currently in construction. One remaining project, Dolores Huerta Gardens, is in predevelopment and is scheduled to begin construction

in spring 2023 and will produce 58 units of housing.

Rural homeowners may be eligible to participate in loan and grant programs through the U.S. Department of Agriculture for the purchase of a new home or to make necessary home improvements, accessibility improvements and energy upgrades. Assistance is available only for households meeting low and very-low income requirements or for persons with disabilities to make their homes accessible.

Rental and mortgage assistance is available to help stabilize residents at risk of losing their housing and assist homeless residents to obtain housing. Rental assistance is available through the County of Ventura's Homeless Prevention and Rapid Rehousing Program (HPRP) and Emergency Financial Assistance program. Assistance may include rental deposits; short-term rental payments; credit counseling; utility deposits and payments; and/or moving and storage costs. The Keep Your Home California program offered through the United States Treasury Department and the California Housing Finance Agency provides assistance to residents struggling to pay their mortgages.

Please also see Discussion section below.

Actions planned to reduce lead-based paint hazards

The Childhood Lead Poisoning Prevention Program (CLPPP) and the Healthy Homes Ventura County (HHVC) program provide services to the community for the sole purpose of lead exposure prevention and risk prevention and mitigation by working directly to the families, providers, related agencies, and the public. Ongoing services include but not limited to:

- Outreach, education, and resource to county medical providers on standard of care in lead assessment and screening mandate.
- Coordination of care and case management services to children with identified elevated BLLs (Blood Lead Levels) and referral to needed services including lead-based paint remediation program if lead based paint has been identified.
- Environmental inspection and intervention to eligible elevated lead cases, and with proactive inspection program activities for the referred non-eligible elevated lead cases.
- Collaboration with agencies and organizations for lead poisoning prevention education on community events.
- Increase collaboration with code enforcement on lead safety.
- Abatement and remediation services to eligible CLPPP clients and qualified HHVC applicants.
- Outreach to families and the community including childcare providers regarding lead

prevention, awareness of lead hazards and available county related resources and services.

Actions planned to reduce the number of poverty-level families

The Workforce Development Board (WDB) of Ventura County, offers a valuable, no-cost resource for employers and job seekers. Through the effective use of funds and strong partnerships, the WDB's programs provide the support that would be costly for individuals or businesses to receive from other sources. The WDB's programs guide individuals needing help with job readiness, job placement, or transition. Programs assist employers seeking support for business solutions, recruitment, and retention. The WDB also provides support for employers conducting layoffs and affected workers. In addition to providing services through the America's Job Center of California in Oxnard and Simi Valley, the WDB contracts with external providers for youth programs that provide after-school activities, job training, and support services to low-income in-school youth and out-of-school youth ages 14-24. Finally, the WDB applies for special grant programs to support individuals with barriers to employment, including English Language Learners, Veterans, housing insecure, homeless, and members of the community who have been involved with the justice system.

The Economic Development Collaborative's (EDC) vision is for a strong and healthy regional economy with a high quality of life and broadly shared opportunities for all. Striving to maintain economic vitality in the greater Ventura County region, EDC collaborates with public and private partners to create empowered business owners, connected community members and informed civic leaders. EDC promotes jobs and economic growth through key programs and services such as no-cost business consulting, low-interest loans, free digital upskilling classes and technical assistance in technology and international trade.

The County of Ventura actively enforces its Section 3 Policy on all construction related projects assisted with federal funding, where contracts are awarded in excess of \$100,000. Section 3 is a means to foster local economic development, neighborhood economic improvement, and individual self-sufficiency and to ensure that employment and other economic opportunities generated be directed to low- and very low-income persons, particularly those who are recipients of government assistance for housing, and to business concerns which provide economic opportunities to low- and very low-income persons. The purpose of Section 3 preferences is to be results oriented by: 1) encouraging business concerns that are not major sources of employment for low-income persons to increase their employment of these persons when economic opportunities arise from HUD financed construction related projects; and 2) promoting the growth of "profit-making" enterprises owned by low-income persons that substantially employ low-income persons with Section 3 contract awards. The County's Section 3 policy was updated in response to the final Section 3 rule published by HUD on September 29, 2020. The updated policy was put in place July 1, 2021.

Some housing authorities, including the Area Housing Authority of the County of Ventura, help residents

build for tomorrow through the Family Self-Sufficiency (FSS) Program. The FSS Program is a voluntary program designed and administered to help low-income, Section 8 families achieve economic self-sufficiency through education and job training. Services might include childcare, education, transportation, development of resumes, job training and placement, counseling, parenting skills, money management or credit counseling.

Actions planned to develop institutional structure

Several gaps and weaknesses were identified in SP-40 in the Strategic Plan. The following is a discussion of how the County plans to address these gaps in the upcoming year.

The Regional Consolidated Plan identified a need for existing agencies working on social and housing issues to attain greater capacity as federal, state, and local resources become more limited.

The Ventura Urban County Entitlement Area and all Entitlement jurisdictions within the County have collaborated in the development of the 2020-2024 Regional Consolidated Plan and associated Analysis of Impediments to Fair Housing Choice. This collaboration further enhanced coordination by and between public and private housing and social service agencies as input is sought from all in the development of joint Plans.

The County of Ventura is the Collaborative Applicant under the Countywide Continuum of Care. In that capacity, County Executive Office staff are expanding and building upon the partnerships and cooperation among agencies that deliver services to homeless and at-risk homeless members of our communities. The Continuum of Care Alliance brings together members of government (including federal partners from Veterans' Affairs, County social service agencies and City policymakers), representatives from education, non-profit partners, faith community, and community advocates to improve and enhance not only coordination of care, but identification and development of housing solutions, and strategic use of limited financial resources targeted to the neediest in our communities. In 2019, the Continuum of Care adopted the Ventura County Plan to Prevent and End Homelessness, which sets out nine recommendations towards addressing gaps in the homeless services system. A planned update to this regional plan is occurring in 2023 in partnership with the cities of San Buenaventura, Oxnard and Thousand Oaks, as approved by the County Board of Supervisors, to develop regional goals aligned with HUD system performance measures for CoCs.

Program administration and coordination for the CDBG program is provided by the County in conjunction with efforts of the five Entitlement Area Cities. The Cities provide the County the authority to expend CDBG funds on their behalf. In turn, the County enters into a single contract with regional

program or project providers. This approach enhances efficiency and effectiveness for all entities.

Actions planned to enhance coordination between public and private housing and social service agencies

The Ventura Urban County Entitlement Area and all Entitlement jurisdictions within the County have collaborated in the development of the 2020-2024 Regional Consolidated Plan and associated Analysis of Impediments to Fair Housing Choice. This collaboration further enhanced coordination by and between public and private housing and social service agencies as input is sought from all in the development of joint Plans. Additionally, the County of Ventura is the Collaborative Applicant under the Ventura County Continuum of Care (VC CoC) and provides staff support to the Alliance, its Board, and associated committees. Several high-level executives and elected officials from both public and private entities sit on the VC CoC Board of Directors thus improving cooperation and coordination. The VC CoC Alliance includes participants from local housing authorities, mental health providers, public health and ambulatory care, local non-profit entities, faith community and others from around Ventura County. Oxnard and the County, the only ESG entitlement grantees in the County, are also active in the Continuum of Care.

The Ventura County Board of Supervisors has enhanced its outreach to cities and partners for the development of shelter and interim housing solutions, by indicating willingness to share in development and operational costs for the development of emergency shelter programs in their communities. Their action in March of 2018 signals renewed interest in collaboration and urgency in the development of solutions for the community and resulted in the opening of two year-round, permanent shelters in Ventura County. The City of Ventura has partnered with the County of Ventura on a 55-bed capacity year-round emergency shelter. The City of Oxnard has also partnered with the County to provide 110-beds of year-round emergency shelter. These two shelters offer housing navigation and case management services. The City of Thousand Oaks has also partnered with the County of Ventura to develop a 30-bed year-round navigation center to assist those experiencing unsheltered homelessness. This new project will be developed in 2023 by Dignity Moves and operated by Hope with a Mission. The Countywide Memorandum of Understanding on Homelessness encourages all jurisdictions to align with the VC CoC on best practices to address homelessness.

The County of Ventura recently completed its first Economic Development Strategy, developed by engaging a diverse group of stakeholders with the aid of an economic development expert, to inform the process about what impact the County as an employer and as an entity can do to facilitate the economic health of our County. The document outlines a wide variety of programs to enhance and improve the economic health of our community. The document is posted on the following website:

<http://vcevsp.org/>.

Discussion

Additional local resources available to address affordable housing and stabilize families include:

The Ventura County Community Development Corporation (VCCDC) offers Home Preservation Counseling which is their foreclosure prevention assistance to homeowners throughout the County. VCCDC counselors assist local homeowners with counseling, leading to action plans to avoid foreclosure or offering alternatives to foreclosure if homeownership cannot be maintained.

Cabrillo Economic Development Corporation is a local organization involved in Hope Now through the NeighborWorks Home Ownership Center and offers foreclosure counseling, homeowners' assistance and refers clients to the district attorney's office for abuses by lenders that used deceptive marketing methods to secure questionable loans.

The Area Housing Authority is an independent, non-profit agency serving the Ventura County region. It sponsors educational home buying workshops throughout the year. The workshops are provided through a mutual agreement with experts in local, State and Federal funding resources. The workshops cover tax benefits, raising FICO scores, and loan options for first-time buyers available through the state of California.

SurePath Financial Solutions is approved by HUD and provides foreclosure, debt, and bankruptcy counseling.

California Department of Real Estate is the state department in charge of real estate broker licensing and consumer complaints with respect to real estate transactions. It offers license checks of mortgage brokers and lenders and a consumer complaint form. It also provides additional links for foreclosure prevention information and avoiding mortgage foreclosure scams.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

The information in this section pertains to requirements set forth in HUD regulations that are specific to the CDBG, HOME, and ESG programs.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	80.00%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

See AP-15 for more investments.

In FY 2020-21, the County of Ventura and Cities of Camarillo, Simi Valley, and Thousand Oaks (TO) formed the Ventura County HOME Consortium to address the housing crisis and increase annual HOME resources available to our community.

In 2020-21, the State of California released Notices of Funding Availability for Homekey funds, intended to rapidly increase the state-wide supply of affordable housing for persons experiencing homelessness during the COVID-19 pandemic. Under the 2020 funding cycle, the County applied for and received funds on behalf of an affordable housing developer to acquire and rehabilitate a motel in the City of Oxnard for interim shelter/permanent supportive housing (PSH). Under the 2021 funding cycle, the County applied for and received funding for a 13-unit transitional housing project for youth experiencing homelessness. The County also supported a proposed Homekey project submitted by the City of Thousand Oaks for a motel acquisition/conversion which will create 77 units of PSH. Finally, the County applied for and was awarded Homekey funds to renovate three buildings for transitional housing for youth exiting the foster care system who are at-risk of homelessness to produce 27 units in partnership with Casa Pacifica. The County intends to apply for the third and final round of Homekey with selected partners that will be chosen in Spring 2023.

In 2017 the CA Building Homes and Jobs Act established the Permanent Local Housing Allocation program, which provides an ongoing permanent source of funding to local governments to address the state's housing crisis. The County administers this funding for the Ventura Urban County EA jurisdictions and the City of TO. Thirty (30) percent of the County's 2019 - 2021 allocations funded the Housing Trust Fund Ventura County to provide short term pre-development, acquisition and construction financing for affordable housing development. Previous year's recommendations supported Step Up in Thousand Oaks (77 units of permanent supportive housing) and the Rancho Sierra Senior Apartments, a 50 unit development in the unincorporated County. For the 2023-24 funding cycle, a recommendation is being made to the County Board of Supervisors in April 2023 in the amount of \$955,873 to support Camino de Salud (Unincorporated County) to develop 49 units of housing, of which 24 units would be reserved as permanent supportive housing.

The State of California Department of Housing and Community Development (HCD) released Community Development Block Grant – Disaster Recovery (CDBG-DR) Funds related to the Thomas and Woolsey Fires, both of which impacted Ventura County. The County of Ventura received \$2,756,047 in funding for construction of new, affordable rental housing with outreach to fire-affected low-income families. The County of Ventura has committed this funding to three projects: Central Terrace (City of Oxnard), People's Place (City of Santa Paula), and Westview Village II (City of

Ventura) that will provide a total of 206 affordable units to the region. Forty of those units (35 at Central Terrace and five at Westview Village II) are reserved for persons transitioning out of homelessness. All three projects are currently in construction and are anticipated to be completed in 2023 and 2024.

In response to the 2018 Woolsey Fire, HCD allocated \$1,707,223 to the County and \$1,726,847 to the City of TO under the CDBG-DR MHP program. The City of TO and County partnered together with these resources and the County is managing both allocations. The County of Ventura provided \$3,363,653 in CDBG-DR funding for Step Up in Thousand Oaks. Construction will begin spring of 2023.

To address fair housing issues, the County, the five Ventura Urban County Entitlement Area cities, and the cities of Camarillo, Oxnard, Simi Valley, and TO contract with a fair housing consultant to provide fair housing education and counseling.

In 2016 the County Board of Supervisors allocated \$1 million in general funds to support the development of rental housing for farmworkers. The first development was completed and leased in the summer of 2019. One of the remaining projects, Dolores Huerta Gardens will produce 58 units of housing for farmworkers and veterans and is anticipated to begin construction in summer 2023. The third project, People's Place, which will result in 21 units of housing for farmworkers in Santa Paula, is under construction.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The County's HOME Program utilizes the recapture option in its Homebuyer Assistance Program (HBAP) and the resale option for assistance provided to developers who use HOME funds to develop income-restricted for-sale housing. Due to reductions in HOME funding and staffing, the County is not currently offering the HBAP program.

The County's HOME Policy and Procedure governing homebuyer activities was reviewed and approved by HUD on May 1, 2018.

Recapture Loans:

The County is not currently funding programs with Recapture Provisions. Existing homebuyer assistance (before May 1, 2018) will continue to be governed by the policies in place at the time the assistance was provided. An overview of provisions for newly funded programs has been included in the event that a program subject to these provisions is funded at a future time.

HOME Recapture provisions permit the original homebuyer to sell the property during the Period of

Affordability. Upon sale, refinancing, or transfer of the property during the Period of Affordability, the County will recapture a portion of the Net Proceeds of the original HOME direct subsidy. Recaptured funds will be re-invested in HOME eligible projects.

Loans will have a term of twenty (20) years. Assistance will be provided as a forgivable loan, with no interest due except in the event of default. Loan balances will be forgiven over time, provided no event of default occurs. If the property is sold or transferred, either voluntarily or involuntarily, or refinanced during the first eleven (11) years, the entire amount of the HOME assistance shall be repaid. If a property sale, transfer, or refinance occurs after the end of the eleventh (11th) year, for each additional full year of owner-occupancy, 10% of the original loan amount will be forgiven.

Resale Loans:

Assistance provided through the HOME program to developers of income-restricted for-sale housing will utilize the resale option.

In the event a property with resale restrictions is sold during the affordability period, the property will be sold to a qualified low-income buyer who will occupy the unit as their primary residence. The original homebuyer will receive a fair return on investment. Finally, the property will be sold at a price that is affordable to a reasonable range of low-income homebuyers.

Resale of HOME-assisted housing will be targeted to households at or below 80% of the Area Median Income. The maximum percentage of income that an initial or subsequent homebuyer will spend on the fixed costs of owning a home (e.g. loan payments of principal, interest, taxes and insurance) will be no more than 40%.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The County's 2013 HOME Policies and Procedures, amended in June of 2019, includes an attachment which governs the County's homebuyer activities. The Homebuyer Activities attachment was reviewed and approved by HUD on May 1, 2018. Section A(1)(b) specifies the required period of affordability in compliance with 24 CFR 92.254(a)(4).

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The County does not have any plans to invest HOME funds in this type of activity.

Emergency Solutions Grant (ESG)

1. Include written standards for providing ESG assistance (may include as attachment)

The Ventura County Continuum of Care has established policies and procedures that include written standards, Coordinated Entry, HMIS standards and performance measures. The overarching goal of ESG projects is to reduce the time spent homeless and facilitate connections to permanent housing. ESG Emergency Shelter funds are intended to respond to crisis and provide short-term emergency assistance to enable homeless households to move toward independent living by obtaining permanent housing as quickly as possible.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The Ventura County Continuum of Care's coordinated entry system is called Pathways to Home. The VC CoC covers the entire geographic area of the County of Ventura. The Ventura County CES "Pathways to Home" includes full HMIS integration and all funded providers. The system is a virtual "front door" to the countywide Homeless Services System. All providers conduct an initial screening and assessment and input that information into HMIS. Once that information is collected and entered, the eligibility module is run in HMIS to determine which programs the client/household is eligible for. The client and assessor discuss options and an electronic referral is made through HMIS. Prioritization is done by using the Vulnerability Assessment Tool (VAT) as well as through discussion at a bi-weekly case conferencing meeting.

This system was launched in October of 2016 and the VC CoC continues to evaluate the system and make modifications to improve the system. The VC CoC includes Ventura County 2-1-1 as another "front door" that allows for 24/7 coverage for a system with referral-based shelter programs.

Outreach has been expanded to reach all parts of the county and individuals who may not seek services through traditional systems. Collaboration with healthcare systems, mainstream resource programs, youth providers, and law enforcement will increase the points of access to the system and services. Inclusion of diversion and enhanced homeless prevention programs are ongoing initiatives.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The Ventura County Continuum of Care (CoC) along with the County of Ventura actively recruit non-funded entities to encourage program proposals for funding as well as building capacity within the VC CoC. Requests for Proposals are released publicly, posted on the VC CoC website, posted on the

VC CoC Facebook and VC CoC Instagram pages, distributed via the United Way email listserv and via press release. Verbal communication at VC CoC Alliance and other community meetings is another way staff spread the word about potential funding opportunities. VC CoC staff provide technical assistance workshops and one on one support for new applicants.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The local VC CoC has persons with lived experience in homelessness participating in the VC CoC committees and on the VC CoC Board. These persons are critical in providing input to the funding recommendations developed by staff and presented through the VC CoC. Additionally, the VC CoC recently funded a dedicated peer support workgroup with seven people with lived experience to **provide feedback and encourage participation in the VC CoC.**

5. Describe performance standards for evaluating ESG.

ESG funded programs are held to the same standards as CoC funded programs including system performance and program level performance. All homeless services programs follow the same written standards and policies and procedures. County staff review Quarterly Status Reports (QSRs) to ensure performance is adequate and timely compared to the goals stated in the Consolidated and Annual Action Plans. These reports are completed by all subrecipients and include information on milestones, status and accomplishments. Progress delays are addressed and resolved. If additional monitoring is required or if an on-site visit appears to be beneficial or necessary, the County's Monitoring Guidelines will be utilized. All data is collected in the HMIS system. In addition, the VC CoC Data Committee is monthly reviewing system-wide performance and using that information to make funding recommendations.

Discussion:

CDBG program income is typically received from loan repayments from various historical loan programs. Any program income received is usually reprogrammed during the year it is received, generally to an existing activity, and in accordance with the County's Citizen Participation Plan. Anticipated program income for the upcoming cycle is both unpredictable and minimal, therefore it has not been included in current year project funding.

HOME program income is typically received from loan repayments from various historical loan programs. In accordance with Grant Based Accounting, program income received during a program year will be included in the following year's Annual Action Plan's Expected Resources (AP-15).