

## CR-05 - Goals and Outcomes

### **Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)**

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

People's Place, an affordable housing development, that was funded during the 2021-22 Action Plan and began construction in spring 2022. Additional HOME funds were committed to the project as part of the Community Housing Development Organization HOME allocation in 2023-24 funding cycle. With the additional funds, the project will now have eight 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 spring 2022. An additional allocation of HOME funds was provided to the project and it will now have six units of HOME-assisted housing in a 50-unit senior affordable housing complex. Both projects are anticipated to open in 2024.

Rancho Sierra Senior Apartments, an affordable housing development, that was funded during 2021-22 Action Plan began construction in summer 2023. The project will have two (2) units of HOME-assisted housing in a 50 unit affordable housing complex. Lastly, Step Up in Thousand Oaks ("Thousand Oaks Homekey") began the rehabilitation work on a former motel in summer 2023 unfortunately the project stalled in September 2023. The County continues to work with government and non-profit partners to develop a path forward for this project. The project is projected to provide 77 units of permanent supportive housing with two (2) HOME-assisted units in the complex.

Mountain View Apartments, an affordable housing development which receive CDBG funding for acquisition in 2019-20, was completed and fully leased in fall 2022. The development has 77 affordable units.

Improving the Supply of Affordable Housing also included homeowner housing rehabilitation and code enforcement. Both activities continued to use funds allocated in prior program years. Housing rehabilitation of 11 housing units was completed. Code enforcement efforts resulted in the correction of violations of 317 units.

The goal of providing Direct Financial Assistance to 12 Homebuyers was not met, with only seven low-to-moderate income households receiving assistance. Some of the unspent funds are being carried over into the next program year. A reevaluation of this program determined the need to increase the total assistance available to qualified households, with the hope this will result in more households served.

No programs in support of Economic Stability were carried out during the year.

Social Services consisted of domestic violence education, youth services, a food pantry, and supportive housing. Most of these activities were either near or exceeding their annual goals.

Services to the Homeless were provided using CDBG and CDBG-CV. CDBG was used for homeless shelter services, meeting well over 100% of our annual goal. CDBG-CV was used to support non-congregate shelter for the non-FEMA funded recuperative care program.

Progress toward the goal of Creating Quality Neighborhoods was made. The expansion of the Fillmore Library, funded in a prior year, is complete. Rehabilitation of a wastewater treatment plant in Saticoy is ongoing and expects to be completed next program year. Plans for the rehabilitation of the Fillmore-Piru Veterans Memorial Facility are underway.

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.

See more details in Attachment 1.

NOTE: In the table below, Goal “Work to End Homelessness” with Indicator “Homeless Person Overnight Shelter” has been modified to show *persons served*, rather than only persons given overnight shelter. This is a better indicator of how our unhoused community members make use of shelter services.

**Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Create Quality Neighborhoods	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	33020	16510	50.00%	3590	0	0.00%
Effective Administration	Administration	CDBG: \$ / HOME: \$ / ESG: \$	Other	Other	5	0	0.00%	1	0	0.00%
Enhance Economic Stability	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	50	0	0.00%			
Improve the Supply of Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$ / ESG: \$0	Rental units constructed	Household Housing Unit	106	0	0.00%	6	0	0.00%
Improve the Supply of Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$ / ESG: \$0	Rental units rehabilitated	Household Housing Unit	250	5	2.00%	105	5	4.76%

Improve the Supply of Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$ / ESG: \$0	Homeowner Housing Added	Household Housing Unit	4	4	100.00%			
Improve the Supply of Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$ / ESG: \$0	Homeowner Housing Rehabilitated	Household Housing Unit	5	16	320.00%	0	5	
Improve the Supply of Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$ / ESG: \$0	Direct Financial Assistance to Homebuyers	Households Assisted	0	0		4	0	0.00%
Improve the Supply of Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$ / ESG: \$0	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	5000	0	0.00%			
Increase Social Services	Non-Homeless Special Needs	CDBG: \$ / HOME: \$0 / ESG: \$0	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	22975	4841	21.07%	2184	2367	108.38%
Increase Social Services	Non-Homeless Special Needs	CDBG: \$ / HOME: \$0 / ESG: \$0	Homeless Person Overnight Shelter	Persons Assisted	0	0		0	0	

Increase Social Services	Non-Homeless Special Needs	CDBG: \$ / HOME: \$0 / ESG: \$0	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0				
Work to End Homelessness	Homeless	CDBG: \$ / HOME: \$0 / ESG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	82	0	0.00%			
Work to End Homelessness	Homeless	CDBG: \$ / HOME: \$0 / ESG: \$	Homeless Person Overnight Shelter	Persons Assisted	142	383	269.72%	244	157	64.34%
Work to End Homelessness	Homeless	CDBG: \$ / HOME: \$0 / ESG: \$	Homelessness Prevention	Persons Assisted	257	0	0.00%			

**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

**Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

## CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME
White	2,680	12
Black or African American	15	0
Asian	6	0
American Indian or American Native	98	0
Native Hawaiian or Other Pacific Islander	0	0
<b>Total</b>	<b>2,799</b>	<b>12</b>
Hispanic	2,503	5
Not Hispanic	296	7

Describe the clients assisted (including the racial and/or ethnicity of clients assisted with ESG)

	HESG
American Indian, Alaska Native, or Indigenous	0
Asian or Asian American	0
Black, African American, or African	0
Hispanic/Latina/e/o	0
Middle Eastern or North African	0
Native Hawaiian or Pacific Islander	0
White	0
Multiracial	0
Client doesn't know	0
Client prefers not to answer	0
Data not collected	0
<b>Total</b>	<b>0</b>

Table 2 – Table of assistance to racial and ethnic populations by source of funds

### Narrative

The CDBG numbers in Table 2 do not include acquisition and housing related activities, nor an additional five race categories required to be collected for CDBG. After incorporating these other groups, a total of 2,851 persons were served with CDBG, of which 2,550 reported their ethnicity as Hispanic. A total of 115 households were served, 96 of which identify as Hispanic.

In addition, 68 individuals were assisted with CDBG-CV funds, of which 36 reported their ethnicity as Hispanic.

There were no active County ESG subrecipient projects during the reporting period. The only ESG funding received during this program year was passed through the State of California Department of Housing and Community Development to the Ventura County Continuum of Care.

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## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	2,216,076	
HOME	public - federal	1,523,543	
ESG	public - federal	0	

**Table 3 - Resources Made Available**

### Narrative

In addition, \$574,055 of CDBG-CV funds, made available in a prior program year, were expended during the current program year.

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description

**Table 4 – Identify the geographic distribution and location of investments**

### Narrative

The Ventura County Entitlement Area did not identify any geographic target areas.

CDBG program funds were allocated to programs within the Entitlement Area (Fillmore, Moorpark, Ojai, Port Hueneme, and Santa Paula) and the unincorporated area according to the three-year Cooperation Agreements that address geographic distribution and programmatic use of funds.

HOME funds are distributed to projects that are responsive to priority needs, are timely, and meet other evaluation factors that indicate a strong probability that the project will come to fruition. HOME funds must be used for eligible projects within the Ventura County HOME Consortium’s boundaries (Entitlement Area plus the Cities of Thousand Oaks, Simi Valley and Camarillo), or for joint projects within the boundaries of contiguous local jurisdictions which serve residents from both jurisdictions. To the extent possible, efforts are made to allocate funding to projects located in each of the HOME Consortium communities.

As of the end of the reporting period, three HOME-assisted projects, located in the Cities of Ventura, Santa Paula and unincorporated area outside of Camarillo were in construction and two projects have a reservation of HOME funds and are in predevelopment, to be located in the Cities of Fillmore and Moorpark.



No direct federal ESG funds were awarded for 2023-24.

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## Leveraging

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

### HOME Program

FY2023-24 HOME funds were preliminarily reserved to People's Place and Arroyo Spring Apartments, which are expected to jointly leverage more than \$46 million in other private, state and local funds.

### ESG Program

No direct federal ESG funds were awarded for 2023-24.

### Publicly Owned Land

The County of Ventura owns property throughout the County, most of which is currently used to house County operations or is deed-restricted, limiting its feasibility for new uses. The County has been evaluating the 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. Additionally, the County's Behavioral Health Department issued a Request for Qualifications and selected a development team to develop a County-owned property with a 50-unit affordable housing project for seniors, with a set-aside of permanent supportive housing units for seniors with mental illness who are experiencing homelessness. Construction began in 2023 and is scheduled to be completed in late 2024 or early 2025.

### HOME Match, Program Income and MBE/WBE Report

Match reported reflects the Federal Fiscal Year (10/1/2022 – 9/30/23) received to-date. Per the waiver of matching contribution requirements under the U.S. Department of Housing and Urban Development Memorandum date September 21, 2021, titled "Additional Revision, and Extension of December 2020 and April 2020 Memorandum-Availability of Waivers and Suspensions of the HOME Program Requirements in Response to COVID-19 Pandemic", HUD relieved PJs of the need to identify matching contributions to HOME projects for funds expended between 10/1/2019 and September 30, 2023. Despite the waiver, match was realized during the program year. The County reported \$21,089,410 in excess match carried over in its 2021-22 CAPER. During the 2022-23 year, the County discovered that previously reported match did not account for the 300 basis points required to be included for non-federal cash or

cash equivalents (below market interest rate loans for five or more units not repaid to the HOME account). After adjusting for this error, the County is booking excess match from 2021-22 of \$20,716,149.98, as shown below.

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	
2. Match contributed during current Federal fiscal year	
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	
4. Match liability for current Federal fiscal year	
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	

**Table 5 – Fiscal Year Summary - HOME Match Report**

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Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match

Table 6 – Match Contribution for the Federal Fiscal Year

**HOME MBE/WBE report**

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$

Table 7 – Program Income

<b>Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period</b>						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
<b>Contracts</b>						
Number						
Dollar Amount						
<b>Sub-Contracts</b>						
Number						
Dollar Amount						
	Total	Women Business Enterprises	Male			
<b>Contracts</b>						
Number						
Dollar Amount						
<b>Sub-Contracts</b>						
Number						
Dollar Amount						

**Table 8 - Minority Business and Women Business Enterprises**

<b>Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted</b>						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number						
Dollar Amount						

**Table 9 – Minority Owners of Rental Property**

<b>Relocation and Real Property Acquisition</b> – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired						
Businesses Displaced						
Nonprofit Organizations Displaced						
Households Temporarily Relocated, not Displaced						
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number						
Cost						

**Table 10 – Relocation and Real Property Acquisition**

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## CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	135	0
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>135</b>	<b>0</b>

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	26	0
Number of households supported through Rehab of Existing Units	105	0
Number of households supported through Acquisition of Existing Units	4	0
<b>Total</b>	<b>135</b>	<b>0</b>

Table 12 – Number of Households Supported

**Discuss the difference between goals and outcomes and problems encountered in meeting these goals.**

Because the development of affordable housing is a lengthy process, the projects that were identified in the FY2023-24 Annual Action Plan to receive allocations of HOME funding were not completed before the end of the program year.

No ESG funds were awarded for 2023-24.

**Discuss how these outcomes will impact future annual action plans.**

Due to the nature of affordable housing development, it is very challenging to commit funds to a project and complete construction before the end of a single program year. Thus, it is anticipated that housing developments funded in any given Annual Action Plan year will be carried over and completed in subsequent year’s Consolidated Annual Performance and Evaluation Reports (CAPER).

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	0	0
Low-income	8	0
Moderate-income	7	0
<b>Total</b>	<b>15</b>	<b>0</b>

**Table 13 – Number of Households Served**

**Narrative Information**

CDBG was used to fund a first time homebuyer assistance program, providing funds to seven low- to moderate- income households. In addition, a home repair program assisted 11 households. Acquisition in support of 77 affordable housing units for Mountain View Apartments in Fillmore, funded in Program Year 2019, was completed and fully leased. Rehabilitation of 20 affordable housing units at Montgomery Oaks in Ojai, also funded in 2019, was completed.

Deeply targeted units ( $\leq 50\%$  AMI) provide opportunities for the most vulnerable households, including those paying more than 30% of their income for rent, those living in substandard housing and those who are homeless, disabled or who have been displaced, to obtain clean, safe and affordable housing.

Please see CR-50 for information on other actions taken to foster and maintain affordable housing in the community.

Worst-case housing needs, defined by HUD as low-income renter households who pay more than half of their income for rent, live in seriously substandard housing (which includes persons who are unhoused), or have been voluntarily displaced are met through a variety of strategies. The County implements scoring preferences for projects requesting HOME funds that serve vulnerable populations including those who are unhoused and households at or below 50% AMI (very low-income). HOME funds are also utilized to leverage additional financial resources to create more income-restricted housing than could



be supported through local HOME-assistance alone. For example, over the past four funding cycles, housing providers have utilized reservations of HOME funds to leverage an average of 11 non-HOME-assisted units for every one (1) HOME-assisted unit. By leveraging the HOME investment in this way, we are able to make affordable rental housing available to more households in need. The County also uses a portion of CDBG admin to contract with the Housing Rights Center for fair housing services.

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## **CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The Ventura County Continuum of Care (VC CoC) provides oversight and coordination for homeless services in the county. The Coordinated Entry System (CES), provides referrals to resources through a “no-wrong door” approach. The VC CoC partners with healthcare providers and community partners to link-in to the CES for increased access to housing, shelter, and other resources. The Homeless Management Information System hosts the CES and referral process. VC CoC has grown to 47 provider agencies and 253 licensed HMIS users. There were 3,989 new entries into the CES during FY23-24. A total of 6,151 persons were assisted by the network of services providers. Three hundred and thirty seven (337) households were placed in Permanent Supportive Housing or an ongoing rental subsidy with a total of Nine hundred eighty-two (982) persons assisted with positive placement such as permanent housing and 253 assisted with temporary placements.

Ventura County recognizes that addressing homelessness requires a systems-level approach, one that addresses many of the root factors that contribute to homelessness. Ventura County has worked to identify and address system needs and gaps by engaging LeSar Development Consultants (LDC) to develop a Five-Year Homelessness Plan. The Cities of Oxnard, San Buenaventura, and Thousand Oaks partnered with Ventura County throughout the process and obtained jurisdiction specific goals and next steps that are aligned with the County framework to meet local needs. The Ventura County Board of Supervisors and CoC Board adopted the Five-Year Homelessness Plan to address homelessness in December 2023. The plan identified key areas of focus including Action Area 1: Housing Prioritization & Funding Action Area 2: Regional Coordination & Leadership Action Area 3: Outreach & Service Delivery Action Area 4: Data-Driven Decision-Making Action Area 5: Representation & Inclusivity. Since the adoption of the “VC Plan to Prevent & End Homelessness”, in partnership with local jurisdictions, our CoC has utilized State funds to build up the crisis response system including opening shelters geared toward transitional age youth 18-24, transitional housing for youth 18-24, expanded rapid re-housing programs, expanded countywide homeless prevention funding, increased street outreach and leverage healthcare resources such as Cal-Aim to provide additional supportive services countywide. Additionally, our CoC has successfully secured state Encampment Resolution Funding in collaboration with the County, the cities of Ojai, Oxnard, and Thousand Oaks to address encampments and provide resources for housing, shelter, and cleanup efforts.

Street Outreach engages individuals in services and creates a path to housing. Outreach efforts are targeted to people through the Whole Person Care (WPC) program with the County Healthcare Agency and its OneStop program. The WPC program mobilizes care pods with showers, healthcare and social services to locations near homeless encampments. The WPC team is partnering with Ventura County Behavioral Health (VCBH) and a backpack medicine program to engage this population. During Program Year 2023-2024, street outreach continued to be expanded in an effort to connect individuals to non-

congregate shelters and other resources, including vaccines.

Outreach efforts include partnerships with law enforcement, businesses, faith-based organizations, nonprofit homeless service providers, Veterans' services, youth services, and 2-1-1. Outreach has been expanded in the cities of Oxnard and Ventura. Additionally, the Mobile Veteran's Outreach program bolsters outreach to unsheltered veterans.

The CoC has a Youth Collaborative of 21 local youth service providers to assist with the collaboration and coordination of services among homeless youth and those youth who are at-risk of homelessness, ages 12 to 24. This includes participation from the Runaway and Homeless Youth (RHY) provider and Ventura County Office of Education to ensure youth are connected to resources countywide. State Homeless Housing Assistance and Prevention Program funds have expanded youth focused rental assistance and non-congregate shelter options through homeless youth service providers, including local community colleges basic needs programs. Our CoC was successfully awarded additional state HHAP funding to expand services for youth 18-24, including non-congregate motel voucher programs, parentships with local state universities to provide homeless prevention funding and emergency housing.

The CoC utilizes a Vulnerability Assessment Tool (VAT) as a screening tool to identify and prioritize vulnerable persons for available housing. The CoC contracts with 2-1-1 to assist with screenings for determining the appropriate referral to services and housing, 2-1-1 providers resources and referrals 24/7. The CoC developed the VAT as a local prioritization tool that better meets the needs of the community to ensure equitable access for underserved populations.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

Ventura County has continued to increase capacity in its crisis response system to provide additional non-congregate shelter options for people experiencing homelessness. Project Roomkey continues to operate as non-congregate shelter for the most vulnerable older adult population with a pathway to housing via HomeKey housing projects. California Department of Social Services grant funding continued to support the motel voucher programs for highly vulnerable clients in Project Roomkey as well as State grant funding, as we anticipate the opening of new Permanent Supportive Housing units by end of 2024. Year-round congregate shelters continue to operate in the cities of Ventura, Oxnard, and Santa Paula. To address funding challenges of supporting emergency shelters, the County Board of Supervisors has offered to match any city establishing a shelter with construction/renovation and ongoing operational costs for best practice shelter programs. A minor youth shelter and Transitional Aged Youth sheltering efforts have continued with State funds through the Homeless Housing, Assistance and Prevention grant funding (HHAP). State ESG funding provides a critical source of funding for small scale emergency shelters for priority populations.

The CoC's Coordinated Entry System helps prioritize limited shelter resources for individuals and families that are the most vulnerable, including those who have been homeless for the longest time and those with the highest service needs. The CoC is focused on system performance outcomes including preventing homelessness, reducing the length of time persons are homeless and increasing exits to permanent housing placements. The county has implemented a robust homeless prevention program and landlord engagement program to secure relationships with landlords by providing security deposits, no loss holding fees, back rent, and ongoing rental subsidies.

Current shelters and transitional housing programs operating in the County include:

- Turning Point Safe Haven Shelter: 14 emergency shelter beds for individuals with severe mental illness and a Veteran's Transitional Housing Program for 15 veterans
- Salvation Army Emergency Shelter: provides emergency shelter to 12 homeless individuals, a safe sleep program and 5 Transitional Housing beds for veterans
- RAIN, TLC: Bridge housing with 26 beds for families and individuals
- The Kingdom Center: Transitional Housing and an Emergency Shelter with 39 beds for women and children
- Human Services Agency: Emergency shelter for families with 6 beds
- Human Services Agency: Emergency shelter with 65 beds for families
- Human Services Agency: Emergency shelter for those with disabilities working toward securing social security, providing 65 beds
- Human Services Agency: emergency shelter for those connected with CalWORKS and experiencing homelessness with 48 beds
- Shelter Care Resources: providing motel vouchers for youth and families with 13 beds
- Ventura County Behavioral Health: providing motel vouchers for unaccompanied youth 18-24 who experience mental health challenges
- County of Ventura PRK Motel Vouchers is a non-congregate shelter through motel vouchers for those who were unsheltered and highly vulnerable to COVID-19 with 143 beds
- Kingdom Center: Emergency shelter for families with children with 31 beds and transitional housing with 10 beds
- Rescue Mission programs: Emergency Shelter with 54 beds for men, Emergency Shelter for women and children with up to 36 beds, as well as Transitional Housing recovery programs
- City of Camarillo: Motel vouchers for unsheltered individuals and families with 30 beds
- City of Oxnard- Encampment resolution shelters beds for those unsheltered living in encampments, with 86 beds
- California State University, Channel Islands: Motel vouchers and on-campus emergency housing for youth 18-24 experiencing homelessness
- The City Center: Transitional Housing for families with 87 beds
- Tender Life: Transitional Housing for 20 pregnant women and their babies
- Coalition for Family Harmony & Interface Children and Family Services: provide 57 emergency shelter and transitional housing beds for persons fleeing domestic violence, sexual assault, and

human trafficking

- Mercy House Oxnard Navigation Center provides 110 beds for single adults
- Mercy House ARCH Shelter in Ventura provides 55 beds for single adults
- Mercy House Non-Congregate Shelter in Oxnard provides 35 beds for single adults
- Santa Paula Harvard Shelter in Santa Paula provides 49 beds for single adults and some families
- Seasonal winter shelter is provided in Ojai, Simi Valley, and Ventura with 98 beds total
- Interface Children and Family Services provide 5 beds for minor homeless and runaway youth
- Interface Children and Family Services provides 3 beds for Men fleeing Human Trafficking, 6 beds for women fleeing Human Trafficking, 26 beds for youth 18-24
- National Health Foundation provides 50 recuperative care beds for unsheltered homeless clients who are discharged from the local hospitals.
- Sarah's House Maternity Home providing 10 beds for unhoused and at-risk pregnant women

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

The Ventura County CoC is partnering with publicly funded institutions such as hospitals, mental health facilities, foster care systems, and correctional facilities to prevent discharges into homelessness. During 2024, the CoC created partnerships between Ventura County, the local public defender's office, the probation office, and behavioral health providers to increase cross systems collaboration. These partners are now utilizing the Homeless Management Information System to coordinate services with the homelessness response system and are connecting participants to the County's Coordinated Entry System. The National Health Foundation operates a 50-bed recuperative care program with partnership and funding from all hospitals within the county to provide a place to discharge patients who are homeless and need additional care to prevent readmission to hospitals and link them to shelter and housing options. Hospitals and behavioral health facilities use motel vouchers for short-term emergency placement while linking persons to permanent housing options.

The Ventura County CoC is prioritizing permanent supportive housing for highly vulnerable chronically homeless individuals which include high utilizers of emergency services and those cycling through the public institutions as a result of their lack of housing. The CoC has fostered partnerships with these various systems of care to have the systems serve as points of entry into the homeless services system. The system has challenges with lack of housing resources and needs for more data sharing across systems. All partners are working together to improve the system process and prevent discharges to homelessness.

**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**

The Ventura County CoC is focusing efforts on homeless subpopulations including individuals and families, veterans, chronically homeless persons, and unaccompanied youth. During the last fiscal year, the VC CoC reported 57% of persons served through the regional system were permanently housed with only a 96% retention rate. The CoC established strong partnerships between the CoC, the local Veterans Administration, the Gold Coast Veterans Foundation, and local Grant Per Diem (GPD), Supportive Services for Veteran Families (SSVF), and Veterans Affairs Supportive Housing (VASH) providers to create and manage a by-name list of veterans in Ventura County. This collaboration has increased service coordination and allowed for the rapid transition of veterans from the streets to interim and permanent housing, resulting in a significant decrease in unsheltered veterans in the County.

Chronically homeless persons and families with the longest time homeless and most significant service needs are prioritized for permanent supportive housing resources and moved into housing using a housing first approach with supportive services. In program year 2023-24, the expansion of Emergency Housing Vouchers provided additional permanent housing options for those who were prioritized through the Coordinated Entry System. This allowed the CoC to streamline services to efficiently utilize the community's awarded Emergency Housing Vouchers (EHVs) in collaboration with the County, local housing authorities, and other community partners. By using Homeless Housing Assistance and Prevention (HHAP) funds to shelter participants and provide on-site navigation to expedite the voucher and lease up process, the community was awarded additional EHVs as they were made available.

Individuals and families are primarily assisted with Homeless Prevention and Rapid Re-Housing dollars from CoC, ESG, HHAP, CalWORKS, local government funding, and private dollars. Veterans are prioritized for VASH and Supportive Services for Veteran Families (SSVF) funding through the VC CoC One Team Case Conferencing Committee. The CoC has one funded permanent supportive housing project dedicated to Transition Age Youth. Youth providers have been engaged in coordinating and increasing resources for youth.

The CoC is evaluating system performance data including 1) length of time homeless; 2) exits to permanent housing; 3) returns to homelessness and implementing strategies to improve in these areas. The CoC Board has adopted a Strategic Plan to increase housing inventory and services and implement a robust homeless prevention program countywide.

The Ventura County CoC has continued to fund the United Way of Ventura County's Landlord

Engagement Program to recruit landlord partners to accept housing vouchers and increase utilization of voucher programs while increasing housing placement options for persons experiencing homelessness. During the 2024 year, there was an additional increase in landlord incentives using HHAP state dollars to continue to fund the United Way of Ventura County's Landlord Engagement Program. This program provides signing bonuses, holding fees, and double deposits to landlords, which has expanded system access to available housing in the community and resulted in faster move-ins for participants in Ventura County housing programs.

In addition, ESG-CV and HESG funding has been allocated to offer landlord incentives to increase housing placement options in program year 2023-24.

The efforts to build capacity in creating new emergency shelter beds and more housing opportunities is closely tied to the system performance goal of reducing the length of time a person is homeless in Ventura County.

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## **CR-30 - Public Housing 91.220(h); 91.320(j)**

### **Actions taken to address the needs of public housing**

The AHA owns and operates 355 units of public housing in seven complexes which serve Camarillo, Fillmore, Moorpark, Ojai, Simi Valley, Thousand Oaks, and the unincorporated areas of Ventura County. Three of the complexes (165 units) are located within 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 (senior project in Moorpark). The AHA received and administered Section 8 Tenant Based Assistance (HCV Program) during the reporting period.

In addition to owning and operating seven public housing sites, the AHA serves low-income residents through other programs and housing. 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, a 24-unit low-income tax credit project (Walnut Street Apartments) and a 20-unit low-income tax credit project (Charles Street Apartments) in the City of Moorpark. Additionally, the AHA, in partnership with Many Mansions, has completed construction on 77 units of affordable, family housing in Fillmore (Mountain View Apartments). These are not public housing and receive no operational HUD subsidy.

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.

### **Port Hueneme Housing Authority (PHHA)**

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.

The PHHA partnered with the Port Hueneme Police Department and non-profit organizations to bring informational classes to residents living in public housing. Nutrition, Smoking Cessation, Elder Abuse, Fraud Alert and Security educational classes were offered. The PHHA will supported ongoing programs such as Meals on Wheels and the senior nutrition program.

### **Housing Authority of the City of Santa Paula (SPHA)**

Although the SPHA does not own or operate any public housing units, it does own and operate seven affordable housing complexes with a total of 77 units for seniors and families. The SPHA is also the Administrative Managing Partner of the Harvard Place Apartments, a 40-unit affordable rental development for seniors and persons with special needs. The total number of affordable units owned by the Santa Paula Housing Authority is 117. We are currently in the process of getting permission from the



California Department of Housing and Community Development (HCD) to change the entity to make SPHA the sole owner of the Harvard Place Apartments. The other partners are no longer involved in the entity. However, SPHA cannot become the sole owner until approved by HCD. They have given us verbal approval, but we are working with HCD legal staff to meet all of their requirements to change the legal entity ownership of Harvard Place Apartments. Once done, a new Deed of Trust will be filed for the property.

The SPHA administers subsidized rental housing programs for Housing Choice Voucher Tenant Based Vouchers (Section 8), Project Based Housing Choice (Section 8) Vouchers, and affordable housing owned by the Authority. Under the Section 8 Voucher Program, the Authority provides affordable housing for 581 families, with an additional 702 applicants on the waiting list. SPHA is currently working with two affordable housing developers and one private owner to possibly partner and work towards developing a possible total of 295 affordable housing units in the City of Santa Paula.

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

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 to become 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.

The Port Hueneme Housing Authority has established its resident council. A five-member board is now available to address the concerns of the Mar Vista Residents. The PHHA encouraged Public Housing residents to become Resident Commissioners and encouraged their participation with other organizations. The PHHA continued to inform Public Housing Residents of options available for First Time Homebuyers.

The Santa Paula Housing Authority encourages resident interaction with numerous social service agencies and staff through various events. SPHA provides portability opportunities for program participants in other Housing Authority jurisdictions. In addition, SPHA will be applying for HUD Funding to implement the Family Self- Sufficiency and Housing Choice Voucher Homeownership Programs to provide additional financial literacy to help Housing Choice Voucher Families prepare for homeownership.

**Actions taken to provide assistance to troubled PHAs**

There were no troubled PHAs identified in the County.

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## **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken 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. 91.220 (j); 91.320 (i)**

### *County of Ventura*

During the 2022-2023 program year, Planning Division staff took several actions to meet the following objectives, ameliorate affordable housing barriers, and accommodate State Housing Law:

- The Jensen Tract Map 5553 in Piru was built resulting in 91 dwellings. The Board of Supervisors imposed affordable housing requirements or the option of an in-lieu fee for the development.
- Williams Homes purchased the Finch Tract 5683 in Piru and is constructing subdivision improvements for future construction of 175 dwellings and 10,800 square feet of commercial space. Of those, a total of 18 housing units will be affordable to the low-income level.
- Building permits for the first phase of the Somis Ranch Farmworker Housing Project were issued which includes 200 affordable housing units for farmworkers and their families. The project maintains a 100 percent affordability requirement, where all units must be rented to low- and very low-income residents. The units are anticipated to be leased by end of 2023.
- The Board of Supervisors adopted amendments to the Non-Coastal Zoning Ordinance for Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs), consistent with the current state ADU/JADU law. The ordinance further streamlines the application process for ADUs, making it easier for residents to build an ADU or JADU on their property.
- Staff submitted an application for SCAG's Civic Engagement, Equity & Environmental Justice (CEEEJ) grant to fund the remaining phases of Program HE-E (Phases 4 and 5)
- Staff initiated a discussion of potential infrastructure constraints impacting housing development. A consultant was hired as a third-party facilitator and staff is organizing a series of stakeholder engagements to inform the larger forum discussion.

### *City of Moorpark*

The Moorpark City Council approved an update to the zoning code that streamlines the permitting process, introduces new mixed-use zones to enhance density, and requires a 15% inclusionary housing component for larger projects. The City is also developing a framework for in-lieu fees. Additionally, a nexus study was conducted to identify the infrastructure needs and associated costs for new developments, leading to the adoption of revised development impact fees.

The ADU process has been streamlined to enable concurrent planning and building reviews. Staff have developed pre-approved ADU plans, which will be posted on the city website by year-end. Additionally, a comprehensive ADU handout packet is being prepared to outline the process, submission requirements, and relevant regulations.

### *City of Port Hueneme*

The City of Port Hueneme is currently moving forward with the creation of a “Neighborhood Infill Overlay,” which will create relaxed development standards, incentives to increase density above and beyond the state’s minimum requirements and streamlined processing, to promote the development of additional “missing middle” residential units in certain areas of the city. The City also adopted an updated ADU Ordinance and an updated Density Bonus Ordinance on June 3, 2024, which will bring the City’s regulations into compliance with the most recently adopted state statutes, thus potentially increasing the number of residential units that may be built in the City.

### *City of Ojai*

The City of Ojai’s new ADU standards remove the minimum lot size and create greater leniency for parking requirements. The City of Ojai is in the process of exploring the possibility of providing standard plans for ADU applications.

Two story additions on ADUs are now exempt from discretionary review.

The City of Ojai is in the process of developing pre-approved ADU plans.

### *City of Fillmore*

The City of Fillmore Housing Element was approved by HCD to be certified by December 2024. City Staff approved the entitlements to Fillmore Terrace by People Self Help Housing consisting of 50 units for low income, extremely low income and supportive housing. The City Council approved the entitlement for Creekside subdivision by Williams Homes consisting of 134 single Family Detached units with 18 ADUs

## **Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

The following actions were taken to address obstacles to meeting underserved needs:

- County CDBG funds were used to fund the County’s fair housing services program.
- The County has a Mobile Home Park Rent Control program to ensure rents remain affordable for residents in 24 mobile home parks.
- The El Rio/Del Norte Area Plan was initiated for a comprehensive update since 1996 and will benefit residents living in the designated disadvantaged community.
- Staff completed post-adoption tasks for the Agricultural Worker Housing that included: updates to the webpage, permit applications, and presented these updates to the agricultural community and housing advocates.
- Staff convened an Advisory Council for a farmworker study. A project webpage was created with information on the survey. Survey implementation conducted by the County of Ventura’s

Farmworker Resource Program has begun.

- Moorpark is collaborating with housing partners to enhance financial resources and expand access to inclusionary housing programs, like the affordable housing trust fund and the first-time buyer program. Additionally, Moorpark is working with a County-led coalition to identify farmworkers' housing conditions, needs and barriers and develop targeted programs and strategies to assist them.
- Moorpark is expecting to increase affordable rental housing for very-low, low, and moderate-income families within two years with two new housing projects.
- The City of Santa Paula is working on updating its housing element.
- The City of Fillmore Housing Element was approved by HCD to be certified by December 2024.
- Ojai's Housing Element was certified by HCD, in which 19 programs are included as part of the Cities commitment to addressing housing needs. In 2021 the City of Ojai adopted a two year Pilot Program for moveable tiny houses as ADU's, and has seen two permitted tiny homes under this program. The program will undergo further evaluation in 2023 to determine the future of the program.
- Ojai's existing Second Dwelling Compliance Program legalized dwellings that were constructed without permits has been extended into 2025. There have been 99 permits issued and 91 units completed under this program.
- The City of Ojai allows "Home-Splitting", or the division of a single-family home into two separate units. Physical expansion to accommodate kitchen and bathroom facilities is allowed.
- The City of Port Hueneme will be exploring incentives for additional ADUs, such as pre-approved architectural plans and related expedited processing.

#### *Ventura County Behavioral Health Department (VCBH)*

VCBH increased the availability of housing and residential options at different venues with funds received through the Mental Health Services Act (MHSA) to increase options for highly vulnerable populations including those who are low-income, homeless and at risk of homelessness, and those diagnosed with a serious behavioral health disorder.

VCBH has expanded partnerships with property managers who have made their properties accessible to VCBH's clients, provided voluntary supportive services to individuals in these units, often facilitating and participating in collaborative case management meetings with the property managers with the hope of increasing the success of those placed there to remain housed.

VCBH continued its Community Care Expansion (CCE) grant program providing much needed facility improvements and operating subsidies to licensed board and care facilities serving extremely low-income and formerly homeless individuals.

With funds received through the State's Behavioral Health Bridge Housing grant and through work with community-based partners, VCBH has brought new short-term shelter beds online and provided scattered site family rental assistance subsidies.

### **Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

The Childhood Lead Poisoning Prevention Program (CLPPP) is dedicated to increasing awareness about the dangers of lead exposure, reducing lead exposure, and ensuring that more children are tested for lead poisoning. The program achieves these goals through outreach and education, identifying and managing cases of children with high blood lead levels (BLLs), and preventing environmental lead exposure. CLPPP partners with Healthy Homes Ventura County (HHVC), a program in public health under the Children's Medical Services Division that provides funding for lead-based paint assessments and abatement to eligible homes in underserved communities in Ventura County. This collaboration enhances our ability to address lead hazards comprehensively.

Children supported by public programs like Medi-Cal or WIC (Women, Infants, and Children) must undergo lead testing at 12 and 24 months old. Additionally, children between 24 months and six years old who were not tested at 12 and 24 months must undergo catch-up testing. CLPPP, in collaboration with the California Department of Public Health Childhood Lead Poisoning Prevention Branch (CLPPB), works with pediatric providers to ensure that risk assessments are conducted, including inquiries about housing built before 1978, lead testing referrals, and anticipatory guidance. During the fiscal year 23-24 a total of 7,358 medical providers and staff were reached, and 11,781 educational materials related to lead prevention were distributed to clinics.

CLPPP provides comprehensive case management and follow-up for children with elevated BLLs, meeting California's Lead Poisoning Prevention Branch (CLPPB) criteria. Staff follows the updated blood lead reference value (BLRV) of 3.5 micrograms per deciliter (mcg/dL) to address disparities in lead exposure. Children with BLLs as low as 3.5 mcg/dL receive continued basic case management until they meet the CLPPB case closure criteria of  $\leq 3.5$  mcg/dL. CLPPP provides enhanced state case management for those with persistently elevated confirmed venous BLLs of 9.5 to 14.4 mcg/dL and a single venous BLLs at 14.5 mcg/dL and higher until the criteria of: two or more venous BLLs are drawn demonstrating venous BLLs consistently remained  $< 9.5$  mcg/dL for at least one year or 365 calendar days, at least the most recent venous BLL is  $< 3.5$  mcg/dL and is trending down.

Healthy Homes Ventura County (HHVC) offers a range of services to address lead hazards. These include lead paint inspections and assessments with abatement services to qualified, eligible families. The program also provides education and outreach to the community to promote awareness of the lead hazard in the home. During the last program year, 23-24, the program conducted 51 lead paint inspections and made 23 homes lead-safe. Additionally, the program received federal funding to increase awareness further and expand services to more families in Ventura County.

The Childhood Lead Prevention and Healthy Homes Ventura County programs aim to educate the public about lead hazards and exposure. These programs focus on proactive prevention activities and actively collaborate with local building departments, housing departments, code enforcement groups, environmental agencies, and other relevant groups to identify and eliminate lead hazards. The teams include a public health nurse (PHN) who provides clinical case management and in-person home visits, as well as environmental health specialists who conduct environmental home visits and full lead-based paint

assessments. In a combined effort during the 2023-2024 program year, our programs collectively engaged in 165 outreach and education events, reaching over 6,633 individuals in Ventura County through various outreach efforts, such as presentations, mailers, and educational materials. These efforts have significantly contributed to raising awareness and preventing lead exposure in the community.

### **Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

The Workforce Development Board of Ventura County offers a free resource for employers and job seekers. WDB provided guidance for individuals with job readiness, job placement or job transitions, and for employers seeking support for business services, recruitment, retention, or layoffs. In addition to providing services through two American Job Centers in the County, WDB contracted to provide job training and support services to youth ages 14-24 as well as linking previously incarcerated individuals to on-the-job training subsidies and supportive services. The WDB also has programs for people with disabilities, people experiencing homelessness, and those interested in pre-apprenticeship training in construction trades.

The Economic Development Collaborative promotes a vibrant regional economy through public and private sector collaboration to support business growth, expansion and attraction. EDC provides small business support, access to no-cost or low-cost resources for business owners and enhances economic development opportunities. In 2023, EDC adopted the following approaches to engage and deliver service to the business community in Ventura County:

- Supported over 2,550 businesses resulting in 500 jobs being created.
- Facilitated business access to capital totaling more than \$72 million.
- Made over \$2.97 million in direct loans to businesses.
- Trained 194 adult learners in computer basics, 90 adult learners in information & communications technologies and 78 small business owners in e-commerce and online marketing.
- Supported entrepreneurs and companies in technology through the EDC Inclusive Innovation Hub, a designation of the California Office of the Small Business Advocate.
- Continued to support business growth and retention thanks to funding from the County of Ventura Board of Supervisors under American Resue Plan Act guidelines.
- Joined Ventura County Community Foundation's Isabella Project, a pilot making top-tier early childhood education accessible to all 3- to 4-year-olds in Santa Paula. EDC will support child care providers through business technical assistance, a network of local resources and a forgivable loan fund.
- Advocated for broadband deployment and adoption in Ventura County as the fiscal agent of the Broadband Consortium of the Pacific Coast.
- Engaged and secured input from disadvantaged, disproportionately impacted and under-represented communities across the region as the fiscal agent of the Uplift Central Coast

Coalition. The invaluable community feedback sets the foundation for Central Coast's regional inclusive economic development plan.

CDBG funds supported the Micro Business Development Program through Women's Economic Ventures and offered online business planning courses. A total of 15 low- to moderate-income residents received full or partial scholarships, assisting 7 small businesses and supporting 10 local jobs.

### **Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

The County of Ventura serves as the Collaborative Applicant for the countywide Continuum of Care (CoC), bringing together diverse entities and organizations with a vision of ending homelessness. In addition to being awarded \$3,305,977 in HUD CoC and \$16,171,733.15 in State Homeless, Housing Assistance and Prevention (HHAP), CoC operations are improving public information about the need for affordable housing.

The CoC website hosts materials to help engage interested parties and support public engagement. Local organizations are exploring non-traditional options to increase the supply of housing for persons of no-income, extremely low-, and low-income, recognizing its importance to the quality of life in our County. The CoC funded the United Way's Landlord Engagement Program to assist with increasing landlord partnerships in efforts to end homelessness in Ventura County assisting 110 households with permanent housing by recruiting landlords to accept housing vouchers and rental subsidies.

All cities and the County have donated to the Housing Trust Fund of Ventura County (HTF VC). In 2023-24, the County distributed \$1.5 million in general fund dollars to the HTF VC and has committed another \$593,084 of PLHA funds committed to be distributed in 2023-24. As a local 501(c)(3) organization they continue to fund affordable housing projects.

The Annual Action Plan identified an unmet need in the availability of year-around sheltering and housing options. In March 2018 the Board of Supervisors' offer to match infrastructure and operational funding for cities that developed year around shelters, launched the cities of Oxnard and Ventura into action. Both cities have dedicated funding to pursue permanent year-round navigation centers. The cities of Fillmore and Santa Paula have also agreed to match funding to support a year-round navigation center for the Santa Clara Valley with 49 beds for individuals and families.

A County owned building in Oxnard is in predevelopment and a developer has been selected. The vision for the utilization of that building is to provide permanent supportive housing, recuperative care, and a health center. The County applied for a grant through the Southern California Association of Governments in partnership with multiple cities to assess city and County owned land for affordable housing development. The City of Oxnard broke ground in 2022 for a local navigation center and the County has committed funding for operational support. Oxnard uses a city owned building near the airport as their interim 24-hour shelter. Financial sharing agreements have been approved with the City



of Ventura with one anticipated with the City of Oxnard post County negotiation.

Progress continues to be made by members of the City Managers' committee on an MOU for developing localized shelters and housing solutions and to support Pathways to Home, coordinated entry system. The MOU has been approved by the County and all ten cities in the County. This collaboration means new institutional structure to address a significant unmet need.

**Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

The County of Ventura and all ten cities collaborated on its first countywide Regional Consolidated Plan (RCP) for the 2020-24 cycle. Coupled with the County's administration of the Countywide Continuum of Care (CoC), new and improved coordination between public and private housing and social service agencies have developed. Housing developers and property managers are committing, through the CoC grant program, to prioritize units for permanent supportive housing by coordinating services with social service agencies.

The County applied for, and was awarded, \$2.2 million from the Federal Department of Justice (DOJ) under the Second Chance Act Pay for Success Initiative, a collaborative program between the DOJ and the Department of Housing and Urban Development to promote housing stability, reduce justice involvement and inappropriate utilization of high-cost health care services through permanent supportive housing. After a delay in project launch due to the COVID-19 pandemic, the program, entitled "Venture Home" is getting back on track. A consultant has been hired to assist staff in preparing project deliverables for DOJ approval prior to program launch, anticipated in late 2023. The grant term expires in September 2024 although we intend to apply for a one-year extension as authorized by the program.

In November 2017, the County approved its first Economic Vitality Strategic Plan (EVSP). This document identified 30 actionable steps the County has taken to support shared prosperity, equitable access to economic opportunities, and a high quality of life for all residents. In June 2019, the County published the Economic Vitality Strategic Plan Progress Update, adding recovery and resilience efforts as essential activities in the EVSP implementation in response to recent natural disasters affecting our community.

A key action item from that effort calls for the establishment of a Housing Solutions Coalition to raise awareness of housing affordability and availability issues. Entities coordinating that effort include the Economic Development Corporation, the Ventura County Civic Alliance, local Housing Authorities, and the Center for Economic Research at California Lutheran University. This group will also address, though collaboration with the CoC, the social and business impacts resulting from homelessness. Progress on these and other initiatives are outlined on pages 9-11 in the EVSP Update.

The Ventura County CoC Public Information and Outreach committee assists with the collaboration and

communication between public and private housing and social service agencies. Outreach materials have been developed to educate the public about the coordinated entry system, as well as the need for permanent supportive housing units and rapid re-housing leasing.

### **Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

The County contracts with the Southern California Housing Rights Center (HRC) to assist in the administration of the County's Fair Housing Program. During Program Year (PY) 2023-24, HRC assisted 471 Ventura County residents with housing concerns, including landlord-tenant relations and housing discrimination. Ninety-nine individuals (21.0%) presented the agency with questions regarding, and allegations of, housing discrimination. HRC's staff resolved 73 of these matters through appropriate counseling, referred three matters to outside agencies for further review, and was reviewing an additional 10 matters at the close of the program year. HRC opened discrimination investigations into the remaining 13 allegations.

Of the 13 cases opened, 10 (76.9%) involved allegations of discrimination based on physical disability, one (7.7%) on mental disability, one (7.7%) on gender, and one (7.7%) on sexual orientation. By the conclusion of the program year, HRC had successfully conciliated three of these cases, referred one to its legal department, and closed eight cases for lack of a meaningful enforcement option or upon the complainant's withdrawal. An additional matter was pending further investigation at the end of the program year.

The balance of 372 client contacts during the program year addressed a wide variety of general housing concerns, with the emphasis on notices and evictions (25.0%), repairs and substandard conditions (17.5%), and rent increases (15.3%). HRC resolved 103 (27.7%) of these landlord/tenant inquiries and made appropriate referrals for the remainder.

Of the 471 Ventura County residents served during the program year, all were of moderate to extremely low income, with 96.6% not exceeding low income. Twenty (4.2%) were female heads of households, 95 (20.2%) were seniors, and 104 (22.1%) were individuals with disabilities. A total of 129 individuals served by HRC (27.4%) reported their ethnicity as Hispanic/Latino.

During PY 2023-24, HRC conducted extensive outreach activities of interest to and impacting residents throughout HRC's Los Angeles and Ventura County service areas, aimed primarily at the prevention of incidences of housing discrimination. Selected activities and events of highest relevance are reported quarterly to the County, with additional details available from HRC upon request.

## **CR-40 - Monitoring 91.220 and 91.230**

**Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

Planned monitoring of CDBG-funded projects varies depending upon a risk analysis of the subrecipient and type of project or program (i.e. construction, economic development, public service, etc.). While monitoring is almost always intended to ensure program compliance, it may also entail measures to improve performance. Monitoring may be fiscal or performance monitoring, Fair Labor Standards Act compliance (Davis-Bacon) and/or environmental review compliance.

**Financial Monitoring:** The County reviewed monthly Expense Summary (ES) documents received from the participating jurisdictions and subrecipients. Expenditures were reviewed to ensure compliance with cost eligibility and allocation regulations. Single audits are provided by subrecipients and reviewed as necessary. All projects are routinely monitored for expenditures to ensure no more than 1.5 times the annual CDBG grant is in the line of credit on April 30 of each year.

**Performance Monitoring:** In addition, County staff reviewed Quarterly Status Reports (QSRs) for the CDBG program each quarter to ensure performance is adequate and timely compared to the goals stated in the Annual Plan and five-year goals stated in the Regional Consolidated Plan. These reports were completed by all subrecipients and include information on milestones, status and accomplishments. Progress delays were addressed and resolved. Additional technical assistance was provided to subrecipients as needed to ensure proper beneficiary collection and reporting.

**HOME Monitoring:** All HOME-funded projects are monitored at the following times for compliance with HOME program requirements: 1) during construction; 2) upon completion of construction; and 3) annually during the affordability period, with on-site monitoring occurring for each project every three years. See CR-50 for more detailed information on HOME-assisted projects monitored during the reporting period.

**ESG Monitoring:** The Ventura County CoC has adopted written standards for CoC and ESG funding. CoC and ESG staff monitored programs through desk monitoring, on-site monitoring and by providing technical assistance to funded providers. ESG projects are monitored on a quarterly basis and at a minimum annually. All funded projects provided quarterly status reports which include performance data and narrative on successes and challenges within the program.

**CDBG-CV:** Staff monitored programs through desk monitoring, on-site monitoring and by providing technical assistance to funded providers. Projects are monitored on a quarterly basis and at a minimum annually. All funded projects provided quarterly status reports which include performance data and narrative on successes and challenges within the program.

### **Citizen Participation Plan 91.105(d); 91.115(d)**

#### **Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

Pursuant to 24 CFR 91.105(d), citizens were provided with reasonable notice and an opportunity to comment on the Consolidated Annual Performance and Evaluation Report (CAPER). The public comment period was opened from September 9, 2024 through September 26, 2024. The public notices included in Attachment 5 were published in the Ventura County Star on September 7, 2023 and in a local Spanish publication, *VIDA*, on September 7, 2023. The draft Consolidated Annual Performance and Evaluation Report (CAPER) was also made available on the County webpage: <https://www.ventura.org/county-executive-office/community-development/hud-plans-reports/>. No public comments were received during the public comment period.

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## **CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

The past several program years were exceptionally challenging for our Public Service subrecipients as they faced unprecedented difficulties in continuing operations during the COVID-19 pandemic. These high-touch, in-person service providers were frequently unable to engage their clientele. They appear to now have mostly adapted to and recovered from this ever changing environment.

In a continuation of last year's challenges, most construction related grants have continued to struggle. They continue to face a variety of challenges including staff turnover, materials shortages, and most significantly, difficulty in procuring consultants and contractors. The continuing aftermath of the devastating fires in recent years, the lingering problems associated with the pandemic, and an unexpectedly wet winter season have compounded existing problems while creating new ones.

As a result, nearly \$300,000 allocated to affordable rental housing rehabilitation remains unexpended, along with a similar unexpended amount for homeowner rehabilitation. Despite significant progress this year, nearly \$400,000 remains unspent toward the Saticoy Sanitary District rehabilitation project.

Most significantly, over \$850,000 allocated to the Fillmore-Piru Veterans Memorial Facility Rehabilitation project has suffered significant delays. Though enthusiastic, this subrecipient is extremely inexperienced with federal funds and is therefore relying extensively on County and City staff for guidance. This inexperience coupled with the onerous procurement requirements of federal awards resulted in an extraordinary delay in acquiring a Project Manager. They are now moving to select an Architect/Design/Engineering firm to help flesh out their scope of work, so their Environmental Review can get underway. Delays caused by federal requirement compliance has resulted in additional damage to the building as a result of last winter's rains, necessitating a shift in priorities to address their most urgent need for new roofs.

Rising housing costs and inflation have significantly affected our Homebuyer Assistance program. Despite having nearly \$600,000 in CDBG assistance available, only \$175,000 was expended. The County is recapturing \$200,000 of unspent funds, which may or may not be reallocated to this program depending upon performance. A reevaluation of our \$25,000 per household assistance limit resulted in increasing this limit to \$40,000, which is more in line with current market and homebuyer needs. We continue to carefully monitor this important program.

The County continues to evaluate the reasons behind reprogramming needs to better allocate funds in future cycles. As evidenced by prior year experiences, a major obstacle has been identifying affordable housing projects that are able to move forward in a timely fashion. Such developments address an extremely high priority need, and we are committed to identifying those projects and subrecipients that

can most efficiently use these funds.

We also have many nonprofit service provider organizations that would like to use funds to renovate or expand their facilities. Unfortunately, the CDBG requirements (environmental reviews, procurement processes, labor standards, etc.) are too extensive and onerous, ultimately prohibiting these agencies from being able to use available CDBG funds. We are therefore currently shifting focus to support rehabilitation of aging affordable housing developments.

The County also continues to emphasize subrecipient capacity as related to CDBG regulations and reporting requirements.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**

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## **CR-50 - HOME 24 CFR 91.520(d)**

### **Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations**

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

Completion Inspections: completion inspections were completed for Westview Village II in 2023-24 however the project has not been closed in IDIS and therefore is not deemed officially complete.

Ongoing Monitoring of HOME-Assisted Housing: All completed HOME-assisted projects were reviewed as part of the annual desk monitoring process. County staff completed monitoring of HOME-assisted properties by the end of the reporting period with no significant findings.

On-site inspections are required of all HOME-assisted properties every 3 years, with seven (7) site inspections scheduled during the reporting period. The County contracted out services to perform onsite inspections in early spring 2023. However, due to staffing challenges with the company, on-site inspections were delayed and were not performed within 22-23. It is anticipated on-site inspections will conclude in fall 2023.

### **Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)**

All HOME subrecipients are required to adopt affirmative marketing procedures for HOME-assisted housing project(s). Subrecipients are also required to report annually on their affirmative marketing activities.

During the reporting period, a variety of methods were used to reach out to potential beneficiaries of the HOME program including: posting of the Fair Housing Poster and Affirmative Fair Housing Marketing Plan in offices; display of the HUD approved Equal Housing Opportunity logo at the entrance to HOME-assisted properties and on all materials for public distribution related to the property(ies); coordination with civic and community contacts/organizations to promote the housing opportunity to low-income households and any populations identified as under-served; and advertising in electronic and print media.

### **Refer to IDIS reports to describe the amount and use of program income for projects,**

## **including the number of projects and owner and tenant characteristics**

During the reporting period (the federal fiscal year), no program income was received for HOME programs.

## **Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)**

People's Place, an affordable housing development, that was included in the 2021-22 Action Plan began construction in 2021-22. The project will have eight (8) units of HOME-assisted housing in a 68 unit affordable housing complex that will serve families and farmworkers. People's Place is scheduled to be completed in 24-25. Another affordable housing development, Villages at Westview Phase II, included in the 2018-19 Action Plan also began construction in 2021-22 and was in construction throughout 2022-24. The project was completed in May 2024 but has not been closed in IDIS. This project has six (6) units of HOME-assisted housing in a 50-unit affordable housing complex. Rancho Sierra Senior Apartments a 50-unit senior affordable housing complex included in the 2021-22 Action Plan began construction in spring 2023 and will have two (2) HOME assisted units.

The project funded during the 2020-21 and 2022-23 Action Plans, Fillmore Terrace, a 50-unit affordable housing complex with five (5) County HOME-assisted units for very low-income households remains in predevelopment. The project funded during the 2022-23 Action Plan, Arroyo Spring Apartments, a 138-unit affordable housing complex with five (5) County HOME-assisted units and two (2) HOME-ARP units remains in predevelopment.

The County of Ventura partners with local housing authorities and private developers to promote and develop affordable housing in the community. The HOME funds available for the development of affordable housing are often used by developers to leverage other financing, including Low Income Housing Tax Credits, private investments, state and local funds.

In May of 2015, the County Board of Supervisors approved a one-time appropriation of \$1 million for the development of farmworker housing. One project is completed and leased and another project began construction in spring 2022 and is scheduled to be completed in September 2024. The remaining project began construction in spring 2023.

The Ventura County HOME Consortium went into effect in 2020, which increased the amount of HOME assistance available to support local affordable housing projects.

The State's Permanent Local Housing Allocation program, 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 Entitlement Area jurisdictions and the City of Thousand Oaks. During the 2023-24 program year, a portion of funding went towards a Homekey project that will serve transitional age youth that the County served as a lead applicant and another portion of PLAH funds were reserved towards a down payment assistance program for individuals making up to 120% of AMI. The County of Ventura also received CDBG-Disaster Recovery Multifamily Housing Program (CDBG-DR MHP) funds in response to the Thomas and Woolsey Fires in 2017 and 2018. During the 2021-22 program year, three affordable housing projects that received 2017 CDBG-DR funding began construction. All three projects began leasing up between May – September 2024. The County reserved funding for one project with the 2018 CDBG-DR allocation for the Thousand Oaks Homekey project.

The County also is contributing \$18,160,000 in general funds towards the development of affordable housing. A request for proposal was issued in November 2023 and five projects were selected to receive general funds. One of which received funding previously, another that is a Homekey project led by the Housing Authority of San Buenaventura, and three additional affordable housing projects.

Finally, during the 2021-22 program year, the County received State of California Homekey funds for the rehabilitation and/or development of a total of 40 units of transitional housing for transitional age youth for two projects. One of these projects was completed in June 2024 and will be leased up by September 2024 serving 12 TAY. The County partnered with the City of Thousand Oaks for a Homekey project to bring permanent supportive housing units to individuals experiencing homelessness. The project remains in predevelopment. The County also partnered with the Housing Authority of San Buenaventura for a Homekey project to bring a total of 83 permanent supportive housing and an additional 55 units of affordable housing.

## CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

<b>Total Labor Hours</b>	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>	<b>HOPWA</b>	<b>HTF</b>
Total Number of Activities	2	0	0	0	0
Total Labor Hours	410				
Total Section 3 Worker Hours	328				
Total Targeted Section 3 Worker Hours	0				

**Table 14 – Total Labor Hours**

<b>Qualitative Efforts - Number of Activities by Program</b>	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>	<b>HOPWA</b>	<b>HTF</b>
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					

Other.	1				
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**Table 15 – Qualitative Efforts - Number of Activities by Program**

**Narrative**

The County enforced its Section 3 Policy on all construction related projects assisted with federal funding. Section 3 fosters local economic development, neighborhood economic improvement, and individual self-sufficiency and ensures 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.

For projects awarded or committed prior to July 1, 2021, the County’s 2015 Section 3 Plan (24 CFR Part 135) applies; for those awarded or committed on or after this date, the County’s 2021 Section Plan (24 CFR 75) will apply.

Under the HOME program, two projects were wrapping up construction. The remaining HOME-assisted projects will be subject to the County’s 2021 Section 3 Plan and will report data in the CAPER in the year each project was completed.

