



## COUNTY EXECUTIVE OFFICE COMMUNITY DEVELOPMENT AFFORDABLE HOUSING FUNDED PROJECTS 2020-2023

This document provides an overview of the various affordable housing projects that the County of Ventura has invested federal, state, and/or local funding towards. Some of these projects may receive multiple sources of funding pending availability of funds, competitiveness of the funding cycle, applications received, and based on the requirements associated with the funding source.

### COUNTY GENERAL FUND

In October 2022, the Board of Supervisors voted and approved the allocation of **\$30.5 million** to be used towards housing and homeless initiatives and projects. A portion of those funds (**\$19,390,000**) are being used towards targeted projects that are currently in development. The remaining funds (**\$11,110,000**) will be rolled out in a notice of funding availability in summer or fall 2023. Information of this funding availability will be released through Community Development's website and distribution list. Community Development staff intend to return to the Board for approval of recommended projects in late fall/early winter 2023.

#### *Projects with Direct Allocations (\$19,390,000)*

Project Name	Location	Funding Amount	Status of Project	Number of Units	Operation Status
Mesa Ojai	Unincorporated	\$1,200,000	Construction	13	2023
Stepping Stones - Casa Pacifica Center for Children & Families	Unincorporated	\$640,000	Construction	27	2023
Vanguard and Knoll Permanent Supportive Housing	Oxnard and Ventura	\$7,500,000	Pre-Development	TBD	TBD
Ventura College Affordable Student Housing Complex	Ventura	\$3,000,000	Construction	95	TBD
Housing Trust Fund of Ventura County	Countywide	\$1,500,000	Short-term loans for affordable housing	NA	NA
La Quinta*	Ventura	\$5,550,000	Pre-Development	136	2024
<b>Total</b>		<b>\$19,390,000</b>		<b>271</b>	

*\*The Housing Authority of the City of San Buenaventura requested \$5,550,000 in match funding from the County of Ventura in support of their application for the California Department of Housing and Community Development Homekey Program. Funding awards will be announced in summer 2023. If the project is not awarded, the \$5,550,000 will be rolled into the unallocated funds outlined below to be used to develop affordable housing and/or permanent supportive housing in the County.*

## COUNTY GENERAL FUND CONTINUED

### *General Fund Contribution to Housing Trust Fund of Ventura County (HTF VC)*

In 2020, the Board of Supervisors voted and approved an allocation of \$300,000 for the HTF VC. HTF VC creates short-term loans for affordable housing developers in the region. Funds received by HTF VC are oftentimes able to be matched through State resources.

Project Name	Location	Funding Amount
Housing Trust Fund	Countywide	\$300,000
<b>Total</b>		<b>\$300,000</b>

### *General Fund Contribution to Develop Farmworker Housing*

In 2006, the Board of Supervisors voted and approved a one-time allocation of \$1 million to be used towards the construction and development of farmworker housing. The County issued a notice of funding availability and three projects were selected to develop affordable housing units targeted for farmworkers.

Project Name	Location	Funding Amount	Status of Project	Number of Units	Operation Status
Rancho Verde	Ventura	\$240,000	Complete	24	Operating
People's Place	Santa Paula	\$380,000	Construction	69	2023
Dolores Huerta Gardens	Oxnard	\$380,000	Construction	50	2025
<b>Total</b>		<b>\$1,000,000</b>		<b>143</b>	

## HOME INVESTMENT PARTNERSHIP PROGRAM (HOME)

HOME funding is entitlement funding received from the Department of Housing and Urban Development. Allocation amounts differ every year. The process for developing and receiving these funds traditionally begins in the fall. Funding recommendations are included in the County's Annual Action Plan. The year next to the project name indicates the year the Annual Action Plan was approved.

Project Name	Location	Funding Amount	Status of Project	Number of Units	Operation Status
Fillmore Terrace (2020-21; 2022-23)	Fillmore	\$1,939,794	Pre-Development	50	2025
People's Place (2021-22)	Santa Paula	\$1,394,892	Construction	69	2024
Rancho Sierra (2021-22)	Unincorporated	\$284,391	Construction	50	2024
Westview II (2021-22)	Ventura	\$660,011	Construction	50	2024
Step up In Thousand Oaks (2022-23)	Thousand Oaks	\$350,000	Construction	77	2023
Arroyo Spring Apartments (2023-24)	Moorpark	\$1,050,000	Pre-Development	162	2025
<b>Total</b>		<b>\$5,379,088</b>		<b>458</b>	

## PERMANENT LOCAL HOUSING ALLOCATION (PLHA)

PLHA funding is an annual allocation received from the California Department of Housing and Community Development. These funds originate from real estate transfer taxes and must be used to develop, operate and/or create affordable housing. The allocation of these funds begin traditionally in the fall as part of the County's Annual Action process. The year next to the project name indicates the year the Annual Action Plan was approved.

Project Name	Location	Funding Amount	Status of Project	Number of Units	Operation Status
Rancho Sierra (2021-22)	Unincorporated	\$751,263	Construction	50	2024
Mesa Ojai (2022-23)	Unincorporated	\$806,400	Pre-Development	13	2023
Step Up in Thousand Oaks (2022-23)	Thousand Oaks	\$300,000	Construction	77	2023
Camino de Salud (2023-24)	Unincorporated	\$955,874	Pre-Development	50	2025
Housing Trust Fund Ventura County (2021-22; 2022-23; 2023-24)	Countywide	\$1,326,846	Funding used to match state dollars and distribute short-term loans for the development of affordable housing	NA	NA
<b>Total</b>		<b>\$4,140,383</b>		<b>190</b>	

## COMMUNITY DEVELOPMENT BLOCK GRANT – DISASTER RECOVERY (CDBG-DR)

CDBG-DR funding is a one-time allocation received from the California Department of Housing and Community Development. These funds were allocated to the County in response to the Thomas (2017) and Woolsey (2018) fires that impacted the region. The allocation of these funds were rolled out as part of the County's Annual Action process in 2021-22 and 2022-23.

Project Name	Location	Funding Amount	Status of Project	Number of Units	Operation Status
Central Terrace (2017)	Oxnard	\$875,000	Construction	87	2024
People's Place (2017)	Santa Paula	\$1,000,000	Construction	69	2024
Westview II (2017)	Ventura	\$805,549	Construction	50	2024
Step Up in Thousand Oaks (2018)	Thousand Oaks	\$3,363,653	Construction	77	2023
<b>Total</b>		<b>\$6,044,202</b>		<b>283</b>	

## COMMUNITY DEVELOPMENT BLOCK GRANT – CORONAVIRUS (CDBG-CV)

CDBG-CV funding is a one-time source of funding received from the California State Department of Housing and Community Development. Funds originated with the U.S. Department of Housing and Urban Development. The County applied for these funds to help leverage funding and close funding gaps in support of two Homekey permanent supportive housing projects.

Project Name	Location	Funding Amount	Status of Project	Number of Units	Operation Status
Casa Aliento	Oxnard	\$3,400,000	Construction	69	2024
El Portal	Ventura	\$637,000	Complete	27	Operating
<b>Total</b>		<b>\$4,037,000</b>		<b>96</b>	

## HOME - AMERICAN RESCUE PLAN (HOME-ARP)

HOME-ARP funding is a one-time source of funding received from the Department of Housing and Urban Development in response to COVID-19. These funds have restrictions on the populations it may serve and may be used for the construction and/or operation of developments. The selected projects will serve individuals that are homeless and individuals fleeing domestic violence.

Project Name	Location	Funding Amount	Status of Project	Number of Units	Operation Status
Casa Aliento	Oxnard	\$806,400	Construction	69	2024
Step Up in Thousand Oaks	Thousand Oaks	\$2,500,000	Construction	77	2023
Arroyo Spring Apartments	Moorpark	\$401,120	Pre-Development	162	2025
<b>Total</b>		<b>\$3,707,520</b>		<b>308</b>	

## NO PLACE LIKE HOME (NPLH)

NPLH funds support the development of permanent supportive housing for persons who are in need of mental health services and are experiencing homelessness, chronic homelessness, or at risk of chronic homelessness. Secured through a bond, these funds were received by the California Department of Housing and Community Development. The funds associated with this project are managed by Ventura County Behavioral Health with collaboration of the Community Development Division in the County Executive Office.

Project Name	Location	Funding Amount	Status of Project	Number of Units	Operation Status
Casa de Carmen	Oxnard	\$7,198,578	Construction	56	2024
Casa Aliento	Oxnard	\$8,834,691	Construction	69	2024
Cypress Place at Garden City - Phase II	Oxnard	\$3,846,551	Pre-Development	60	2024
Rancho Sierra	Unincorporated	\$6,398,736	Construction	50	2024
<b>Total</b>		<b>\$22,432,005</b>		<b>235</b>	

## HOUSING AND DISABILITY ADVOCACY PROGRAM (HDAP)

HDAP is administered by the California Department of Social Services and the County was successful in accessing \$1 million in HDAP funding to be used to support persons experiencing homelessness.

Project Name	Location	Funding Amount	Status of Project	Number of Units	Operation Status
Casa Aliento	Oxnard	\$1,000,000	Construction	69	2024
<b>Total</b>		<b>\$1,000,000</b>		<b>69</b>	

## HOMEKEY

Homekey is a new program launched by the California Department of Housing and Community Development. The purpose of Homekey is to produce permanent and interim housing expeditiously for those that are homeless or at-risk of homelessness. The County served as a lead applicant for three projects throughout the County and was successful in receiving the award in collaboration with developers. In addition, the County financially supported the Homekey projects El Portal (Housing Authority of the City of San Buenaventura) and Step Up in Thousand Oaks (City of Thousand Oaks) to help leverage match funding. The County is also committed to providing financial support to the rehabilitation of La Quinta Inn in Ventura in partnership with the HACSB to develop 136 units of permanent supportive housing, should their project be awarded in 2023.

Project Name	Location	Homekey Award	Status of Project	Number of Units	Project Type
Casa Aliento	Oxnard	\$10,898,333	Construction	69	Permanent Supportive Housing
Mesa Ojai	Unincorporated	\$4,229,800	Construction	13	Transitional Age Youth
Stepping Stones - Casa Pacifica Center for Children & Families	Unincorporated	\$5,918,136	Construction	27	Transitional Age Youth
<b>Total</b>		<b>\$21,046,269</b>		<b>109</b>	

### Affordable Housing Funding Sources & Projects

PROJECT TITLE	DEVELOPER	CDBG-DR MHP	CDBG-CV	FARMWORKER (GENERAL FUND)	HOME	HOME-ARP	HOMEKEY	PLHA	ARPA/ GENERAL FUND	NPLH	HDAP	ESTIMATED COMPLETION DATE	UNIT TOTAL	PERMANENT SUPPORTIVE HOUSING	TOTAL
CENTRAL TERRACE	MANY MANSIONS	\$ 875,000										SP24	87	35	\$ 875,000
PEOPLE'S PLACE	PEOPLE'S SELF HELP HOUSING	\$ 1,000,000		\$ 380,000	\$ 1,394,892							SP24	69	0	\$ 2,774,892
RANCHO SIERRA	MANY MANSIONS				\$ 284,391			\$ 751,263		\$ 6,398,736		FA24	50	24	\$ 7,434,390
CASA ALIENTO	COMMUNITY DEVELOPMENT PARTNERS		\$ 3,400,000			\$ 806,400	\$ 10,898,333			\$ 9,043,715	\$ 1,000,000	SP24	70	69	\$ 25,148,448
WESTVIEW II	HACSB	\$ 805,549			\$ 660,011							SP24	50	5	\$ 1,465,560
MESA	MESA INDEPENDENT LIVING						\$ 4,229,800	\$ 806,400	\$ 1,200,000			FA23	13	0	\$ 6,236,200
STEP UP IN THOUSAND OAKS	SHANGRI-LA	\$ 3,363,653			\$ 350,000	\$ 2,500,000	\$ 26,744,713	\$ 300,000				FA23	77	77	\$ 33,258,366
STEPPING STONES	CASA PACIFICA						\$ 5,918,136		\$ 640,000			FA23	27	0	\$ 6,558,136
DOLORES HUERTA GARDENS	CABRILLO ECONOMIC DEVELOPMENT CORPORATION			\$ 380,000								2025	58	15	\$ 380,000
FILLMORE TERRACE	PEOPLE'S SELF HELP HOUSING				\$ 1,939,794							TBD	50	13	\$ 1,939,794
ARROYO SPRING APARTMENTS	ALLIANT STRATEGIC DEVELOPMENT				\$ 1,050,000	\$ 401,120						2025	162	0	\$ 1,451,120
CAMINO DE SALUD	CABRILLO ECONOMIC DEVELOPMENT CORPORATION							\$ 955,874				2025	49	24	\$ 955,874
EL PORTAL	HACSB		\$ 637,000				\$ 1,200,000					COMPLETE	29	27	\$ 1,837,000
CYPRESS PLACE AT GARDEN CITY (PHASE II)	PEOPLE'S SELF HELP HOUSING									\$ 9,309,628		FA24	60	20	\$ 9,309,628
2nd & B	COMMUNITY DEVELOPMENT PARTNERS									\$ 7,198,578		SP24	56	56	\$ 7,198,578
<b>TOTALS</b>		<b>\$ 6,044,202</b>	<b>\$ 4,037,000</b>	<b>\$ 760,000</b>	<b>\$ 5,679,088</b>	<b>\$ 3,707,520</b>	<b>\$ 48,990,982</b>	<b>\$ 2,813,537</b>	<b>\$ 1,840,000</b>	<b>\$ 31,950,657</b>	<b>\$ 1,000,000</b>		<b>907</b>	<b>365</b>	<b>\$ 106,822,986</b>

## AFFORDABLE HOUSING FUNDED PROJECTS COMPLETED PRE-2020

Prior to 2020, the County of Ventura received HOME funding from the Department of Housing and Urban Development and limited other sources of funds to be used for the development of affordable housing. While some of the sources of funding listed earlier in this document (CDBG-DR and PLHA) were initiated prior to 2020, the allocations of funding were received by the County between 2020-2023. In addition, while the Board approved general funds to be used for farmworker housing in 2006, due to the challenges of financing affordable housing projects it took project partners time to secure the necessary funds to begin construction (some as late as 2023). The next section provides an overview of previously funded and completed projects that the County contributed funds towards.

### COMPLETED MULTIFAMILY PROJECTS WITH COUNTY CONTRIBUTIONS

<small>Area Median Income (AMI)</small>				
Project Name	Location	Funding Amount	Number of Units	Populations Served
Casa Bella	Santa Paula	\$310,000	41	Farmworker; 60% AMI
Casa Esperanza y Suenos	Unincorporated	\$1,969,260	30	50% AMI; 60% AMI
Casa Garcia	Santa Paula	\$280,000	14	50% AMI; 60% AMI
Casa Velasquez	Camarillo	\$319,005	13	50% AMI; 60% AMI
Chapel Lane	Ventura	\$800,000	38	50% AMI; 60% AMI
Charles Street	Moorpark	\$471,679	20	50% AMI; 60% AMI
Citricos de Santa Paula	Santa Paula	\$365,522	11	Seniors; Homeless
Citrus Grove	Santa Paula	\$500,000	6	Seniors
Colina Vista	Piru	\$100,000	35	50% AMI; 60% AMI
El Patio Hotel	Ventura	\$150,000	43	50% AMI; 60% AMI; Homeless
Encanto Del Mar	Ventura	\$443,636	37	50% AMI; 120% AMI
Harvard Courtyard	Santa Paula	\$1,000,000	34	50% AMI; 60% AMI
Harvard Place Apartments	Santa Paula	\$410,000	40	50% AMI; 60% AMI
Montgomery Oaks	Ojai	\$138,300	21	50% AMI; 60% AMI
Oakwood Court	Santa Paula	\$394,072	8	30% AMI; 50% AMI; Seniors
Orchards	Santa Paula	\$2,149,025	20	50% AMI; Seniors
Ormond Beach Villas	Oxnard	\$737,955	40	30% AMI; 50% AMI; 60% AMI; Veterans
Richmond Terrace	Thousand Oaks	\$155,363	27	60% AMI
Rodney Fernandez Gardens I	Santa Paula	\$243,108	74	60% AMI
Rodney Fernandez Gardens II	Santa Paula	\$400,000	16	60% AMI
Summer Wind	Fillmore	\$1,112,960	15	50% AMI; 60% AMI

<b>Valle Naranjal</b>	Piru	\$1,317,568	66	50% AMI; 60% AMI
<b>Villa Calleguas</b>	Camarillo	\$456,998	24	50% AMI
<b>Vince Street</b>	Ventura	\$200,000	11	50% AMI; Homeless Veterans
<b>Vista Hermosa</b>	Santa Paula	\$381,136	24	Farmworker; 60% AMI
<b>Walnut Street</b>	Moorpark	\$335,443	24	30% AMI; 45% AMI; 50% AMI; 60% AMI
<b>WAV Place</b>	Ventura	\$386,365	66	50% AMI; Homeless
<b>Willet Ranch</b>	Ventura	\$444,924	50	30% AMI; Homeless; Seniors
<b>Yale Street</b>	Santa Paula	\$45,000	26	60% AMI
<b>Total</b>		<b>\$16,017,319</b>	<b>874</b>	

## COMPLETED HOMEOWNERSHIP PROJECTS WITH COUNTY CONTRIBUTIONS

The following table provides an overview of recent projects funded with HOME funds to support the development of affordable homeownership opportunities in the County. In addition, to these projects Community Development provides financial support with Community Development Block Grant funds to local non-profit organizations to provide down-payment and home repair assistance.

<b>Project Name</b>	<b>Location</b>	<b>Funding Amount</b>	<b>Number of Homes</b>
<b>Cemetery Road</b>	Santa Paula	\$764,905	8
<b>Jane Drive</b>	Port Hueneme	\$200,000	2
<b>San Pedro</b>	Port Hueneme	\$437,488	5
<b>Temescal Development</b>	Piru	\$125,000	2
<b>Total</b>		<b>\$1,527,393</b>	<b>17</b>