

## PROLOGUE

Many families and individuals continue to experience housing insecurity and homelessness, attributed to the prolonged pandemic, shortage of housing inventory, extremely low rental vacancies, high cost of living and inflation impacts, and stagnant wages throughout the County. Additional strain continues in the local rental market as a result of the Thomas Fire (2017) and Woolsey/Hill Fires (2018), which collectively destroyed more than 800 Ventura County housing units and damaged hundreds more, displacing households both temporarily and permanently, and creating even lower vacancy rates and higher rental rates for available housing units.

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

The County of Ventura Entitlement Area serves the cities of Fillmore, Moorpark, Ojai, Port Hueneme, Santa Paula, and the unincorporated areas of the County. Through the Ventura County HOME Consortium, County HOME funds serve the above-listed Entitlement Area cities as well as the cities of Camarillo, Simi Valley and Thousand Oaks. A newer source of permanent funding from the State for housing development is the Permanent Local Housing Allocation (PLHA) program with funding generated by increased recording fees; while some of these funds have been committed to projects, approximately \$955k in PLHA funds are included in these recommendations. The following recommendations also include approximately \$401k in HOME-American Rescue Plan (HOME-ARP) funds, a one-time allocation received by the County from HUD in response to the COVID-19 pandemic.

### Administrative Efficiency and Timeliness

To increase the efficiency of grants management in general, the County continues to prioritize funding recommendations to organizations with proven track records of efficient operations, strong administrative capacity, and who receive support from our Entitlement Area and HOME Consortium partner cities. This, in addition to focusing on addressing basic needs, results in projects that mirror last year's recommendations, as well as no CDBG award below \$20,000. The County continues to place high priority on projects that serve vulnerable populations, defined by the Board of Supervisors as persons who are: homeless or at risk of homelessness; very low-income; elderly; or victims of domestic violence, abuse or human trafficking. Programs and projects serving homeless or at-risk of homeless populations will be required to participate in the Countywide Continuum of Care Pathways to Home for coordinated entry. Another area of focus is promoting programs and projects that support diversity, equity and inclusion particularly for populations who have been historically excluded due to racial and social injustice. Given HUD timeliness expenditure requirements for the CDBG program (Entitlement grantees cannot have more than 1.5 times one's annual allocation unexpended by April 30<sup>th</sup> of each year), some funding is being recaptured from slow or stalled projects and reallocated to facilitate timely expenditure. Applicants are welcome to reapply in future funding cycles, when these projects are closer to implementation.

City Codes used in the following pages are defined as follows:

F = Fillmore

C = Camarillo

SV = Simi Valley

TO = Thousand Oaks

M = Moorpark

J = Ojai

PH = Port Hueneme

SP = Santa Paula

U = Unincorporated

Non-EA = not in the Entitlement Area (Oxnard, Ventura)

**CDBG PROGRAM  
Project Summaries and Analyses  
FY 2023-24**

<b>APPLICANT:</b>	<b>Big Brothers Big Sisters of Ventura County, Inc.</b>						
<b>PROJECT:</b>	<b>Keeping Kids Connected</b>						
	<b># of EA Low-Mod Beneficiaries – 80 persons</b>						
	F	M	J	PH	SP	U	Non-EA
	35				40	5	

<b>Funding</b>	
Requested Funding	\$40,000
<b>Recommended Funding</b>	<b>\$20,000</b>

**Goal Addressed: Increase Social Services; Priority Need Addressed: Youth Activities and Services**

**Summary**

Big Brothers Big Sisters of Ventura County (BBSVC) is requesting funding to launch the agency's new Enrollment Strategy in Fillmore and Santa Paula: this new strategy will offer weekly group engagement for every youth applicant who is specifically seeking to be matched 1-to-1 with a mentor. This opportunity will increase social services in the area by increasing direct access to pro-social activities for youth along an immediate timeline, rather than requiring a waiting period for youth to begin programming.

The strategy is intended to eliminate a traditional 'waitlist' for service area youth entering the program by launching their participation within the enrollment period, rather than waiting until after match activation to launch participation - BBSVC youth and families have reported to the agency that the concept of being 'waitlisted' is stigmatic. It will also allow youth to be better informed about program and match opportunities prior to making a mentoring match, which will lead to longer-term matches.

**Analysis**

BBSVC has served youth and their families for over 50 years in Ventura County. Both the Fillmore and Santa Paula areas are predominantly low/moderate-income areas. Applicant uses client-based software to track individual progress. A baseline survey is conducted as a starting point. Annual/end of term survey collects data on improvements in the areas of: Resilience, Academics, Self-Esteem, Relationships with peers and adults, and avoidance of risky behaviors.

Applicant has received County CDBG funds since Program Year 2021-22. During this time status reports and draw requests have been incomplete and/or late, having expended just 25% of program funds over 50% of the current program year. Due to an oversubscription of requests for Public Service funding coupled with subrecipient's sub-par administrative performance, reduced funding is recommended. Continued poor performance puts potential future funding at risk.

**CDBG PROGRAM  
Project Summaries and Analyses  
FY 2023-24**

<b>APPLICANT:</b>	<b>Catholic Charities</b>						
<b>PROJECT:</b>	<b>Moorpark Community Service Center (Moorpark Pantry Plus)</b>						
	<b># of EA Low-Mod Beneficiaries – 1,844 persons</b>						
	F	M	J	PH	SP	U	Non-EA
	44	1,756			44		350

<b>Funding</b>	
Requested Funding	<b>\$25,000</b>
<b>Recommended Funding</b>	<b>\$25,000</b>

**Goal Addressed: Increase Social Services; Priority Need Addressed: Social Services**

**Summary**

Catholic Charities of Los Angeles, Inc.'s Moorpark Community Service Center, also known as Moorpark Pantry Plus, provides essential safety net services to stabilize low-income households in Moorpark and the surrounding area. The center provides supplemental food, clothing, rental, and evacuation preparation, as well as utility and rent assistance. Moorpark Pantry Plus operates several programs to empower low-income parents to motivate their children to stay in school to excel. The pantry offers Easter, Thanksgiving, Christmas and Birthday baskets and gifts to support low-income parents in providing stable, enjoyable experiences for their children. Moreover, the center also provides information and referrals to immigrant clients for legal assistance.

**Analysis**

Catholic Charities provides services to low-and very-low income residents regardless of race, ethnicity, gender or religious beliefs, and is the only non-profit provider of these services in the Moorpark area. This request is to provide a portion of the Program Coordinator's salary.

High performing subrecipient. Funding recommended.

**CDBG PROGRAM  
Project Summaries and Analyses  
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<b>APPLICANT:</b>	<b>Mesa</b>						
<b>PROJECT:</b>	<b>TAY Transitional Housing and Supportive Services</b>						
	<b># of EA Low-Mod Beneficiaries – 12 persons</b>						
	F	M	J	PH	SP	U	Non-EA
						12	

<b>Funding</b>	
Requested Funding	\$100,000
<b>Recommended Funding</b>	<b>\$30,000</b>

**Goal Addressed: Work to End Homelessness; Priority Need Addressed: Homelessness**

**Summary**

Mesa is located on a 10-acre property on the outskirts of Ojai with an existing 3,500 square-foot residence. They will provide interim housing for a minimum of 12 transition aged youth in existing bedrooms and 10 new tiny homes, scheduled to be installed in Spring 2023. Two units will accommodate two people (parent and child). There will be 24-7 on-site staff coverage to provide transitional housing and supportive services to eligible young adults aged 18-24 who are currently homeless or at risk of becoming homeless.

**Analysis**

Transitional housing and supportive services for this often-overlooked population is a very high need in the County. Mesa is committed to stopping this cycle of homelessness, and transition homeless TAY to permanent housing within 24 months. While housing first is imperative, Mesa’s holistic, trauma-informed program design will support participants’ overall health, academic achievement, and vocational skills - with the eventual goal that they live independently and thrive.

Due to an oversubscription of requests for Public Service funding, and other current and anticipated operational support available to the Applicant at this time, \$30,000 in grant funding is recommended.

**CDBG PROGRAM  
Project Summaries and Analyses  
FY 2023-24**

<b>APPLICANT:</b>	<b>Mixteco Indigena Community Organizing Project (MICOP)</b>						
<b>PROJECT:</b>	<b>Domestic Violence Education for Mixteco/Indigenous</b>						
	<b># of EA Low-Mod Beneficiaries – 250 persons</b>						
	F	M	J	PH	SP	U	Non-EA
	30			90	55	75	100

<b>Funding</b>	
Requested Funding	\$29,250
<b>Recommended Funding</b>	<b>\$20,000</b>

**Goal Addressed: Increase Social Services; Priority Need Addressed: Social Services**

**Summary**

This project uses CDBG funds to support and augment MICOP's Domestic Violence (DV) prevention and early intervention services. MICOP provides culturally relevant, in-language outreach and case management targeting Mixteco and Indigenous migrant DV survivors, thereby adding direct support to its evidence-based DV prevention and early intervention curriculum. The DV Case Management component allows for direct support to DV victims by providing systems navigation and linkages to services that support family recovery from domestic violence. Referred services will include the Oxnard Police Department, the Ventura County Behavioral Health Department, the Family Justice Center, and MICOP's Viviendo con Amor Program. The project includes the use of in-person or telephone peer support, which is designed to break isolation often felt by DV survivors, and to aid in trauma-informed recovery. Included in this activity is the re-implementation of safe spaces for group education and support using cultural and creative activities. Safe spaces involve the use of community-defined cultural and creative group activities in order to cultivate healing and wellbeing while providing opportunities for mutual support and education among DV survivors. Safe space activities may include, for example, painting, traditional dances and music, facilitated dialogs, and cultural crafts.

**Analysis**

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

Applicant has received County CDBG funds since Program Year 2019-20. During this time, they have generally provided timely status reports, however their requests for reimbursement of expenses continue to be problematic. Due to an oversubscription of requests for Public Service funding, coupled with marginal performance, a minimum grant award of \$20,000 is recommended. Continued poor performance may put potential future CDBG funding at risk.

**CDBG PROGRAM  
Project Summaries and Analyses  
FY 2023-24**

<b>APPLICANT:</b>	<b>Spirit of Santa Paula</b>						
<b>PROJECT:</b>	<b>Homeless Services</b>						
	<b># of EA Low-Mod Beneficiaries – 232* persons</b>						
	F	M	J	PH	SP	U	Non-EA
	30*				202*		

<b>Funding</b>	
Requested Funding	\$185,000
<b>Recommended Funding</b>	<b>\$93,318</b>

**Goal Addressed: Work to End Homelessness; Priority Need Addressed: Homelessness**

**Summary**

Applicant operates the year-around Harvard Homeless Shelter in Santa Paula, and also assists homeless and low-income clients through their food pantry, hot meals program, and street outreach activities:

Employment and permanent housing search assistance is provided. Food Rescue, under contract with CalRecycle and in coordination with Food Share, supports two food pantries per week. The Resource Center (street outreach) for unsheltered homeless visitors provides takeout meals, sanitary facilities and weekly showers at a local church partnering with Ventura County Healthcare Agency's One Stop Whole Person Care, and weekly Laundry services.

Funds will support a portion of year-round operations for the Harvard Homeless Shelter and Resource Center (Street Outreach) Programs.

**Analysis**

The program addresses a significant need in the Santa Clara Valley area. Applicant has embraced the use of HMIS, ensuring all clients are entered in the system. Applicant also participates in Pathways to Home and the Coordinated Entry System and enjoys strong political and community support.

Due to an oversubscription of requests for Public Service funding, and other operational support available to the Applicant at this time (such as HHAP), funding at a reduced level is recommended.

\*NOTE: Applicant may have overstated the number of beneficiaries by including other services not funded by this grant. Actual number is likely closer to 160 persons. This will be confirmed prior to funding.

**CDBG PROGRAM  
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<b>APPLICANT:</b>	<b>Turning Point Foundation</b>						
<b>PROJECT:</b>	<b>Our Place Safe Haven</b>						
	<b># of EA Low-Mod Beneficiaries – 23 persons</b>						
	F	M	J	PH	SP	U	Non-EA
	2	2	5	5	6	3	37

<b>Funding</b>	
Requested Funding	\$45,000
<b>Recommended Funding</b>	<b>\$0</b>

**Goal Addressed: Work to End Homelessness; Priority Need Addressed: Homelessness**

**Summary**

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

**Analysis**

OPSH is located outside of the County’s CDBG Entitlement Area (EA), in the City of San Buenaventura EA. Although the program addresses a significant need for specialty shelter services (Safe Haven) which is an essential service in the Continuum of Care’s Coordinated Entry System, considerable other funding sources are available to support this activity (County CoC, HHAP, State ESG, etc.).

Due to the oversubscription of requests for Public Service funding within our EA, along with significant alternative and better suited funding sources, funding is not recommended at this time.



**CDBG PROGRAM  
Project Summaries and Analyses  
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<b>APPLICANT:</b>	<b>Westminster Free Clinic</b>						
<b>PROJECT:</b>	<b>Teen Healthcare Careers Pipeline Program</b>						
	<b># of EA Low-Mod Beneficiaries – 55 persons</b>						
	F	M	J	PH	SP	U	Non-EA
				55			40

<b>Funding</b>	
Requested Funding	\$20,000
<b>Recommended Funding</b>	<b>\$20,000</b>

**Goal Addressed: Increase Social Services; Priority Need Addressed: Youth Activities and Services**

**Summary**

Westminster Free Clinic is seeking support for its West Ventura County Teen Healthcare Careers Pipeline Program. The program, designed to improve college and career readiness for low-income, first-generation Latino high school students, will serve at least 90 low-income students, including approximately 55 teens from Hueneme High School. Participants will be exposed to a variety of healthcare professions, including medicine, nursing, pharmacology, optometry, etc. Students will complete basic clinical trainings that prepare them to assist volunteer healthcare providers weekly in the delivery of free health services to uninsured residents of West Ventura County, including Port Hueneme. Participating students will gain a minimum of 150 hours of practical, hands-on clinical experience, gain practical, transferrable skills, be mentored by caring adult role models and peers, receive assistance applying for college, and will help advance health equity in their community.

**Analysis**

Upon completion of this program, participating low-income high school students will be college ready and well positioned to pursue well-paid careers in the growing healthcare sector. They will be on a pathway to economic stability for themselves and future generations. Students will demonstrate increased self-confidence and belief in their ability to attend college, and will have an increased sense of agency as they realize the difference they can make in their community. They will have improved communications skills and increased capacity to work in teams, with people from diverse ages and socioeconomic backgrounds.

In addition, the free clinic services fill a gap in Ventura County's healthcare system by providing a trusted place where low-income people can gain access to ongoing quality healthcare, provided in a culturally competent manner, at an easily accessible location, open during evening hours, so they don't have to miss work.

Funding is recommended.

**CDBG PROGRAM  
Project Summaries and Analyses  
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<b>APPLICANT:</b>	<b>Area Housing Authority of the County of Ventura (AHACV)</b>						
<b>PROJECT:</b>	<b>Grand Avenue Apartments Rehab Project</b>						
	<b># of EA Low-Mod Beneficiaries – 5 households</b>						
	F	M	J	PH	SP	U	Non-EA
						5	

<b>Funding</b>	
Requested Funding	\$229,918
<b>Recommended Funding</b>	<b>\$230,000</b>

**Goal Addressed: Improve the Supply of Affordable Housing; Priority Need Addressed: Rehabilitation and Preservation of Existing Housing Units**

**Summary**

The Grand Avenue Apartments are a 5-unit, affordable housing development built in 1976, and acquired by AHACV in 2001 with a seller carry back bond that was due and payable in full in 2011. As a result of this repayment, coupled with the need to maintain affordable rents, this small property has not been able to develop a Replacement Reserve Account. AHACV has been including required repairs and improvements on an annual, as-needed basis. However, at this time there are two major projects outside the scope of their financial resources.

According to a Roof Survey performed in January 2023, the clay tile roofing on the main (residential) portion of the development is suffering significant decay. Failing underlayment, dry rot, broken tiles, and poor condition of the lead jacks were among the problems identified; the recommendation is to remove the entire roof, replace the underlayment, and resecure the tiles.

In addition, the asphalt paving throughout the property is in poor condition and needs complete removal and replacement. In its current condition it is a source of tripping hazards, additional wear and tear on resident vehicles due to uneven and damaged driveway, and ongoing costly repairs due to damage caused by water intrusion on subpar driveway conditions.

**Analysis**

From the roofing report provided, and after reviewing the financial status of the property, the need for CDBG funding is evident. Applicant proposed to put \$25,000 of reserves toward the roofing and paving projects.

To simplify the scope of work subject to CDBG regulations, Staff recommends AHACV use available reserves for the paving work, with the County providing funding for roof replacement and all associated testing, environmental reviews, and other CDBG required costs.

**CDBG PROGRAM  
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<b>APPLICANT:</b>	<b>Cabrillo Economic Development Corporation (CEDC)</b>						
<b>PROJECT:</b>	<b>Rancho Sespe Apartments</b>						
	<b># of EA Low-Mod Beneficiaries – 98 households</b>						
	F	M	J	PH	SP	U	Non-EA
						98	

<b>Funding</b>	
Requested Funding	\$250,000
<b>Recommended Funding</b>	<b>\$250,000</b>

**Goal Addressed: Improve the Supply of Affordable Housing; Priority Need Addressed: Rehabilitation and Preservation of Existing Housing Units**

**Summary**

Rancho Sespe Apartments (RSA) is a 100-unit all-affordable housing project located on the outskirts of the City of Fillmore in the unincorporated area. It was developed by CEDC in two phases, the last being completed in 1993. RSA, which is owned by a non-profit entity controlled by the residents, houses farmworker families and offers supportive programming. The wastewater system (septic tank) for the first phase is now showing its age and funding is requested for its replacement.

**Analysis**

A Capital Needs Assessment (CNA) was recently performed for the property. Until the CNA report is finalized, Staff is unable to determine if additional capital improvements, repairs, or maintenance are advised for the property that are beyond RSA's ability to finance.

If, upon receipt of the CNA, it is determined that an injection of CDBG funds is warranted, an amount up to \$250,000 is recommended to be held to fund such improvements.

**CDBG PROGRAM  
Project Summaries and Analyses  
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<b>APPLICANT:</b>	<b>Habitat for Humanity</b>						
<b>PROJECT:</b>	<b>Home Repair Program</b>						
	<b># of EA Low-Mod Beneficiaries – 17 households</b>						
	F	M	J	PH	SP	U	Non-EA
	4	1	1	1	4	6	0

<b>Funding</b>	
Requested Funding	\$225,000
<b>Recommended Funding</b>	<b>\$0</b>

**Goal Addressed: Improve the Supply of Affordable Housing; Priority Need Addressed: Rehabilitation and Preservation of Existing Housing Units**

**Summary**

Program serves low and very low-income homeowners who are unable to afford critical home repairs to make their homes safe, clean, and comfortable. Repair work may include, but is not limited to: safety issues, code enforcement, light fixture replacement, flooring, plumbing, electrical work, walk-in shower, grab-bar installation and weatherization improvements, including roofing. Program allows residents of the County’s Entitlement Area to avoid having to lose their home due to costly repairs. The majority of beneficiary recipients are disabled, veterans, and seniors.

**Analysis**

Although preserving affordable housing stock is an important objective, Applicant is a current Subrecipient with an unexpended grant balance in excess of this current request. The oldest unexpended funds date back to their Program Year 2020-21 allocation.

Additional funding is not recommended at this time. However, Staff will continuously evaluate remaining grant balances during Program Year 2023-24. Additional funds may be provided, if needed and available, to ensure program continuity.

**CDBG PROGRAM  
Project Summaries and Analyses  
FY 2023-24**

<b>APPLICANT:</b>	<b>Peoples' Self-Help Housing Corporation (PSHHC)</b>						
<b>PROJECT:</b>	<b>Peoples Place II</b>						
	<b># of EA Low-Mod Beneficiaries – 60 persons</b>						
	F	M	J	PH	SP	U	Non-EA
					60		

<b>Funding</b>	
Requested Funding	\$800,000
<b>Recommended Funding</b>	<b>\$800,000*</b>

**Goal Addressed: Improve the Supply of Affordable Housing; Priority Need Addressed: New Rental Housing**

**Summary**

PSHHC is pursuing site acquisition in the City of Santa Paula in support of new construction of multifamily affordable housing for low and moderate-income persons. One site currently under review is known as "Harvard & Laurie." Located at 500-550 W. Harvard Blvd, this project site is approximately 1.9 acres in size and consists of three vacant parcels. PSHHC is proposing the new construction of 60 units of multifamily affordable housing for low and moderate-income persons. This site is adjacent to Teague Park and two blocks away from an existing PSHH project under construction. Other sites in the City are also being considered.

**Analysis**

\* Subsequent to their Application PSHHC indicated that although they are continuing to pursue a new affordable housing development in Santa Paula, acquisition funds are not likely needed. The County is therefore holding the requested allocation in support of affordable housing in the general Santa Paula area. Funds may be used by PSHHC or another partner, for acquisition, demolition, or any other CDBG-eligible use.

**CDBG PROGRAM  
Project Summaries and Analyses  
FY 2023-24**

<b>APPLICANT:</b>	<b>Saticoy Sanitary District (SSD)</b>						
<b>PROJECT:</b>	<b>Wastewater Treatment Plant Rehabilitation</b>						
	<b># of EA Low-Mod Beneficiaries – 1,975 persons</b>						
	F	M	J	PH	SP	U	Non-EA
	0	0	0	0	0	1,975	0

<b>Funding</b>	
Requested Funding	\$440,000
<b>Recommended Funding</b>	<b>\$350,000</b>

**Goal Addressed: Create Quality Neighborhoods; Priority Need Addressed: Utilities and Public Infrastructure**

**Summary**

SSD's needed improvements for this funding cycle are for Phase II work at the WWTP to remediate aging infrastructure and ensure reliable operation and processing of wastewater. The proposed Project includes the rehabilitation of the Sequencing Batch Reactor Units #1 and #2 to repair structural deficiencies and recoating of the tanks as well as replacing/upgrading the decanter system and diffuser, and various other secondary systems in support of the batch process.

Saticoy is served by a single wastewater treatment facility that processes sewage from the 190 residential and 94 commercial/industrial or other sources. Over the past several years, SSD has experienced numerous permit violations at its WWTP, necessitating extensive sewer system modifications and improvements. Additional work is needed, and the District is currently in the design phase under the Clean Water State Revolving Fund (CWSRF) Program to completely replace the remaining conveyance system, including manholes. The estimated construction cost of \$4M will be fully funded via the CWSRF award and that Project is scheduled for final review in August 2023. In addition, the County/HUD previously funded a significant portion of the 2015 Sewer Lateral Rehabilitation Project and the 2021 Wastewater Treatment Plant Rehabilitation (Phase I). The SSD has also obtained additional funding via two (2) loans totaling \$1.5M to help fund the prior work. However, even with these grants and loans, the District has had to twice raise sewer service fees by 32% over the last 4 years resulting in the highest rates within Ventura County (\$139.44 monthly or \$1,673 annually). Therefore, it is unlikely the SSD will be in a position to fully fund these needed improvement projects in the near term.

**Analysis**

This project will provide much needed Phase II improvements to the Jose Flores Wastewater Treatment Plant (WWTP) which is a key component the SSD's wastewater system serving in Saticoy, designated as a severely disadvantaged community classified as rural and predominantly Hispanic/Latino (87%) with a median age of 28.1 years. Saticoy's median income is \$30,000, according to the State of California Water Resource Control Board Proposition 1 Water Bond's consultant Rural Community Assistance Corporation (RCAC) who conducted and published the income survey in April 2018.

This system is an integral part of the public utility and must remain viable and operational. By providing CDBG funding, the SDD will avoid fines and penalties that could be imposed if they continue to violate discharge permit requirements. These costs would otherwise be directly passed on to the severely disadvantaged residents as increased sewer fees.

Recommend funding.

**CDBG PROGRAM  
Project Summaries and Analyses  
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<b>APPLICANT:</b>	<b>Ventura County Community Development Corporation (VCCDC)</b>						
<b>PROJECT:</b>	<b>Hope to Home</b>						
	<b># of EA Low-Mod Beneficiaries – 12 households</b>						
	F	M	J	PH	SP	U	Non-EA
	1	1		5	3	2	16

<b>Funding</b>	
Requested Funding	\$300,000
<b>Recommended Funding</b>	<b>\$100,000</b>

**Goal Addressed: Improve the Supply of Affordable Housing; Priority Need Addressed: Homeownership Opportunities**

**Summary:**

Funds will support the Applicant’s Hope to Home Down Payment Assistance (DPA) Program. Up to \$23,000 in DPA from this program is provided to low-to-moderate-income Ventura County families, leveraging additional DPA from other grants and partnership funding to increase a family’s purchasing power, provide the ability to live and work locally, and help bridge the homeownership affordability gap.

VCCDC’s free education and homeownership services of budgeting, financial literacy, foreclosure prevention, and homeownership counseling influence positive homeownership outcomes. VCCDC’s 1% default rate in over 21 years of service underscores the impact of stabilizing and empowering at-risk communities, improving quality of life metrics, and minimizing racial wealth divide through homeownership.

**Analysis**

The extremely low rental vacancy rates in the County, coupled with a lack of affordable housing, makes it difficult to obtain housing. This program helps support income-eligible families that are capable of sustaining homeownership by providing supplemental DPA funds, resulting in affordable mortgages. The largest obstacle to homeownership for most residents is coming up with the down payment. This program provides a path to homeownership thus freeing up limited rental property.

In addition, the County’s 2021-2029 Housing Element, adopted by the Board of Supervisors on October 12, 2021, specifically requires the County to offer a first-time homebuyer down payment assistance program, identifying CDBG as a funding source for that program.

Recommended funding, in addition to Applicant’s current outstanding grant balances (projected to be \$250,000 at the end of the current Program Year) will provide sufficient DPA for all 12 of the proposed EA households, as required by the Housing Element. Staff will continuously evaluate remaining grant balances during Program Year 2023-24. Additional funds may be provided, if needed and available, until annual goal is met.

**HOUSING PROGRAMS**  
**Project Summaries and Analyses**  
**FY 2023-24**

<b>APPLICANT:</b>	<b>Alliant Strategic Development</b>									
<b>PROJECT:</b>	<b>Arroyo Spring Apartments</b>									
<b>Estimated # of Low-Mod Beneficiaries – 405 persons</b>										
	F	C	SV	TO	M	J	PH	SP	U	Non-EA
	8	20	53	32	284				8	0

<b>Funding</b>		<b>Total</b>
<b>Requested:</b>		
HOME:	\$1,000,000	\$1,400,000
HOME-ARP:	\$400,000	
<b>Recommended Funding:</b>		
HOME:	\$1,050,000	\$1,451,120
HOME-ARP:	\$401,120	

**Project Description: Affordable Housing**

The proposed project, the Arroyo Spring Apartments, is located at 4875 Spring Road, Moorpark, CA 93012. Arroyo Spring Apartments will be a new construction development of 162 units that will add to the supply of affordable rental housing in Ventura County. Located on 5.72 acres, the development will consist of two, four-story energy efficient buildings. The unit mix in the north building will consist of 18 one-bedroom units, 13 two-bedroom units, and 14 three-bedroom units. The unit mix in the south building will consist of 62 one-bedroom units, 29 two-bedroom units, and 26 three-bedroom units. All units excluding the managers' units will be targeted between 30%-80% of Area Median Income (AMI). The project will have 11 units designated for individuals fleeing domestic violence. Site amenities include community gathering spaces, a children's play area, game tables, fitness center, learning center, community room, dog park, and shaded sitting areas. Arroyo Spring will have a dedicated full-time, on-site manager that resides in the development and actively manages the community. The project is close to many amenities including, a school, grocery store, medical clinic, park, city library and Metrolink station. Construction is anticipated to begin in Spring of 2024 with completion in Spring of 2025.

The Arroyo Spring Apartments will be owned by Moorpark Housing LP, a California limited partnership (LP). The Managing General Partner of the LP will be RCC MGP LLC, a California limited liability company, of which Riverside Charitable Corporation, a California nonprofit corporation will be the sole/managing member. Alliant Moorpark Housing LLC, a California limited liability company will be the Administrative General Partner (AGP). The sole/managing member of the AGP is Alliant Strategic Development, LLC, the applicant.

**Analysis**

The proposed project will provide decent affordable housing and address the following Goals/Priority Need of the 2020-24 Ventura County Regional Consolidated Plan: Goals 1 (create and preserve affordable housing opportunities), Priority Need 1 (new rental housing).

This project was one of two top scoring projects this round. The project site is within the County's service area and the City of Moorpark has not received HOME funding in recent funding cycles. This project focuses funding on the most vulnerable citizens as previously identified by the Board, including extremely low-income households ( $\leq$  30% AMI) and individuals fleeing domestic violence. Moreover, a large portion of the units (59%) targets persons that are low income ( $\leq$  80% AMI) which will contribute to the creation of housing commonly known as the "missing middle". Funding is recommended subject to several conditions, including but not limited to: compliance with all HOME requirements, completion of the National Environmental Policy Act environmental review, subsidy layering, and receipt of all other financing commitments.

County staff is recommending HOME funds in the amount of \$1,050,000 and HOME-ARP funding in the amount of \$401,120. HOME funds will restrict five (5) units, including two 1-bedroom units, two 2-bedroom units and one 3-bedroom unit. HOME-ARP funding will restrict two (2) units, one 2-bedroom and one 3-bedroom.



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<b>APPLICANT:</b>	<b>Cabrillo Economic Development Corporation</b>									
<b>PROJECT:</b>	<b>Bryant Street</b>									
<b>Estimated # of Low-Mod Beneficiaries – 147 persons</b>										
F	C	SV	TO	M	J	P H	SP	U	Non-EA	
					111			29	7	

<b>Funding Request</b>	<b>Total:</b>
<b>Requested:</b>	
HOME: \$1,000,000	<b>\$3,000,000</b>
PLHA: \$2,000,000	
<b>Recommended Funding:</b>	
HOME: \$0	<b>\$0</b>
PLHA: \$0	

**Project Description: Affordable Housing**

The proposed Bryant Street project is located in the 300 block of Bryant Street in Ojai, California. The project is a new construction affordable housing development consisting of 50-units of housing. Nineteen (19) units will be set aside for farmworkers with the remaining units serving low-income families (30% AMI and 60% AMI). The complex consists of two buildings and will offer one-, two-, and three-bedroom units. The property will contain site amenities including: a meeting room, dining room, covered play area, educational classes, charging stations, service coordinator, laundry facility, on-site management, on-site maintenance, limited access gating, perimeter fencing, video surveillance, neighborhood network, bike storage and common area Wi-Fi.

The Bryant Street project will be owned by Oakview Gardens LP, a California limited partnership (LP). The Managing General Partner of the LP will be Oakview Gardens LLC, a California limited liability company, of which Cabrillo Economic Development Corporation, a California nonprofit corporation, will be the sole/managing member.

Construction would begin in September 2024 and completed toward the end of 2025.

**Analysis**

Staff is supportive of this project; however, it did not score well enough to be recommended given the competitive nature of this funding cycle.

The developer purchased the site in December 2022, after their submission of a Letter of Interest to the County (due in November 2022). Unfortunately, federal funding regulations prohibit a developer from acquiring real property, when federal funds are contemplated without first completing a National Environmental Policy Act (NEPA) review. As such, a choice limiting action has occurred, excluding this site from consideration for HOME funds. The developer is eligible to apply for Permanent Local Housing Allocation (PLHA) funds in future funding cycles.

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<b>APPLICANT:</b>	<b>Cabrillo Economic Development Corporation</b>									
<b>PROJECT:</b>	<b>Camino de Salud</b>									
<b>Estimated # of Low-Mod Beneficiaries – 62 persons</b>										
F	C	SV	TO	M	J	PH	SP	U	Non-EA	
1					10		2	40	9	

<b>Funding Request:</b>	<b>Total:</b>
<b>Requested:</b>	
HOME: \$1,250,000	\$3,750,000
PLHA: \$2,000,000	
HOME-ARP: \$500,000	
<b>Recommended Funding:</b>	
HOME: \$0	\$955,873
PLHA: \$955,873	
HOME-ARP: \$0	

**Project Description: Affordable Housing**

Camino de Salud is a proposed new construction development including 49 units at 11432 North Ventura Ave. in unincorporated Ventura County outside the City of Ojai. The proposed project includes the demolition of a 4,600 square foot vacant restaurant structure on site and removal of aging asphalt covering most of the property.

Site grading and construction will yield a new two-and-three story complex consisting of 48 single room occupancy (studio) units, 1 two-bedroom manager’s unit, two parking lots, landscaping and a resident community garden. Interior improvements include common meeting room with kitchen, laundry room, and two offices for Supportive Services providers for residents needing these services. Twenty-four units would be reserved as Permanent Supportive Housing for persons experiencing homelessness with chronic or severe illnesses such that they are high medical facilities users and 24 units would be restricted to households at or below 60% AMI. Proposed supportive services include but are not limited to: medical, dental, psychiatric care, benefits advocacy, housing retention training, women’s health, jobs training.

Camino de Salud will be owned by Camino de Salud LP, a California limited partnership (LP). The Managing General Partner of the LP will be Camino de Salud LLC, a California limited liability company, of which Cabrillo Economic Development Corporation, a California nonprofit corporation, will be the sole/managing member.

Construction is expected to begin early in 2024 and be completed late summer of 2025.

**Analysis**

The proposed project will provide decent affordable housing in compliance with the County of Ventura Permanent Local Housing Allocation Plan, as amended, approved by the Ventura County Board of Supervisors and the California Department of Housing and Community Development.

Camino de Salud was one of two top scoring projects this round. The project is located in the County’s Entitlement Area and therefore is prioritized. In addition, as this development is within the unincorporated area of the County, it will contribute towards the County’s Regional Housing Needs Assessment (RHNA) goal as part of the County’s Housing Element. Finally, this project targets a priority population and will further the County’s efforts to end homelessness. Funding is recommended subject to several conditions, including but not limited to: compliance with all PLHA requirements, subsidy layering, and receipt of all other financing commitments.

County staff is recommending \$955,873 in Permanent Local Housing Allocation (PLHA) funds for this project.

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<b>APPLICANT:</b>	<b>Peoples' Self-Help Housing Corporation (PSHHC)</b>									
<b>PROJECT:</b>	<b>College Ministry Center</b>									
<b>Estimated # of Low-Mod Beneficiaries – 158 persons</b>										
F	C	SV	TO	M	J	PH	SP	U	Non-EA	
2							3	5	149	

<b>Funding</b>		<b>Total</b>
<b>Requested:</b>		
HOME:	\$1,376,448	\$2,733,351
PLHA:	\$955,783	
HOME-ARP:	\$401,120	
<b>Recommended Funding:</b>		
HOME:	\$0	\$0
PLHA:	\$0	
HOME-ARP:	\$0	

**Project Description: Affordable Housing**

The College Ministry Center project, located at 4300 Telegraph Road, is a proposed 57-unit multifamily affordable housing development to be constructed on approximately 1.90 acres in Ventura, CA. The project will be comprised of seven buildings with up to three stories and will consist of 1-, 2-, and 3-bedroom units serving families earning 30%-60% AMI and one (1) unrestricted manager's unit. The unit mix consists of 14 one-bedroom units, 28 two-bedroom units, and 14 three-bedroom units; one additional three-bedroom unit will be designated for on-site management. At least 15 units will target special needs/homeless individuals with incomes ≤ 30% of AMI. On-site amenities include a centralized laundry room, a playground, and a community building with space for a management office, resident services and activities. The project is located within walking distance to public transportation, recreation, an elementary school and within close proximity to shopping and services.

The project will ultimately be owned by CMC Ventura – 4300 Telegraph Road Project, L.P., a California limited partnership (LP). The Managing General Partner of the LP will be 4300 Telegraph Road Project LLC, a California limited liability company, of which People's Self-Help Housing Corporation (PSHHC), a California nonprofit corporation, will be the sole/managing member.

Construction is expected to begin late in 2025 and be completed in the summer of 2027.

**Analysis**

Staff is supportive of this project; however, it did not score well enough to be recommended given the competitive nature of this funding cycle.

Projects located outside of the County's HOME Consortium and PLHA service areas receive fewer points in competitive scoring since the local jurisdictions in which they are located receive their own HOME, HOME-ARP and PLHA funds which could be contributed to the project. In this year's competitive cycle, the loss of points in these categories resulted in a score below the funding line. The applicant is eligible to re-apply for funds in future funding cycles.

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<b>APPLICANT:</b>	<b>Peoples' Self-Help Housing Corporation (PSHHC)</b>									
<b>PROJECT:</b>	<b>Cypress Place at Garden City</b>									
<b>Estimated # of Low-Mod Beneficiaries – 180 persons</b>										
F	C	SV	TO	M	J	PH	SP	U	Non-EA	
						18		9	153	

<b>Funding</b>	<b>Total</b>
<b>Requested:</b>	
HOME: \$1,376,448	\$2,732,448
PLHA: \$955,000	
HOME-ARP: \$401,000	
<b>Recommended Funding:</b>	
HOME: \$0	\$0
PLHA: \$0	
HOME-ARP: \$0	

**Project Description: Affordable Housing**

Cypress Place at Garden City is a proposed two-phase new construction project located in Oxnard, CA. There are a total of two parcels for the project, Phase I with 3.22 acres and Phase II 2.01 acres, for a total of 5.23 acres for the entire site. The project will consist of three 3-story residential walk-up style buildings. Phase I consists of 90 units serving farmworkers and low-income families earning 80% AMI or below. Phase II consists of 60 units and serves low-income families with incomes ranging between 30% and 60% of the area median income, with a carve out for homeless individuals. One unit will be set aside for a full-time live-in property manager at each Phase.

Onsite services will include a Resident Services Coordinator to arrange social services for all residents, a variety of educational services provided in the onsite community center including an after-school program and college tutoring/preparation program, English as a Second Language classes, financial literacy, homework club, case management and more. The community building (completed in Phase I) will contain a common area, kitchen, four offices, a computer lab, and learning center. Outdoor recreation areas for children and adults will also be included. One hundred (100) vehicular parking spots will be included.

Construction is expected to begin early in 2025 and be completed in the summer of 2026.

**Analysis**

Staff is supportive of this project; however, it did not score well enough to be recommended given the competitive nature of this funding cycle.

Projects located outside of the County's HOME Consortium and PLHA service areas receive fewer points in competitive scoring since the local jurisdictions in which they are located receive their own HOME, HOME-ARP and PLHA funds which could be contributed to the project. In this year's competitive cycle, the loss of points in these categories resulted in a score below the funding line. The applicant is eligible to re-apply for funds in future funding cycles.

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<b>APPLICANT:</b>		<b>People's Self Help Housing Corporation</b>								
		<b>Estimated # of Low-Mod Beneficiaries – 77 persons</b>								
F	C	SV	TO	M	J	PH	SP	U	Non-EA	
13							109	6	5	

<b>Funding</b>	<b>Total</b>
<b>Recommended Funding: HOME: \$331,349.00</b>	<b>\$331,349.00</b>

**Project Description: Affordable Housing**

People's Place is a new construction, large family affordable housing development located in Santa Paula. People's Place will provide 68 new housing units for low- and extremely low-income families, including 21 units for farmworkers, and one unit for an on-site manager.

The site plan consists of two separate three-story buildings with interior courtyards and common open space areas connected via walking paths and drought-tolerant landscaping. Laundry rooms will be included on each floor of the two buildings. The development will also include a community building, including a kitchen, staff offices and a learning center, and a large outdoor courtyard area with shaded seating areas, picnic tables, BBQs, and two playgrounds.

People's Place is owned People's Place, L.P., a California limited partnership (LP). The Managing General Partner of the LP is People's Place LLC, a California limited liability company, of which PSHHC is the sole/managing member.

PSHHC started construction in spring 2022 and is on schedule to complete construction in fall of 2023.

**Analysis**

A requirement under the HOME regulations is that a designated Community Housing Development Organization's (CHDO) receive a minimum of 15% of a jurisdiction's annual HOME allocation. In this application cycle, two CHDOs applied for funding (Cabrillo Economic Development Corporation and People's Self Help Housing Corporation); however as outlined in this document, the CHDO sponsored projects did not score within funding range or were ineligible. Without a CHDO project, the County is at risk of returning the funds to HUD.

Three options were considered: 1) allocating the funds during next year's funding cycle; 2) providing a small allocation of CHDO funds to one of the projects located outside of our service area; or 3) utilizing the funds to support an existing CHDO sponsored project funded during a previous funding cycle. The first alternative introduces a significant risk of having to return the funds to HUD if there are no eligible CHDO projects identified next year. Additionally, projects funded in next year's cycle with these funds would have to meet incredibly stringent project milestones in order to comply with HOME commitment requirements. The second alternative would support critical affordable housing by supporting one of the projects that didn't score close to the funding line; however this option would introduce significant and costly federal overlays into projects for a relatively small amount of funding. This option also introduces significant administrative burden to County staff and our development partners alike. Staff evaluated existing CHDO projects in our pipeline and identified People's Place as a likely recipient of funds.

The County of Ventura has previously committed \$1,080,000 in HOME CHDO funding to People's Place as well as \$1,380,000 in CDBG-Disaster Recovery Funding from the Thomas Fire and County General Funds for farmworker housing. People's Place is currently in construction; however, the project has experienced unexpected financial increases related to insurance and permit fees. Both insurance costs and permit fees were more than 50% higher than what was originally budgeted. While the developers have worked through some of these budgeting challenges, they still remain approximately \$800,000 over budget with no clear path to closing this gap by the time the project is complete, particularly in a climate of ever rising construction and supply costs. The team at PSHHC had communicated this shortfall to County staff in late 2022 in

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response to a request from the California Department of Housing and Community Development related to some potential additional CDBG-DR funds. Unfortunately, these funds did not materialize.

In light of all of these considerations, County staff recommends investing this year's CHDO funds, totaling \$213,292, in People's Place. In addition, the County received \$101,600 in Program Income and it is recommended that program income received, as well as \$16,457 of HOME entitlement funding, also be used towards People's Place for a total HOME allocation this cycle in the amount of \$331,349, which will restrict one 2-bedroom unit (in addition to the seven HOME-assisted units restricted during a previous funding cycle). While staff recognizes that this will not completely fill the funding gap, the provision of these funds to an eligible CHDO project will ensure that the funds remain local and benefit affordable housing in our community, while helping to offset unanticipated cost over-runs and ensure timely completion of the development.