

County of Ventura Permanent Local Housing Allocation Plan Amendment

On April 29, 2025, the Board of Supervisors will consider the following amendment to the Calendar Year 2023 Allocation to the County's Five-Year Permanent Local Housing Allocation (PLHA) Plan in order to fund the recommended projects. PLHA funding is recommended for three applicants as described in Table 1 below.

Table 1
PLHA Funding Recommendations

Project Name Applicant (location)	Number of Units/Households (affordability)	PLHA Funding
Topa Vista Villas Homes & Hope (City of Santa Paula)	112 rental units (60% AMI and below)	\$750,000
Hillcrest Homes People's Self Help Housing City of Thousand Oaks	78 for-sale units (150% AMI and below)	\$241,703
HomeNow Downpayment Assistance Ventura County Community Development Corporation (Countywide)	8 households (150% AMI and below)	\$300,000

The Board is being asked to re-allocate approximately 69 percent of the County's Calendar Year (CY) 2023 Allocation from Activity 1 to Activities 2 and 9, as shown in Table 2. Any changes over 10 percent requires a plan amendment.

Table 2
Proposed PLHA Plan Amendment for
County's Calendar Year (CY) 2023 Allocation

Eligible Activity	Approved Percentage of Allocation	Proposed Percentage of Allocation
Activity 1: Rental Housing	80%	11%
Activity 2: Affordable Ownership Workforce Housing	15%	31%
Activity 9: Homeownership Down payment Assistance	0%	53%
Administrative Allowance	5%	5%
Total	100%	100%

The amendment in the format required by HCD (the §302(c)(4) Plan) follows behind this page. Because HCD requires submission of this document in an excel document which is locked, the first narrative section of the document, which is not visible in the pdf version of the excel, is provided below.

§302(c)(4)(A) Describe the manner in which allocated funds will be used for eligible activities.

During the first five years of PLHA program implementation, the County of Ventura plans to use PLHA funds for the following five activities:

Activity 1: Capital Development - Rental Housing: provide loans for construction/permanent financing and/or operating subsidies to subsidize the development of affordable multifamily housing for households with incomes at or below 60% AMI (PLHA Final Guidelines section §301(a)(1));

Activity 2: Capital Development - Affordable Ownership Workforce Housing: provide grants to organizations developing new Affordable Ownership-Occupied Workforce Housing (AOWH) to make the home sales prices affordable to households at or below 80% AMI (PLHA Final Guidelines section §301(a)(2)); and

Activity 3: Local Housing Trust Fund: provide grant funding to the Housing Trust Fund Ventura County to provide short- and/or long-term low-interest loans to affordable housing developers for the development of affordable rental housing at or below 80% and 60% AMI. This PLHA contribution is expected to be matched with HCD's Local Housing Trust Fund (LHTF) program (PLHA Final Guidelines section §301(a)(3)).

On May 3, 2022, the Board approved amendments to the County's PLHA Plan to include the following activity:

Activity 6: Assisting persons who are experiencing or at-risk of homelessness including, but not limited to, providing rapid rehousing, rental assistance, supportive/case management services that allow people to obtain and retain housing, operating and capital costs for navigation centers and emergency shelters, and the new construction, rehabilitation, and preservation of permanent and transitional housing (PLHA Final Guidelines section §301(a)(6)).

On May 14, 2024, the Board approved amendments to the County's PLHA Plan to include the following activity:

Activity 9: Homeownership opportunities, including but not limited to down payment assistance (PLHA Final Guidelines section §301(a)(9)).

302(c)(4) Plan

2021 Allocation		2022 Allocation		2023 Allocation	
Admin	0%	Admin	5%	Admin	5%
Funds Allocated	100%	Funds Allocated	95%	Funds Allocated	95%
Total Percentage of Funds Allocated for 2021	100%	Total Percentage of Funds Allocated for 2022	100%	Total Percentage of Funds Allocated for 2023	100%