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)).

Complete the table below for each proposed Affordable Rental and Ownership Housing Activity to be funded with 2021-2023 PLHA allocations. If a single Activity will be assisting households at more than one level of Area Median Income please list the highest AMI to be served 2023 Type of Affordable Housing Activity §302(c)(4)(E)(i) Percentage of Funds Allocated for Each Affordable Housing Activity What Percentage of the Percentage Above Will be Used for Ownership Housing? §302(c)(4)(E)(ii) Area Median Income Level 31% 100% 150% TOTAL Served §302(c)(4)(E)(ii) Unmet share of the RHNA at 64 64 ote: complete for years 2021, 2022, 2023 nlv 78 louseholds Served

\$302(c)(4)(E)(iii) A description of major steps/actions and a proposed schedule for the implementation and completion of each Affordable Rental and Ownership Housing project.

PLHA funds will be committed to People's Self Help Housing Corp. to develop 78 for-sale townhomes on land owned by the City of Thousand Oaks. The proposed townhomes will be stories with a statched garages with a unit mix of eight (8) 4-bedrooms, 30 3-bedrooms, 32 2-bedrooms, and high (8) 1-bedrooms. Uncompletion, the homes would be sold at an affordable searing 80-120/5 Mall.

§301(a)(3) Matching portions of funds placed into Local or Regional Housing Trust Funds.

§302(c)(4)(E)(iv) Period of Affordability for the Proposed Activity (55 years required for ental housing projects)

33202(c)(4)(E)(f) Provide a detailed and complete description of how allocated funds will be used for the proposed Activity.
PLHA funds will be used to provide grant funding to the Housing Trust Fund Ventura County, PLHA contributions are expected to be matched under HCD's Local Housing Trust Fund (LHTF) program. The Housing Trust Fund Ventura County is a local nonprofit organization and CDFI with a increasing affordable housing options throughout Ventura County by leveraging public-private partnerships to provide low-cost, flexible bans early in the housing development cycle. Funds will be used to provide short- and/or long-term low-interest loans to affordable housing developers for development of affordable rental housing at or below 80% and 60% AMI. During each of the years that this program is funded, 80% of the funds will support households at or below 60% AMI and 20% of the funds will support households at or below 80% AMI. It is not anticipated that ownerst

Complete the table below for each proposed Activity to be funded with 2021-2023 PLHA allocations. If a single Activity will be assisting households at more than one level of Area Median Income, please list the highest AMI to be served. unding Allocation Year Matching rtions of fun Γype of Affordable Housing Activity or Regi

§302(c)(4)(E)(i) Percentage of Funds Allocated for the Proposed Activity	30%										
What Percentage of the Percentage Above Will be Used for Ownership Housing?											
§302(c)(4)(E)(ii) Area Median Income Level Served	80%										TOTAL
\$302(c)(4)(E)(ii) Unmet share of the RHNA at the AMI Level Note: complete for years 2021, 2022, 2023 only	144										144
§302(c)(4)(E)(ii) Projected Number of Households Served	8										8
\$302(c)(4)(E)(iv) Period of Affordability for the Proposed Activity (55 years required for rental housing projects)	55										
§302(c)(4)(E)(iii) A description of major steps/ac	tions and a pro	posed schedu	le for the impl	ementation an	d completion	of the Activity.					

Trunding will be committed annually to the Housing Trust Fund Ventura County (HTF VC) to be makened by the Charled by Proposal Funds. Funding will be disbursed to the HTF VC as required by the State of California Department of Housing and Community Development under the Local Housing Trust Fund (LHTF) program and in compliance with the PLHA Guidelines.

\$301(a)(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.

\$302(a)(4)(E)(i)) Provide a detailed and complete description of how allocated funds will be used for the proposed Activity.

PLHA funds for persons experiencing or art-risk of homelessness will be used to provide operating subsidies for navigation centers, emergency shelters or provide capital costs for the new construction, rehabilitation or preservation of permanent supportive or transitional housing. Assistance will be provided as a grant or 0% interest forgivable loan.

Complete the table below for each proposed Activity to be funded with 2021-2023 PLHA allocations. If a single Activity will be assisting households at more than one level of Area Median Income, please list the highest AMI to be served.

Funding Allocation Year	2021	2022											
Type of Affordable Housing Activity	Capital Costs	Operating and Capital Costs for Navigation Centers											
§302(c)(4)(E)(i) Percentage of Funds Allocated for the Proposed Activity	2%	59%											
§302(c)(4)(E)(ii) Area Median Income Level Served	30%	30%											TOTAL
\$302(c)(4)(E)(ii) Unmet share of the RHNA at the AMI Level Note: complete for years 2021, 2022, 2023 only	103	92											195
§302(c)(4)(E)(ii) Projected Number of Households Served	12	12											24
\$302(c)(4)(E)(iv) Period of Affordability for the Proposed Activity (55 years required for rental housing projects)	15	15											
§302(c)(4)(E)(iii) A description of major steps/ac	tions and a pro	posed schedu	le for the impl	ementation an	d completion of	of the Activity.							

ns will be committed to Mesa Independent Living to support navigational center for transitional aged youth that are homeless or at risk of homelessness. PLHA funds will support the operating subsidies of the 12 unit project at Mesa. This project is also being funded with the state's Homekey funds.

\$301(a)(9) Homeownership opportunities, including, but not limited to, down payment assistance.
\$302(c)(4)(E)(i) Provide a detailed and complete description of how allocated funds will be used for the proposed Activity.
Funds will be provided as a grant to a local nonprofit, Ventura County Community Development Corporation, to expand homeownership opportunities through their Home Now Down Payment Assistance Program for households up to 150% AMI who live and/or work within the County of Ventura's PLHA Service Area (cities of Fillmore, Moorpark, Ojai, Port Huenene, Santar Paula, Thousand Oaks and the unincorporated areas of the County). This program will expand housing opportunities for moderate-income households, or the missing middle, promoting housing stability and affordability for assisted households. The downpayment assistance will be a 15-year loan with a deferred simple two (2) two-percent interest.

Complete the table below for each proposed Activity to be funded with 2021-2023 PLHA allocations. If a single Activity will be assisting households at more than one level of Area Median Income, please list the highest AMI to be served.

	-			-	-			-		7
Funding Allocation Year	2021	2022	2023							
Type of Homeowner Assistance	Homebuyer Assistance	Homebuyer Assistance	Homebuyer Assistance							
§302(c)(4)(E)(i) Percentage of Funds Allocated for the Proposed Activity	3%	36%	53%							
What Percentage of the Percentage Above Will be Used for Ownership Housing?	100%	100%	100%							
§302(c)(4)(E)(ii) Area Median Income Level Served	150%	150%	150%							TOTAL
§302(c)(4)(E)(ii) Unmet share of the RHNA at the AMI Level Note: complete for years 2021, 2022, 2023 only	202	116	64							382
§302(c)(4)(E)(ii) Projected Number of Households Served	8	8	8							24
§302(c)(4)(E)(iv) Period of Affordability for the Proposed Activity	15	15	15							

\$302(c)(4)(E)(iii) A description of major steps/actions and a proposed schedule for the implementation and completion of the Activity.

Upon approval of the Board of Supervisors, the County enter into a grant agreement with a local nonprofit organization, the Ventura County Community Development Corporation (VCCDC), to administer the down payment assistance to income eligible first time homebuyers. VCCDC would develop policies and procedures, as well as application processes, with the intent of funding assistance to eligible homebuyers.

§302(c)(4)(D) Evidence that the Plan was authorized and adopted by resolution by the Local jurisdiction and that the public had an Plan Adoption Reso Uploaded to HCD? File Name: adequate opportunity to review and comment on its content.

Total Percentage of Funds Allocated Calculator (2021 - 2023)

2021 Allocation	n	2022 Allocation	n	Ī	2023 Allocation				
Admin	0%	Admin	5%	ĺ	Admin	5%			
Funds Allocated	100%	Funds Allocated	95%	ĺ	Funds Allocated	95%			
Total Percentage of Funds	100%	Total Percentage of Funds	100%	ĺ	Total Percentage of Funds	100%			
Allocated for 2021	100 /6	Allocated for 2022	100 /6		Allocated for 2023	100%			