

Exhibit 3 – FY 25-26 Annual Action Plan

VENTURA COUNTY

**DRAFT ANNUAL ACTION PLAN
FY 2025-26**

*Ventura County CDBG Entitlement Area, HOME
Participating Jurisdiction and HOME Consortium*



**COUNTY OF VENTURA
COMMUNITY DEVELOPMENT DIVISION
COUNTY EXECUTIVE OFFICE**

*800 S. Victoria Avenue, L#1940
Ventura, CA 93001*

Executive Summary

AP-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

The Ventura Urban County is seeking to adopt the 2025-2029 Regional Consolidated Plan according to HUD requirements, that sets forth the County's overall five-year strategy for the expenditure of funds received through the Community Development Block Grant (CDBG) program, the HOME Investment Partnerships Program (HOME), and the Emergency Solutions Grant (ESG) program. The 2025-29 Regional Consolidated Plan covers the Ventura Urban County Entitlement Area (unincorporated County and the Cities of Fillmore, Moorpark, Ojai, Port Hueneme, and Santa Paula) and five entitlement jurisdictions (the cities of Camarillo, Oxnard, Simi Valley, Thousand Oaks, and San Buenaventura).

Each year, the County prepares an Action Plan for the Ventura Urban County Entitlement Area and HOME Consortium (consisting of the Entitlement Area and the cities of Camarillo, Simi Valley and Thousand Oaks) which provides an explanation of the County's planned uses of funds and serves as the County's annual funding application to HUD. This Action Plan is the first annual action plan in the current Consolidated Plan period.

This Action Plan was prepared using the eCon Planning Suite system developed by HUD. The system prescribes the structure and contents of this document, following Federal regulations. Companion documents to this Action Plan are the 2025-29 Regional Consolidated Plan, and the 2025 Ventura County Analysis of Impediments (AI). The AI also contains detailed data and analyses regarding the demographic and housing market conditions in the County.

This funding allocation is subject to change pending the outcome of HUD's final federal appropriation to the County and the 2025-26 Annual Action Plan funding recommendations may be modified once final appropriations are made.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The Ventura Urban County and participating entitlement jurisdictions have a myriad of identified housing and community development needs. Recognizing that CDBG, HOME, and ESG funds alone are not adequate to address these needs, available funds will be used to coordinate priority programs, services, and projects benefitting low and moderate income households and those with special needs,

with a focus on housing and services for vulnerable populations.

AP-20 “Annual Goals and Objectives” and AP-35 “Projects” summarize the priorities identified in the 2020-2024 RCP and how each goal will be addressed during the 2025-26 Action Plan year.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The 2025-29 Regional Consolidated Plan includes the Ventura Urban County Entitlement Area (unincorporated County and the cities of Fillmore, Moorpark, Ojai, Port Hueneme, and Santa Paula) and five entitlement jurisdictions (the cities of Camarillo, Oxnard, Simi Valley, Thousand Oaks, and San Buenaventura). Each year, the Ventura County EA and entitlement jurisdiction separately prepare and submit a Consolidated Annual Performance and Evaluation Report to HUD, which reports upon the progress each jurisdiction made towards the goals set forth in the corresponding Regional Consolidated Plan. A more complete understanding of the Regional Consolidated Plan accomplishments achieved to-date may be obtained by combining the annual results reported by the County EA and each of the four entitlement jurisdictions.

In the FY 2023-24 CAPER, the Urban County EA made the following progress towards meeting the nine Priority Needs identified in the 2020-24 Regional Consolidated Plan:

- Area Housing Authority – County of Ventura – Grand Avenue Apartments Rehabilitation: CDBG funds were used for a complete roof replacement at this 5 unit affordable housing rental property in Ojai.
- Big Brother Big Sisters – “Keeping Kids Connected” Youth-Led Mentoring: The Youth Leadership Council continues to have a positive impact in the community by advocating for affordable options within local neighborhoods. The group focused projects on areas of concern raised by the youth, such as basic necessities like food and clothing. This year, 145 of the goal of 65 youth were served.
- Moorpark Community Service Center (Moorpark Pantry Plus): This program provides essential safety net services and outreach programs for low-income individuals in the Moorpark area. The Center offers supplemental food, clothing, eviction prevention assistance, utility assistance, and information and referrals. 2,124 persons were served this year, of a goal of 1,894 persons.
- Mesa – Transitional Age Youth Transitional and Supportive Services: A new facility in the Ojai area was slated to open in 2023-24 to provide transitional housing and supportive services to young adults aged 18-24 who are either currently homeless or at risk of becoming homeless. Due to extraordinary setbacks, youth were not welcomed until August 1, 2024. However, during the final months of the Program Year, Mesa staff worked with 23 young adults during the referral process, and successfully secured housing at other locations for four individuals.

- Mixteco/Indigena Community Organizing Project (MICOP) – Domestic Violence Education for the Mixteco/Indigenous Community: The program uses promotoras (women leaders) to conduct outreach and education about general domestic violence awareness to Mixteco and other indigenous communities that are difficult to reach with traditional community education and outreach methods. During the year, 94 of the 170 persons goal were served.
- Spirit of Santa Paula – Homeless Services: This program provides operational support for the Harvard Homeless Shelter and Resource Center (Street Outreach). A total of 433 persons were served, nearly double their 232-person goal. 157 persons were provided with overnight shelter.
- Planning, Administration, and Housing Services: Administration allowance funds were used to provide administration and compliance guidance for CDBG activities, including technical support to subrecipients. Funds were also used for the County’s housing services program, which is administered by a consultant.
- Community Economic Development Corporation – Rancho Sespe Apartments: CDBG funds were awarded to this project to rebuild the deteriorated water system at this affordable farmworker housing development located on the outskirts of the City of Fillmore in the unincorporated area. However, in November 2023 the facility received a Notice of Violation from the Fire Department, requiring immediate repair of the inoperable fire suppression system. Emergency repairs are underway, with expected completion in mid 2024-25.
- Saticoy Sanitary District – Wastewater Treatment Plant Rehabilitation: Funds are being used to provide improvements to the Jose Flores Wastewater Treatment Plant, serving the unincorporated areas of Saticoy. Originally funded in 2020-21, this project continues to receive additional allocations as available to help cover rising construction costs as well as to fund the complete scope of work. During the 2023 Program Year, a Substantial Amendment to the Action Plan added an extra \$800,000 allocation to this project to cover increased costs and aid the County in meeting its CDBG Timeliness test. The final phase is underway, which includes recoating of the two sequencing batch reactors, structural repairs, headworks rehabilitation, and new manhole. Work is expected to be complete in December 2024.
- Ventura County Community Development Corporation – Hope to Home. This program provides first-time Homebuyer Financial Assistance to low- to moderate-income Entitlement Areas residents. Five households received assistance during the current program year. This program has been adjusted from the prior program year to provide a higher maximum level of assistance (up to \$40,000 from \$25,000 per household) in hopes of making it more viable in this aggressive housing market.
- Community Economic Development Corporation – Santa Paulan Apartments Rehabilitation: Originally funded in 2019-20, additional funds were allocated in 2022-23. Sewer system repairs and the security camera system upgrade were completed, but additional funds were required for ADA security doors and related upgrades. After considerable delays, work is underway and the project is expected to be completed early in the next Program Year.
- Community Economic Development Corporation – Courtyard at Harvard Apartments Rehabilitation: Originally funded in 2022-23, this project finally began work this Program Year. CDBG funds are being used to replace central boilers in all four buildings. Work was completed

in August 2024; accordingly, the project will be closed and beneficiaries reported next Program Year.

- Fillmore/Piru Veterans Memorial District – Facility Rehabilitation: Originally funded in 2022-23, this program has struggled to move forward. Along with just over \$800,000 in County CDBG funds, this project received over \$1.2 million in CDBG-MIT-RIP funds from the State of California. The original scope of work included roof repairs, hazardous materials abatement, seismic retrofitting, ADA, fire code and energy upgrades, along with general facility upgrades, to ensure use of this facility as a Community Resiliency Center. However, during the lengthy (and ongoing) process of receiving a Notice to Proceed from the State, heavy rains over two winters caused the roofs at both building to fail, resulting in their being condemned. Funds will now be concentrated in the main building for repairing the roof, removal/mitigation of asbestos and lead containing materials, minimal ADA compliant upgrades, and other items needed to obtain a Certificate of Occupancy. The use of available remaining funds, if any, will be reevaluated once these essential items have been completed.

Significant progress was made this year: the Environmental Review was completed (Authority to Use Grant Funds received August 2024), a Program Manager and Architect/Engineering/Design team were hired, and plans for the initial roof demolition completed.

- Habitat for Humanity – Home Repair Program: This program reaches out to owner occupied low-to moderate-income households that have home rehabilitation needs and are otherwise not able to perform the work on their own or pay full cost for a general contractor and is essential in preserving the County’s aging affordable housing supply. Although there was no specific goal set for this year since the program continues to use funds provided in prior years, a total of 5 households were assisted.
- 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 located in Unincorporated Ventura County outside the City of Camarillo began construction in spring 2023. The project will have one HOME-assisted unit in a 50 unit affordable housing complex.

Projects in Pre-Development

- In FY 20-21 and FY 22-23, the County made preliminary reservations of HOME funding to Fillmore Terrace, a 50-unit affordable housing complex with five (5) County HOME-assisted units for very low-income households. Due to the lengthy nature of affordable housing development,

the project was not completed.

- 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.

All HOME-assisted housing developments further the Regional Consolidated Plan and Annual Action Plan goals of improving the supply of affordable housing.

ESG

No direct federal ESG funds were awarded in 2022-23

CDBG-CV

Funds were allocated in 2019-20 to support non-congregate homeless shelter operations and administrative efforts.

- **Mercy House – Project Homekey Non-Congregate Shelter Operations:** During the contract term, the non-congregate shelter program known as Casa Aliento provided emergency shelter and vital services to 42 unduplicated homeless individuals. This support was instrumental in transforming lives, leading to significant milestones for many participants. Among the 12 individuals who exited the program, 11 found permanent housing solutions, while 1 was referred to a hospital to address critical medical needs. The successful transitions to permanent housing reflect the program's effectiveness in creating stable futures for our clients:
 - **Family Reconnection:** One participant was reunited with their family.
 - **Self-Secured Housing:** Three individuals independently secured their own housing.
 - **Rapid Rehousing Subsidy:** One participant received assistance through the Rapid Rehousing Subsidy.
 - **Housing Voucher:** Four participants were awarded housing vouchers.
 - **Public Housing:** One individual was connected to a public housing unit.
 - **Permanent Supportive Housing:** Another participant successfully moved into a permanent supportive housing unit.

In addition to these achievements, 45% of those who exited the program saw an increase in their income, further enhancing their stability and self-sufficiency. This outcome underscores the program's commitment to not only providing shelter but also empowering individuals to achieve long-term success.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

As part of the Action Plan development, the County conducted a preliminary public hearing on November 13, 2024, at 9:00 a.m. to solicit input on the County's proposed uses of CDBG and HOME

funds and announce the opening of the funding cycle. On March 20, 2024 at 9:00 a.m., a meeting was held to receive feedback on specific projects recommended for HUD CDBG and HOME funding.

The Draft Action Plan was made available for public review and comment from March 28, 2025 to April 28, 2025 on the County website and at the County Executive Office. Notification of each hearing and the availability of the Draft Action Plan was published in the *Ventura County Star* and posted on the County's website. A Spanish language notice was also published in *Vida Newspaper*, a local Spanish language publication.

The final public hearing for adoption of the Annual Action Plan was publicly noticed and was held at a regularly scheduled meeting of the Board of Supervisors on May 14, 2024 at 10:30 a.m.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

During the first public hearing on November 17, 2024, there were no public speakers.

A second meeting was held that outlined the funding recommendations of CDBG and HOME projects on March 20, 2025. Representatives from fifteen organizations were in attendance. No comments were received.

The final public hearing was held on April 29, 2025, before the Board of Supervisors.

Comments received at these meetings are detailed in the Participation (AP-12) section of this plan.

6. Summary of comments or views not accepted and the reasons for not accepting them

There were no public comments received/all public comments were received.

7. Summary

Ventura County has undertaken diligent and good faith efforts to outreach to all segments of the community that may benefit from or desire to have input on the use of CDBG and HOME programs.

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	VENTURA COUNTY	
CDBG Administrator	VENTURA COUNTY	Community Development
HOPWA Administrator		
HOME Administrator	VENTURA COUNTY	Community Development
ESG Administrator	VENTURA COUNTY	Community Development
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative

The County of Ventura serves as the Lead Agency responsible for preparation of the Consolidated Plan as well as the Entitlement Area's Annual Action Plans and CAPERs. The Community Development Division of the County Executive Office is responsible for the administration of the HUD Entitlement Area grant programs, as well as providing staff to the local Continuum of Care (CoC). Those responsible for each grant and funding source within the Division are as follows:

- Division Head: Kimberlee Albers, Deputy Executive Officer; kimberlee.albers@ventura.org, 805 654-2455
- CDBG Administrator: Mary Ann Guariento, Management Analyst II; MaryAnn.Guariento@ventura.org, 805 654-2852
- HOME Administrator: Tracy McAulay, Management Analyst II; Tracy.McAulay@ventura.org, 805 232-1371
- CoC & ESG Administrator: Jennifer Harkey, Program Management Analyst, Jennifer.Harkey@ventura.org, 805 658-4342
- HOPWA Administrator: Juan Lopez, juan.lopez@ventura.org

Consolidated Plan Public Contact Information

Annual Action Plan
2025

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AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The Ventura County Entitlement Area participates in the local Continuum of Care and consults with the VC CoC on funding recommendations for homeless services and housing. The VC CoC Board consists of a wide variety of community partners including Ventura County Community Foundation, Public Housing Authorities, Ventura County Community College District, County agencies, Gold Coast Health Plan, and representatives from the Cities of Thousand Oaks, Simi Valley, Fillmore, and Oxnard as well as a local business Dyer Sheehan Group Inc. and community advocates with lived experience. Requests for Proposals are developed reflecting adopted VC CoC priorities and staff evaluate and score applications. Staff analysis is presented to the VC CoC Data and Performance & Evaluation committee before moving to the VC CoC Board and then for ratification by the County Board of Supervisors. The VC CoC also receives recommendations from other entitlement areas including California State ESG funds.

The VC CoC continues to work collaboratively with entitlement areas to develop and adopt local system performance measures and targets which are used in evaluating effectiveness of programs and making funding recommendations. All funded programs are required to use HMIS for data entry, follow locally adopted policies and procedures, participate in coordinated entry (Pathways to Home), and report program performance to the CoC. HMIS data quality standards are communicated to all providers and quarterly data reports are distributed to each provider for review. This data quality includes timeliness, completeness, and accuracy of the information collected by provider staff.

A regional MOU has been adopted to formalize commitments from all Ventura County jurisdictions to follow best practices and require funded programs within their respective communities to participate in the VC CoC by utilizing the HMIS and Pathways to Home.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The County Executive Officer or their designee actively participates in monthly meetings with City Managers representing all ten cities in the County and briefs staff on topics relevant to assisting vulnerable members of our community. The Ventura Council of Governments, with elected official representatives from all ten cities and the Board of Supervisors, receives periodic briefings from staff about issues of local and regional concern. Engagement with housing providers occurs at multiple levels including, but not limited to, their participation in the Continuum of Care Alliance, ongoing funding solicitations (prioritizing the production of new housing stock), and technical assistance training. The County Executive Office provides staff support to the Continuum of Care (specifically addressing coordination with housing, health, mental health, and service agencies) which is discussed in more detail elsewhere in this report.

In 2024 the Board of Supervisors approved sweeping actions based on a regional study conducted to address the entrenched issue of homelessness. These efforts included hiring 15 staff across multiple agencies to tackle homelessness and housing, seeking a permanent source of local funding, establishing a multi-disciplinary team, and more. Programs such as emergency rental assistance, Project Roomkey (non-congregate shelter for the most vulnerable homeless persons meeting specific criteria in hotels to minimize COVID transmission), enhanced street outreach by the County's backpack medicine team, targeted communication from the County's Public Health Officer to congregate shelter and H2-A housing operators, and expanded wellness checks and meal deliveries for home-bound seniors continued to operate since being implemented at the start of the pandemic. COVID response grant funds supporting many of these activities have now been exhausted and investments with State Homeless Housing Assistance and Prevention (HHAP) program funds are providing support to reach the outcome goals outlined in the updated Ventura County Homelessness Plan.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The Ventura County Continuum of Care Alliance is a collaborative group dedicated to promoting a safe, desirable, and thriving community, which works to garner community-wide commitment to preventing and ending homelessness in all parts of the region. The Alliance holds quarterly meetings and is open to all interested stakeholders and the public. The forum is used as a platform for promoting their mission and the Alliance has seen growing interest and participation over the past year as agencies, organizations, and interested parties see the benefits of improved coordination and communication. Entitlement communities use the venue to promote participation in their annual funding cycles.

The Ventura County Continuum of Care (VC CoC) consists of a Board of Directors established consistent with 24 CFR 578.5(b), with broad representation from government, homeless service providers, emergency response, health care, housing providers, business community, faith community, and homeless/formerly homeless persons. The VC CoC not only focuses on enhanced cooperation and collaboration but makes regional funding decisions for federal, state and local funds. Funding decisions are aligned with improving system performance with a strong focus on reducing the length of time households experience homelessness and facilitating more placements into permanent housing.

The VC CoC Alliance is the oversight committee for the VC CoC subcommittees: Data & System Performance, Housing & Services, HMIS & Coordinated Entry, and Public Information & Outreach. The entire system is following the VC CoC's lead in pursuing projects that serve persons with the longest time homeless and those who are determined most vulnerable among all subpopulations (chronically homeless individuals and families, families with children, veterans, and unaccompanied youth). All funded programs are focused on placing persons in permanent housing as quickly as possible.

The VC CoC coordinates with all systems of care that may discharge persons into homelessness including local hospitals, mental health facilities, foster care programs, and correctional facilities. Stakeholders from these groups are participating in the VC CoC meetings and discussing and partnering with providers to reduce the number of discharges into homelessness. Successful partnerships have resulted in an expanded Recuperative Care program, operated by National Health Foundation, for homeless persons needing a safe place to recuperate after hospitalization. Also, Ventura County Behavioral Health has expanded emergency shelter and transitional housing for those experiencing homelessness with severe behavioral health disorders through a new State funded program called Behavioral Health Bridge Housing (BHBH).

With the implementation of Pathways to Home, the local coordinated entry system, the VC CoC has created pathways to resources for populations who may not have connected to the service system. The VC CoC has engaged healthcare and behavioral health partners to serve as points of entry to the larger service system, as well as expanded street outreach, to link the most vulnerable populations to shelter and housing resources. The VC CoC is collaborating with the County Health Care Agency and local managed care organization, Gold Coast Health Plan, to successfully implement the expansion of CalAIM Enhanced Care Management which will provide additional healthcare and supportive services to those experiencing homelessness. In addition, the VC CoC has partnered with the Ventura County Public Defender's Office to connect clients with criminal justice involvement who are experiencing homelessness to the appropriate resources through the coordinated entry system.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The Ventura County Entitlement Area participates in the local Continuum of Care and consults with the VC CoC on funding recommendations for Emergency Solutions Grant funding. Requests for Proposals are developed reflecting adopted VC CoC priorities and staff evaluate and score applications. Staff analysis is presented to the VC CoC Data and Performance & Evaluation committee before moving to the VC CoC Board and then for final approval by the County Board of Supervisors. The VC CoC also receives recommendations from other entitlement areas including California State ESG funds.

The VC CoC continues to work collaboratively with entitlement areas to develop and adopt local system performance measures and targets which are used in evaluating effectiveness of programs and making funding recommendations. All funded programs are required to use HMIS for data entry, follow locally adopted policies and procedures, participate in coordinated entry (Pathways to Home), and report program performance to the VC CoC Board. HMIS data quality standards are communicated to all providers and quarterly data reports are distributed to each provider for review. This data quality includes timeliness, completeness, and accuracy of the information collected by provider staff.

A regional MOU has been adopted to formalize commitments from all Ventura County jurisdictions to follow best practices and require funded programs within their respective communities to participate in the VC CoC by utilizing the HMIS and Pathways to Home.

2. Agencies, groups, organizations and others who participated in the process and consultations

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Ventura County Continuum of Care
	Agency/Group/Organization Type	Housing Services-homeless Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Ventura County Continuum of Care provided input on AP-10, AP-15, AP-65, AP-85 and AP-90. Representatives of the Continuum of Care attended the first public hearing and second meeting.
2	Agency/Group/Organization	Area Housing Authority of the County of Ventura
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-Children Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Area Housing Authority of the County of Ventura (AHACV) provided input on AP-60 and AP-85. Representatives from the AHACV attended the first public hearing.

3	Agency/Group/Organization	Santa Paula Housing Authority
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-Children Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Santa Paula Housing Authority (SPHA) provided input on AP-60 and AP-85. Representatives from the SPHA attended the first public hearing.
4	Agency/Group/Organization	CITY OF FILLMORE
	Agency/Group/Organization Type	Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from the City of Fillmore attended the first public hearing.
5	Agency/Group/Organization	Port Hueneme Housing Authority
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-Children Services-Elderly Persons

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Port Hueneme Housing Authority (PHHA) provided input on AP-60 and AP-85. Representatives from the PHHA attended the first public hearing.
6	Agency/Group/Organization	CITY OF MOORPARK
	Agency/Group/Organization Type	Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Moorpark provided input on AP-75.
7	Agency/Group/Organization	CITY OF OJAI
	Agency/Group/Organization Type	Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Ojai provided input on AP-75.
8	Agency/Group/Organization	CITY OF PORT HUENEME
	Agency/Group/Organization Type	Housing Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Port Hueneme provided input on AP-75. A representative from the City attended the first Public Hearing.
9	Agency/Group/Organization	CITY OF SANTA PAULA
	Agency/Group/Organization Type	Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Santa Paula provided input on AP-75.

10	Agency/Group/Organization	County of Ventura
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Health Agency Child Welfare Agency Publicly Funded Institution/System of Care Other government - County Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Many agencies within the County of Ventura provided input on multiple sections of the Annual Action Plan, including the County Executive Office, Behavioral Health Department, Planning Department, and the Childhood Lead Poisoning Prevention Program. Representatives from the County also attended the first and second public hearings.

11	Agency/Group/Organization	Workforce Development Board
	Agency/Group/Organization Type	Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Workforce Development Board provided input on AP-85.
12	Agency/Group/Organization	EDC-VC
	Agency/Group/Organization Type	Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Economic Development Collaborative of Ventura County (EDC-VC) provided input on AP-85.
13	Agency/Group/Organization	CAMARILLO
	Agency/Group/Organization Type	Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Camarillo provided input on AP-55, AP-65 and AP-75. Representatives from the City attended the first Public Hearing.

14	Agency/Group/Organization	SIMI VALLEY
	Agency/Group/Organization Type	Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Simi Valley provided input on AP-55, AP-65 and AP-75. Representatives from the City also attended the first Public Hearing.
15	Agency/Group/Organization	THOUSAND OAKS
	Agency/Group/Organization Type	Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Thousand Oaks provided input on AP-55, AP-65 and AP-75. Representatives from the City also attended the first Public Hearing.

Identify any Agency Types not consulted and provide rationale for not consulting

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Continuum of Care Board	The Ventura County Continuum of Care consists of a Board of Directors established consistent with 24 CFR 578.5(b), with broad representation from government, homeless service providers, emergency response, health care, housing providers, business community, faith community, and homeless/formerly homeless persons. The Continuum of Care Alliance, a collaborative group dedicated to promoting a safe, desirable, and thriving community, works to garner community-wide commitment to preventing and ending homelessness in all parts of the region.
Housing Elements	City Councils and Board of Supervisors	Promoting the development and/or preservation of affordable housing is integrally correlated with these documents. Involvement of staff from these organizations in the development of the Strategic Plan is not only important but has taken on increased importance as vacancy rates continue to decline and rents increase.
Ventura County Plan to End Homelessness	Continuum of Care	Establishing core requirements, practices, and recommendations to end homelessness, this plan informs the development of the Strategic Plan's goals.

Table 3 – Other local / regional / federal planning efforts

Narrative

See discussions above.

AP-12 Participation - 91.401, 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The County of Ventura Citizen Participation Plan is designed to encourage participation in the development of the Consolidated Plan and/or Annual Action Plan by low- and moderate-income persons, particularly residents of slum and blighted areas or predominately low- and moderate-income neighborhoods, where HUD program funding is proposed to be used.

The County and the participating Cities from the Entitlement Area hold joint public hearings where public comment is solicited and considered for activity implementation toward identified priorities and goals. Subsequent public hearings and draft funding recommendations are made available to the public for additional feedback and comments from interested citizens. The draft recommendations are posted online for public review prior to finalization.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
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1	Public Hearing	Non-targeted/broad community	As part of the Annual Action Plan development, the County conducted a preliminary public hearing at 9:00 a.m. on November 13, 2024 to solicit input on the County's proposed uses of CDBG and HOME funds for FY 2025-26 and to announce the 2025-26 funding cycle. The public hearing was offered both virtually via Zoom and in-person. Sixty-four persons were in attendance from a wide variety of local organizations and cities.	During the first public hearing on November 13, 2024, there were no speakers that made a public comment.	NA	
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			<p>These representatives included housing developers such as: Aedis Real Estate Group, Cabrillo Economic Development Corporation, Community Development Partners, Habitat for Humanity, Housing Authority of the City of San Buena Ventura, Mercy Housing, Homes and Hope, Many Mansions, Mesa Ojai, Peoples Self Help Housing Corporation, and Rebuilding Green. Representatives from community organization</p>			
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			s and non- profits were also in attendance such as: Big Brothers Big Sisters of Ventura County, Catholic Charities, Housing Rights Center, ILRC, Livingston Memorial Visiting Nurse Association, Lutheran Social Services of Southern California, MICOP, National Health Foundation, One Step A La Vez, Salvation Army, Spirit of Santa Paula, The Samaritan Center, Turning Point Foundation, United Way			
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
			VC, Upwards, VC Legal Aid, and Ventura County Community Development Corporation. Representatives from the Cities of Camarillo, Fillmore, Moorpark, Ojai, Port Hueneme, Santa Paula, and various County staff from the Board of Supervisors offices, Community Development, and Human Services Agency were present as well.			

2	Public Meeting	Non-targeted/broad community	At 9:00 a.m. on March 20, 2025, a second meeting was held to receive feedback on the projects recommended for funding in FY 2025-26 with HUD CDBG and HOME funds. The meeting was optional and held online via Zoom. Representatives from fifteen nonprofit and community organizations were in attendance, including the County of Ventura, Mesa Ojai, Turning Point Foundation, Housing Rights Center, Ventura	During the meeting held on March 20, 2025, there were no public comments received.	NA	
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
			County Community Development Corporation, Cabrillo Economic Development Corporation, Habitat for Humanity, Upwards, City of Moorpark, Homes and Hope, City of Santa Paula Housing Authority, Mercy House, Nichols Consulting, Many Mansions and the City of Thousand Oaks.			

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Internet Outreach	Non-targeted/broad community	A draft of the 2025-26 Annual Action Plan was made available for public review on the County website from March 28, 2025 to April 28, 2025.	NA	NA	https://www.ventura.org/county-executive-office/community-development/hud-plans-reports/
4	Public Meeting	Non-targeted/broad community	At 1:00pm on April 29, 2025 the Ventura County Board of Supervisors held a public hearing to adopt the proposed Annual Action Plan.			

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

Housing and community development resources currently available in Ventura Urban County and Entitlement Jurisdictions include:

- Community Development Block Grant (CDBG) funds
- HOME Investment Partnerships Program (HOME) funds
- General funds (tax levy)
- Housing Successor Funds (formerly low-moderate Redevelopment Agency Funds)
- HUD Section 108 Loan funds
- HUD Housing Choice Voucher Program (through the Area Housing Authority of Ventura County, Oxnard Housing Authority, Housing Authority of the City of San Buenaventura, Santa Paula Housing Authority, and the Housing Authority of the City of Port Hueneme)
- California Housing Finance Agency funds (CalHFA)
- State Housing and Community Development (HCD) housing funds (California Emergency Solutions & Housing grant funds, California

Emergency Solutions Grant funds, and the State Emergency Solutions Grant – Coronavirus (ESG-CV) funds)

- State transportation funds
- Ventura County Housing Trust Fund
- Community Development Block Grant – Disaster Recovery funds (CDBG-DR)
- Community Development Block Grant – Mitigation – Resilient Infrastructure Program (CDBG-MIT-RIP)
- Community Development Block Grant – CARES Act (CDBG-CV)
- Permanent Local Housing Allocation (PLHA)
- California Interagency Council on Homelessness (Cal ICH)
- State Business, Consumer Services and Housing (BCSH) Homeless, Housing, Assistance and Prevention (HHAP) funds
- Homekey California State funds
- American Rescue Plan Act (ARPA)
- HOME-American Rescue Plan

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	TBD	0	0	TBD	7,144,215	Block grant from HUD to address housing, community development, and economic development needs.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,221,316	0	0	1,221,316	6,106,575	Grant from HUD to address affordable housing needs.*Ventura County HOME funds are a part of these available funds via the Consortium.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	0	0	0	0	0	Grant from HUD to address needs and services for homeless persons or persons at risk of becoming homeless.

Table 2 - Expected Resources – Priority Table

Annual Action Plan
2025

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The jurisdictions leverage federal resources with other sources of state, local, and private funding to maximize the impact of CDBG and HOME funds. Leveraging varies from activity to activity depending on the project scope. For instance, the Federal Low-Income Housing Tax Credit (LIHTC), historic tax credits, and various affordable housing loan and grant products from the CA Department of Housing and Community Development and the Federal Home Loan Bank can be leveraged with HOME funding to develop affordable housing.

The CDBG program does not require a match. The HOME program requires a 25 percent non-federal cash or non-cash match, less 10 percent for administration and five percent for Community Housing Development Organization (CHDO) operating support.

In years when federal ESG is received, ESG match is required on a one-to-one basis (100 percent match). ESG grantees report required match detail to the program staff on a quarterly basis. Matching contributions from ESG grantees (cash or non-cash) may be obtained from any source, including any federal source other than the ESG program, as well as state, local, and private sources, per 24 CFR 576.201.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Most County-owned property is used to house County operations or is deed-restricted, limiting its feasibility for new uses. The County has been evaluating 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. The County has implemented the use of a surplus building in San Buenaventura for a year-round emergency shelter for homeless persons. The building has been renovated and began serving clients early in 2020 with operations by Mercy House. Exploration of use of the upper floors of this building is currently being explored for interim shelter, recuperative care and/or supportive housing uses. With the support of County HOME and Permanent Local Housing Allocation funding, Many Mansions and the Area Housing Authority of the County of Ventura are developing a 50-unit senior housing development (the Rancho Sierra Senior Apartments) with a set-aside of units for persons with a severe and persistent mental illness experiencing homelessness on a portion of a parcel of County-owned land in the unincorporated county. The County is also seeking funding from the California State Department of Housing and Community Development (HCD) for the Homekey Plus program to develop permanent supportive housing on County owned land adjacent to the Rancho Sierra Senior Apartments.

Discussion

NA

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Improve the Supply of Affordable Housing	2020	2024	Affordable Housing		New Rental Housing Housing Support and Stability Homeownership Opportunities Rehabilitation Preservation of Existing Housing Assistance for Senior Residents Disaster Planning and Recovery	CDBG: \$900,000 HOME: \$1,099,185 ESG: \$0	Rental units constructed: 50 Household Housing Unit Homeowner Housing Rehabilitated: 4 Household Housing Unit Homeownership Opportunities: 6 units
2	Increase Social Services	2020	2024	Non-Homeless Special Needs		Housing Support and Stability Assistance for Senior Residents Social Services Youth Activities and Services Disaster Planning and Recovery	CDBG: \$55,000 HOME: \$0 ESG: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 2,373 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Create Quality Neighborhoods	2020	2024	Non-Housing Community Development		Housing Support and Stability Assistance for Senior Residents Streets and Streetscapes Parks and Community Space Disaster Planning and Recovery	CDBG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Effective Administration	2020	2024	Administration		New Rental Housing Housing Support and Stability Homeownership Opportunities Rehabilitation Preservation of Existing Housing Assistance for Senior Residents Increase Job Skills Facade Improvements Local Entrepreneurship Social Services Youth Activities and Services Homelessness Streets and Streetscapes Parks and Community Space Disaster Planning and Recovery Utilities and Public Infrastructure	CDBG: \$285,768 HOME: \$122,131 ESG: \$0	Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Enhance Economic Stability	2020	2024	Non-Housing Community Development			CDBG: \$0 HOME: \$0 ESG: \$0	
6	Work to End Homelessness	2020	2024	Homeless		Housing Support and Stability	CDBG: \$155,000 HOME: \$0 ESG: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 207 Persons Assisted Homeless Person Overnight Shelter: 157 Persons Assisted

Table 3 – Goals Summary

Goal Descriptions

1	Goal Name	Improve the Supply of Affordable Housing
	Goal Description	
2	Goal Name	Increase Social Services
	Goal Description	
3	Goal Name	Create Quality Neighborhoods
	Goal Description	
4	Goal Name	Effective Administration
	Goal Description	

5	Goal Name	Enhance Economic Stability
	Goal Description	
6	Goal Name	Work to End Homelessness
	Goal Description	

AP-35 Projects - 91.420, 91.220(d)

Introduction

In FY 2018-19, the County Board of Supervisors clarified its intent of focusing funding, to the extent possible, on supporting the most vulnerable citizens, including persons who are homeless, very low-income, elderly and/or victims of domestic violence to focus limited resources during a challenging economic environment with decreasing resources.

To increase the effectiveness of grant management and utilize taxpayer resources as efficiently as possible, in recent years the County will not fund any project in an amount less than \$20,000.

Inflation and spikes in rental and homeownership costs within the region have disproportionately impacted low-income individuals.

The Ventura County Continuum of Care applied for ESG and Homeless Housing Assistance and Prevention (HHAP) program funding made available through the State Housing and Community Development. This funding is providing support through non-congregate shelter, expanded street outreach teams, homelessness prevention and rapid rehousing programs. CDBG-CV funds received by the County have also supported non-congregate shelter operations and support services that were not covered through FEMA funding for this service. Additionally, the County leveraged state Homekey funds to purchase a motel which recently converted from non-congregate shelter to permanent supportive housing in fiscal year 2024.

#	Project Name
1	Affordable Housing Opportunities
2	Housing Rehabilitation and Preservation
3	Homeless Services
4	Senior Services
5	Other Supportive Services
6	Public Facilities and Infrastructure
7	Effective Administration

Table 4 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

As a result of several prior year CDBG-funded activities being slow to spend, the County had previously failed to meet our annual Timeliness Test for expenditures. As a result of the need to increase timeliness, the County is now compelled to prioritize “shovel-ready” or other, simpler activities in lieu of

those which may have a more meaningful impact on our most vulnerable residents.

Strategies include:

- Prioritize shovel-ready activities, particularly those which have already achieved NEPA compliance or will otherwise not require extensive environmental reviews.
- Implement backup/secondary activities to allow us to quickly reprogram funds if needed. This will allow us to keep funds moving should any activities experience unexpected delays.
- Implement phased funding for large, multi-year activities.

AP-38 Project Summary
Project Summary Information

1	Project Name	Affordable Housing Opportunities
	Target Area	
	Goals Supported	Improve the Supply of Affordable Housing Work to End Homelessness
	Needs Addressed	New Rental Housing Housing Support and Stability Homeownership Opportunities Homelessness
	Funding	CDBG: \$800,000 HOME: \$1,099,185
	Description	This program includes real property acquisition, pre-development, site preparation, construction, relocation and other costs related to the development of new, or conversion of existing property, into new affordable housing. The purpose of the program is to increase the region's stock of affordable ownership, rental, and special needs housing.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	6 low-income households will be served with the HOME-assistance. The additional affordable housing units leveraged by the local investment of HOME funds will provide housing for an estimated 83 households. 50 low- to moderate-income households will be served with CDBG assistance.
	Location Description	Fillmore, Thousand Oaks, Ojai

	Planned Activities	<p>People's Self-Help Housing - Fillmore Terrace Relocation: Funds will be used for resident relocation in support of the development of affordable housing.</p> <p>CDBG: \$215,000; GOI: N/A – will be reported with Demolition and Clearance Activity</p> <p>People's Self-Help Housing - Fillmore Terrace Demolition and Clearance: Funds may be used for site demolition, clearance, and/or hazard remediation in support of the development of affordable housing. Funds may also be used for related costs for Wage Compliance and other CDBG eligible expenses in support of construction.</p> <p>CDBG: \$585,000; GOI: Rental Units Constructed, 50 units</p> <p>SECONDARY FUNDING: Up to a total of \$930,000 for both relocation and demolition/clearance at this location.</p> <p>People's Self Help Housing - Hillcrest Homes – City of Thousand Oaks Affordable Homeownership Project: HOME funds will be used to support the development of 78 for-sale townhomes on a parcel of land owned by the City of Thousand Oaks. The homes will be sold at an affordable price to households earning 80-120% AMI. People's Self Help-Housing is a Community Development Housing Organization and it is recommended they receive the CHDO set-aside as well as a portion of HOME entitlement funds. Three units are anticipate to be funded with HOME funds.</p> <p>Habitat for Humanity – Affordable Home Development in the City of Ojai: HOME funds will be used to support the development of five (5) homes available for purchase. The homes will be sold at an affordable price to households earning 60% AMI. Three units are anticipated to be funded with HOME funds.</p>
2	Project Name	Housing Rehabilitation and Preservation
	Target Area	
	Goals Supported	Improve the Supply of Affordable Housing
	Needs Addressed	Rehabilitation Preservation of Existing Housing
	Funding	CDBG: \$100,000

Description	These programs are designed to retain and improve the existing housing stock, eliminate substandard housing or conditions that threaten residents' health and safety, and improve/enhance community neighborhoods. Rehabilitation programs typically use deferred loans or grants to finance repair and renovation work for owner-occupied single family detached homes, or owners of multi-family rental properties. Code enforcement activities may be used to increase maintenance and repair work within targeted areas.
Target Date	6/30/2026
Estimate the number and type of families that will benefit from the proposed activities	4 low-, extremely low-, and moderate-income households.
Location Description	Throughout the Entitlement Area.

Planned Activities	<p>Habitat for Humanity Home Repair Program: Funds will be used for the Habitat Home Repair program, which provides home rehabilitation and/or critical repairs for low- and moderate-income persons who are otherwise unable to perform the work on their own or pay full cost for a general contractor. Homeowners must participate in the program, providing sweat equity or other public service hours. Repairs may include life/safety issues, window/door/light fixture replacement, roofing, flooring, plumbing and electrical work, walk in shower and/or grab bar installation, wheelchair ramps, and weatherization. Funds may also be used for related costs for Environmental Reviews, Hazardous Materials testing, and other CDBG eligible expenses in support of rehabilitations.</p> <p>CDBG: \$100,000; GOI: Homeowner Housing Rehab, 4 units</p> <p>SECONDARY FUNDING: Up to a total of \$375,000; up to a total of 15 units</p> <p>SECONDARY ACTIVITY: Area Housing Authority of the County of Ventura - Summer Street Apartments Rehab: Funds will be used for the cost of roof replacement and window replacement, as well as related costs for Environmental Review, Wage Compliance, and other CDBG eligible expenses in support of construction.</p> <p>CDBG: Up to \$307,000; GOI: Rental units rehabilitated, 10 units</p> <p>SECONDARY ACTIVITY: Cabrillo Economic Development Corporation – Montgomery Oaks Apartments Rehab: Funds will be used for the cost of window replacement, as well as related costs for Environmental Review, Wage Compliance, and other CDBG eligible expenses in support of construction.</p> <p>CDBG: Up to \$100,000; GOI: Rental units rehabilitated, 21 units</p> <p>SECONDARY ACTIVITY: Cabrillo Economic Development Corporation – Valle Naranjal Apartments Rehab: Funds will be used for the design/build of a new storm water channel and to repair sinkhole damage. Additional activities may include installation of battery-backup for existing solar panels, and other rehabilitation that improves resident safety and ADA access. Funds may also be used for related costs for Environmental Review, Wage Compliance, and other CDBG eligible expenses in support of construction.</p> <p>CDBG: Up to \$100,000; GOI: Rental units rehabilitated, 66 units</p>
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3	Project Name	Homeless Services
	Target Area	
	Goals Supported	Improve the Supply of Affordable Housing Work to End Homelessness
	Needs Addressed	New Rental Housing Housing Support and Stability Social Services Homelessness
	Funding	CDBG: \$155,000
	Description	Activities to serve the homeless and prevent homelessness such as the creation of supportive housing, tenant-based rental assistance, creation/preservation/operation of emergency shelters and transitional housing, outreach, counseling, housing navigation, legal services, emergency subsistence payments, and other assistance.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Number of homeless individuals to be served: 364
	Location Description	Ojai, Santa Paula, Fillmore, Unincorporated Area

	Planned Activities	<p>SPIRIT of Santa Paula – Homeless Services: Subrecipient will operate the year-round Harvard Homeless Shelter and Resource Center (Street Outreach) Programs in Santa Paula. Services include a food pantry, hot meals program, and weekly showers and laundry services.</p> <p>CDBG: \$90,000; GOI: Homeless Person Overnight Shelter, 145 Persons Assisted; GOI: Public service activities other than LMI Housing Benefit, 207 Persons Assisted</p> <p>Mesa – Transitional Age Youth Housing and Supporting Services: Mesa will provide transitional housing and supportive services for eligible young adults aged 18-24 who are currently homeless or at risk of becoming homeless. Programs will support participants’ overall health, academic achievement, and vocational skills.</p> <p>CDBG: \$65,000; GOI: Homeless Person Overnight Shelter, 12 Persons Assisted</p>
4	Project Name	Senior Services
	Target Area	
	Goals Supported	Increase Social Services
	Needs Addressed	Social Services
	Funding	CDBG: \$30,000
	Description	Seniors are among the County's most frail and vulnerable residents. The County may use CDBG funds to support programs that provide assistance for nutrition and meal programs, educational and social opportunities, and information and referral services.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	These programs anticipate serving low/moderate income seniors. Number of seniors served 38
	Location Description	Unincorporated County

	Planned Activities	Many Mansions - Rancho Sierra Senior Apartments Community Services: Subrecipient will provide Community Services at Rancho Sierra to their low-income senior residents. Services may include obtaining mainstream benefits such as Social Security Disability Insurance (SSDI), Supplemental Security Income (SSI), health coverage through Medi-Cal, Resource Fairs, and food assistance through the Supplemental Nutrition Assistance Program (SNAP) to boost household income and reduce food insecurity. CDBG: \$30,000; GOI: Public service activities other than LMI Housing Benefit, 38 Persons Assisted
5	Project Name	Other Supportive Services
	Target Area	
	Goals Supported	Increase Social Services
	Needs Addressed	Social Services
	Funding	CDBG: \$25,000
	Description	The County places a priority on services for other low-income residents, such as farmworkers, persons who were formerly homeless, victims of domestic violence and other vulnerable populations. Programs may include counseling, food pantries, and other drop-in services.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	2,335 persons who are homeless, at-risk of homelessness, or low- to moderate-income.
	Location Description	Moorpark and surrounding areas.
	Planned Activities	Catholic Charities – Moorpark Community Service Center: The Moorpark Community Service Center/Moorpark Pantry Plus provides essential safety net services and outreach programs to stabilize low-income households in Moorpark and surrounding areas with supplemental food, clothing, eviction prevention assistance, utility assistance, information, and referrals. CDBG: \$25,000; GOI: Public service activities other than LMI Housing Benefit, 2,335 Persons Assisted
	Project Name	Public Facilities and Infrastructure

6	Target Area	
	Goals Supported	Create Quality Neighborhoods
	Needs Addressed	Streets and Streetscapes Parks and Community Space Utilities and Public Infrastructure
	Funding	CDBG: \$0
	Description	These programs enhance access to quality, resilient, and livable neighborhoods by improving publicly owned facilities such as parks, libraries, and other community buildings, including improving accessibility to meet Americans with Disabilities Act (ADA) standards. Also included are utilities and infrastructure such as streets, sidewalks, water and sewer lines, electricity, telephone, natural gas, and broadband internet.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	In addition to proposed activities, unprogrammed funds are listed in this Project, when applicable.
	Location Description	N/A
	Planned Activities	No Activities are planned for the Program Year
7	Project Name	Effective Administration
	Target Area	
	Goals Supported	Effective Administration

	Needs Addressed	New Rental Housing Housing Support and Stability Homeownership Opportunities Rehabilitation Preservation of Existing Housing Assistance for Senior Residents Increase Job Skills Facade Improvements Local Entrepreneurship Social Services Youth Activities and Services Homelessness Streets and Streetscapes Parks and Community Space Disaster Planning and Recovery Utilities and Public Infrastructure
	Funding	CDBG: \$285,768 HOME: \$122,131
	Description	
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	NA
	Location Description	Throughout the Entitlement and HOME Consortium Area

<p>Planned Activities</p>	<p>County of Ventura - Administration: County staff will provide all administration for these programs in compliance with program regulations and requirements.</p> <p>CDBG: \$263,475</p> <p>HOME: \$122,131</p> <p>County of Ventura - Housing Services: The Urban County sets aside a portion of its CDBG Planning and Administration budget for housing. Ventura County currently contracts with the Housing Rights Center (HRC) to provide housing services to its residents. HRC provides telephone and in-person counseling to both tenants and landlords regarding their respective rights and responsibilities under California law and local city ordinances. In addition to answering basic housing questions, counselors commonly cite specific civil codes that pertain to the client's matter and/or provide sample letters that discuss a particular issue. HRC investigates housing discrimination complaints brought under both State and Federal housing laws. The Agency also develops and distributes written materials that describe the applicable laws that protect against housing discrimination and ways to prevent housing injustices. CDBG: \$22,293</p>
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AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The Ventura Urban County Entitlement Area does not prioritize funding by geographic area, nor does it include any target areas. The Westside Neighborhood Revitalization Strategy Area (NRSA) referenced below is designated by the City of San Buenaventura (Ventura), which is a partner in the 2020-24 Regional Consolidated Plan. This section does not apply to the County.

Geographic Distribution

Target Area	Percentage of Funds

Table 5 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

NA

Discussion

NA

Affordable Housing

AP-55 Affordable Housing - 91.420, 91.220(g)

Introduction

The Ventura Urban County Entitlement Area/HOME Consortium strives to promote affordable housing by expanding the stock of housing through new construction of rental and homeownership housing, as well as maintaining the existing stock of housing through rehabilitation.

The Ventura Urban County Entitlement Area's one-year goals are described in the following tables. These estimates do not include emergency or transitional shelters, social services, or code enforcement activities.

One Year Goals for the Number of Households to be Supported	
Homeless	13
Non-Homeless	42
Special-Needs	5
Total	60

Table 6 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	56
Rehab of Existing Units	4
Acquisition of Existing Units	0
Total	60

Table 7 - One Year Goals for Affordable Housing by Support Type

Discussion

The proposed Habitat for Humanity Ojai homeownership development will add five (5) single family home units available for purchase in the City of Ojai, of which 3 units will be HOME-assisted with funding allocated under this year's Action Plan. People's Self Help Housing will create 78 units of single family home units available for purchase in the City of Thousand Oaks, of which 3 will be HOME-assisted with funding allocated under this year's Action Plan. People's Self Help Housing is a Community Housing Development Organization (CHDO) and the County intends to allocate the prior year's unallocated CHDO funds towards this development as well as FY 2025-26 CHDO set-aside towards the project.

County CDBG funding will be used for relocation, demolition, site clearance & remediation at the location of a proposed 50-unit affordable housing complex in Fillmore. Of these, 13 units will be set

aside as supportive housing units for farmworkers, homeless, and other special needs households.

CDBG will also fund Habitat for Humanity's Home Repair Program. It is anticipated that between four and fifteen homes in the Ventura Urban County Entitlement Area will be rehabilitated during the upcoming year.

Depending on funding availability and activity readiness, CDBG funds may be used to support three Secondary Activities, as detailed in Section AP-38.

The City of Simi Valley's Home Rehabilitation Program offers low-interest deferred loans to low- and moderate-income homeowners. Qualified owners of detached single-family residences are eligible for a deferred two-percent loan, with no monthly payments. This ensures that income-qualifying homeowners can bring their homes into compliance with current building codes, as well as perform maintenance and security upgrades, thus helping preserve the affordable housing stock in Simi Valley. This Program utilizes CalHome, and HOME funds.

As resources become available, the high priority for the City of Thousand Oaks is to preserve existing affordable multi-family and single-family units through residential rehabilitation programs. Thousand Oaks collaborates with local housing providers: The Area Housing Authority of the County of Ventura; Many Mansions, non-profit Community Housing Development Organization; Senior Alliance for Empowerment, non-profit agency that advocates for seniors living in low-income, mobile home parks; and Habitat for Humanity of Ventura County, non-profit agency that uses volunteer labor to rehabilitate aging homes and install ADA-compliant improvements.

AP-60 Public Housing - 91.420, 91.220(h)

Introduction

Public Housing needs in the Ventura Urban County Entitlement Area and HOME Consortium Member cities are met by three Housing Authorities: The Area Housing Authority of the County of Ventura (AHA), the Housing Authority of the City of Port Hueneme (PHHA), and the Santa Paula Housing Authority (SPHA).

AHA owns and operates 355 units of public housing in seven complexes which serve the residents of Camarillo, Fillmore, Moorpark, Ojai, Simi Valley, Thousand Oaks, and the unincorporated areas of Ventura County. Three of the public housing complexes (165 units) are located with the Urban County - the Roth Apartments (a 34-unit family complex in Meiners Oaks), Whispering Oaks (a 101-unit senior/disabled complex in the City of Ojai), and Tafoya Terrace (a 30-unit senior/disabled complex in the City of Moorpark). The AHA also owns/operates a 24-unit affordable family housing complex, the Walnut Apartments, and the Charles Street Apartments, a 20-unit affordable family complex both in the City of Moorpark. The 2022 opening of Mountain View apartments (Fillmore) provides an additional 77 affordable family units and Summerwind Apartments provides 15 affordable family units in the unincorporated area of Fillmore. Colina Vista Apartments adds 35 affordable family units in Piru (unincorporated Ventura County). An additional 15 affordable family units are located within the City of Ojai (Grand Avenue Apartments, five units and Summer Street Apartments, 10 units).

The AHA has been named one of the nation's best run housing authorities. Exemplary program management and efficient program implementation earned AHA the designation of a "High Performer" from the Department of Housing and Urban Development (HUD).

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 Housing Authority of the City of Santa Paula (SPHA) owns and operates eight affordable housing complexes with a total of 117 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 persons with special needs and senior citizens.

All local housing authorities routinely inspect, repair, and maintain units under their control on a regular basis.

Actions planned during the next year to address the needs to public housing

Area Housing Authority of the County of Ventura (AHA)

AHA continues to provide and encourage resident self-sufficiency through activities and service

coordination. The AHA plans to continue encouraging the formation of site-based Resident Councils and the Resident Advisory Board (RAB) in accordance with HUD guidelines.

The AHA plans to continue providing information on employment opportunities, tutoring, parenting workshops, wellness programs, health screening, adult and child protective services, food banks, safety, and other life enriching programs.

The AHA also plans to continue programs that assist the elderly and persons with disabilities maintain their independence through case management, in collaboration with other service providers and resources.

Funding for the Housing Choice Vouchers program is allocated annually by the federal government through the Department of Housing and Urban Development (HUD). The Area Housing Authority administers these funds on an ongoing basis and assists approximately 106 residents in the unincorporated area. In 2024, HUD applied a zero inflation factor to the funding equation for all Ventura County housing authorities, thus creating a funding “short fall” for the year. To respond to this situation, the Area Housing Authority is not currently issuing new vouchers or awarding project based vouchers to development projects.

Housing Authority of the City of Port Hueneme (PHHA)

The PHHA has continued to partner with the Port Hueneme Police Department. The Port Hueneme Explorers Program uses a vacant property located at one of our public housing sites. The Port Hueneme Explorers use the property for training purposes and their presence acts as a role model for the young participants. The PHHA will continue to support programs that have already been established such as Meals on Wheels and the senior nutrition program.

Santa Paula Housing Authority (SPHA)

In accordance with the City of Santa Paula’s General Plan to increase affordable housing rental units, alleviate household overcrowding and overpayment, and the County’s objective to end homelessness the SPHA intends to continue its efforts of landlord outreach to increase the number of voucher holders who are able to lease units as a result of more landlords getting involved and staying involved in the Housing Choice Voucher (HCV) Program; our agency has obtained land for affordable housing development. SPHA is currently partnering with two housing developers to build new affordable rental units in the City of Santa Paula; and explore opportunities offered by the State of California’s low-cost loan programs directed towards persons who have special needs, are homeless and/or veterans. SPHA has partnered with community organizations in Ventura County to provide leadership and support of affordable housing efforts. In addition, the Housing Authority of the City of Santa Paula has been selected by HUD to provide Small Area Fair Market Rents (SAFMR) to provide more affordable rents to

HCV participants in our jurisdiction.

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

Area Housing Authority of the County of Ventura (AHA)

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 in becoming 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.

Housing Authority of the City of Port Hueneme (PHHA)

The PHHA will encourage Public Housing residents to become Resident Commissioners and encourage their participation with other organizations. The PHHA will continue to inform Public Housing Residents of options available for First Time Homebuyers.

Santa Paula Housing Authority (SPHA)

The Housing Authority of the City of Santa Paula encourages residents to be involved in management by providing information about opportunities to serve on our Board of Commissioners as Tenant Commissioners. There are opportunities for two tenant commissioners to serve on our board. The SPHA will have resident meetings to share information with our tenants about the agency and will develop a marketing plan to share information with our Section 8/HCV participants about the Section 8 Homeownership Program. The Housing Authority of the City of Santa Paula has coordinated and implemented a City-Wide Resident Advisory Board. There are residents representing each of our project-based housing developments in Santa Paula. The residents are pleased to serve in leadership positions on our new Resident Advisory Board.

If the PHA is designated as troubled, describe the manner in which financial assistance will be

provided or other assistance

NA

Discussion

In addition to owning and operating seven public housing sites, the AHA serves low-income residents through other programs and housing. It administers a rental subsidy program called the Housing Choice Voucher Program (Section 8). 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, and a 24-unit low-income tax credit project (Walnut Apartments) and the Charles Street Apartments, a 20-unit affordable family complex both in the City of Moorpark. The AHA recently completed Mountain View Apartments (77 units of family affordable housing) in the City of Fillmore. These are not public housing. The Walnut and Charles Street complexes utilize project-based Section 8 Vouchers.

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.

Housing Authority of the City of Port Hueneme (PHHA)

The mission of the PHHA is to provide quality housing to eligible households in a professional, fiscally prudent manner and be a positive force in the community by working with others to assist these families with appropriate supportive services. The agency shares the mission of HUD to promote adequate and affordable housing, economic opportunity, and a suitable living environment free from discrimination. In order to continue this practice, the PHHA will continue to work with its neighboring Housing Authorities to better assist the community.

Santa Paula Housing Authority (SPHA)

SPHA is not a HUD troubled agency.

The SPHA administers subsidized rental housing programs for Housing Choice Vouchers (formally Section 8) for tenant-based assistance and Project Based Vouchers for buildings with assigned vouchers for units, as well as, low-income affordable housing owned by the Authority. Under their rental housing Program, the SPHA provides affordable housing for over 850 individuals, with an additional 730 applicants on the waiting list. To date, the Authority has constructed five multifamily projects for low-income seniors, plus Harvard Place which also provides housing for individuals with special needs, totaling 85-units. Our agency provides property management services for 117 affordable housing units

to ensure that our public housing authority is offering affordable units, as well as, housing vouchers to the residents of the City of Santa Paula.

AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)

Introduction

The Ventura County Continuum of Care (VC CoC) has seen increased participation as an infusion of State funding included requirements to participate in HMIS and coordinated entry. The Pathways to Home system utilizes service providers as points of entry into the system, and a vulnerability assessment tool to determine eligibility and prioritization to match individuals and families with services through the HMIS eligibility module. This system was launched with full HMIS integration in October of 2016.

The VC CoC adopted the updated Ventura County Plan to Prevent and End Homelessness in December 2022. The plan includes nine recommendations to improve the regional crisis response system. The VC CoC continues to focus on improving the service system to improve access and service for all subpopulations including veterans, youth, families with children, chronically homeless persons, and all other persons who experience homelessness. The VC CoC is focused on evaluating system performance and conducting gaps analysis to advocate for new resources to help move more people out of homelessness in Ventura County. Efforts are focused on developing more supportive housing units and year-round emergency shelter(s). The VC CoC is also focused on prevention and diversion efforts to prevent persons from becoming homeless and to divert persons from entering the service system whenever possible.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

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

Individuals experiencing homelessness can seek services through multiple homeless services providers, community and government social service programs. Outreach workers from government agencies, non-profit organizations and faith-based communities are engaging individuals on the streets and connecting them to services. The County of Ventura Health Care Agency has expanded the Whole Person Care program to cover areas countywide which includes outreach through mobile care pods with healthcare services in places frequented by homeless persons. A Backpack Medicine program takes doctors and service providers out to encampments to provide medical services and connect persons to shelter and housing resources. These programs are partnering with CoC service providers to coordinate care and services for persons who are high utilizers of healthcare services and homeless. As part of the Board of Supervisors' commitment to address homelessness, these efforts are coordinated – in the form

of a Multi-Disciplinary Team - by the Homelessness Solutions Director.

Harbor House in the City of Thousand Oaks is the primary service provider that offers street outreach, rapid rehousing, case management, a laundry program, and operates a meal program 365 days a year. The City of Thousand Oaks Planning Commission has approved the development of a navigation center that will provide up to 50 emergency shelter beds with case management and housing navigation services to the growing unsheltered population.

The City of Simi Valley uses CDBG funds to support programs that assist at-risk populations, including those who are homeless. The Samaritan Center Case Management program provides case management to assist homeless individuals in becoming self-sustainable and move into housing. It provides access to the services, life skills, and resources they need to secure and retain housing.

To the extent possible, the City of Camarillo plans to use CDBG funds to support those experiencing homelessness and those with special needs. The City plans to reach out to the homeless population to evaluate their individual needs and refer them to the tiny homes for shelter as appropriate.

The City of Camarillo also plans to allocate CDBG public services funds to The Turning Point Foundation (TPF). TPF conducts outreach to the homeless mentally ill and assesses their individual needs with the intent to create a package of services that will help stabilize them and bring them into shelter and stable housing. TPF provides year-round emergency shelter and essential services.

The Ventura County Sheriff's Office which provides law enforcement services in Camarillo, will continue to assist in referring homeless persons in need of assistance to shelters and programs available in the County. Specifically, the VCSO refers homeless individuals to Project H.O.P.E. The mission of Project H.O.P.E. is to educate, identify, assess, support, and encourage progress forward in life for homeless individuals by offering life sustainable options and to housing options. Project H.O.P.E. also works with law enforcement to help establish effective and compassionate policies and procedures when dealing with homeless individuals.

Addressing the emergency shelter and transitional housing needs of homeless persons

Ventura County has been operating non-congregate shelters through Project Roomkey since March 2020 to prevent the spread of COVID-19 and provide shelter to those who are seniors 65 and older and those with highly vulnerable health conditions. Local homeless service providers have been providing case management to ensure clients are connected to permanent housing and other resources. Out of 856 people served through Project Roomkey, 580 or 68% have exited to positive housing destinations since March 2020. Those remaining in non-congregate shelters have been participating in case management and working on a transition plan to permanent housing.

Ventura County year-round shelters are participating in the Coordinated Entry System (CES) for referrals and permanent housing placements. There are currently three emergency shelters funded through City

and County cost sharing agreements in the cities of Oxnard (110 beds), Santa Paula (49 beds), and Ventura (55 beds). The City of Thousand Oaks will be opening a new navigation center with 30 beds in April 2025 that will also be funded through a City and County cost sharing agreement. Seasonal shelters operate from December 1-March 31 in various regions of the county, including Ojai, Santa Paula, Simi Valley and Thousand Oaks. The cities of Oxnard and Ventura also provide foul weather sheltering during inclement weather for those who are unsheltered and highly vulnerable. Transitional Housing programs are working to reduce length of stay in transitional programs to move individuals and families to permanent housing, including two Veteran Affairs funded programs. The VC CoC is using the CES System to prioritize emergency shelter and transitional housing beds and working to move individuals more quickly to permanent housing.

The VC CoC is working with domestic violence service providers to improve the link to the CoC and Pathways to Home. The VC CoC has expanded victim services with the Coalition for Family Harmony to offer transitional housing beds for those fleeing domestic violence. This program includes Rapid Re-Housing to provide a pathway to permanent housing for victims of domestic violence. Increasing the number of year-round emergency shelter beds in the region is one of the top priorities of the VC CoC.

The Simi Valley City Council adopted a prioritized list of strategies recommended by the City's Task Force on Homelessness to address the needs of homeless persons. Those priorities include: 1) finance homeless service programs; 2) achieve a coordination of services through the support of a one-stop services facility; 3) encourage and support the development of shelters and transitional housing; and 4) develop strategies to create more affordable housing units and maximize the use of existing housing stock.

The City of Thousand Oaks (TO) is a member of the Ventura County Continuum of Care Alliance as well as several agencies in TO such as Harbor House, Lutheran Social Services, and Many Mansions that assist homeless persons. The City of TO supports Turning Point Foundation, Our Place Safe Haven, a facility that services homeless, mentally ill adults from Thousand Oaks through the overnight shelter and case management with a grant of CDBG funds. The City together with the County of Ventura is developing a Navigation Center and year-round interim housing with onsite supportive services provided by Hope the Mission and Many Mansions for residents experiencing homelessness.

To address the emergency shelter and transitional housing needs of homeless persons, the City of Camarillo plans to use CDBG funds to acquire pre-fabricated tiny homes to be situated on City-owned land and used as shelter for the homeless. The City of Camarillo has also acquired State Encampment Resolution Funding to increase shelter beds and provide permanent supportive housing units. Additionally, the City will continue to allocate CDBG funds to the TPF Our Safe Place Haven shelter, which provides year-round emergency shelter beds and supportive services for individuals. Other homeless services include street outreach, drop-in services, rapid re-housing, housing navigation, connection to healthcare, benefits, and employment. The City of Camarillo has also been awarded State Homeless Housing Assistance and Prevention Program funding through the VC CoC to provide non-

congregate shelter and case management to those experiencing homelessness in their jurisdiction.

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

Through Pathways to Home, the highest need persons who have been homeless the longest are prioritized for available permanent supportive housing units. The system is utilizing a newly adopted local tool called the Vulnerability Assessment Tool (VAT) for singles, families, and transition-age-youth (TAY). A bi-weekly case conferencing meeting is held to discuss the most vulnerable persons and develop a plan to address their needs and move them as quickly as possible into an appropriate housing placement. Matching of available housing units with vulnerable households occurs during this case conference meeting. All State and federally funded permanent supportive housing projects are implementing the Housing First approach that involves moving persons directly from the streets/shelters into permanent housing accompanied by voluntary supportive services.

The VC CoC continues to work with veteran service providers to reach the goal of ending veteran homelessness in Ventura County. The Supportive Services for Veteran Families (SSVF) utilizes HMIS and participates in Pathways to Home to accept referrals for homeless prevention and rapid rehousing. The Public Housing Authorities that have Veteran Affairs Supportive Housing (VASH) allocations are meeting with the VC CoC on a monthly basis and sending data on homeless veterans to update the by-name list. Through partnerships with the provider network, the VC CoC has housed the majority of veterans that are currently eligible for VASH but are working to connect other veterans to the VA health system. Veterans who are not eligible for VASH are being served by SSVF and by other homeless service providers, including the Salvation Army's Grant Per Diem program and Turning Point Foundation's Veterans Transitional Housing program.

The VC CoC has an active youth collaborative focused on addressing and ending youth homelessness. Partners from around the region are participating by helping evaluate the current system, develop policies, and train homeless service providers around youth-specific needs and advocate for youth-specific housing and shelter resources. This includes the federally funded Runaway and Homeless Youth (RHY) provider, Interface Children and Family Services, as well as the Special Populations Coordinator with the Ventura County Office of Education.

Families are connected with Rapid Re-Housing (RRH) assistance transitional housing and emergency shelter programs. Rapid Re-housing has been established as the best practice model for families and the CoC has multiple providers that administer RRH assistance including the CalWORKs Housing Support Program (CHSP). As a result, the number of homeless families has decreased in recent years and the

CoC is tracking data and prioritizing resources for unsheltered families.

The City of Simi Valley has funded an organization that assists people who are chronically homeless and populations at-risk of homelessness: The Samaritan Center offers a wrap-around approach of services to house and support individuals transitioning from living on the street or in their vehicles to permanent housing. The Samaritan Center has also been awarded State Emergency Solutions Grant funding to provide street outreach and day services to unsheltered individuals.

Through the public and social services grant program, the City of Thousand Oaks supports agencies that assist homeless persons and those at risk of becoming homeless including Conejo Free Clinic, Harbor House, Lutheran Social Services, Manna Conejo Valley Food Bank, Many Mansions, St Paschal Baylon Church SVDP, and Westminster Free Clinic. Harbor House has also been awarded State Emergency Solutions Grant funding to provide street outreach and rapid rehousing to the Conejo Valley.

Turning Point Foundation (TPF), which has been funded by the City of Camarillo, provides a broad array of case management services, assistance in locating long-term housing options, and connection to other service providers. TPF has experience in addressing the unique needs of the homeless individuals and families.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: 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); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Ventura County and Oxnard participated in the Statewide Emergency Rental Assistance Program and contracted with local service providers and partners to assist households impacted by economic conditions exacerbated by the pandemic. Eligible tenants and landlords were assisted with outstanding rent and utility payments.

The local Homeless Prevention and Rapid Re-housing Programs (HPRP) are operated by several homeless service providers, including the County Human Services Agency and United Way of Ventura County. Eligible services include those that were eligible under HPRP and include 1) short-term rental assistance; 2) medium-term rental assistance; 3) security and utility deposits; 4) utility payments; 5) moving cost assistance; and 6) motel and hotel vouchers available only to program participants prior to move-in under the Rapid Re-housing Program. United Way of Ventura County provides a landlord engagement program to assist with permanent housing placements countywide and improve the utilization of available affordable rental units through landlord incentives.

CalWORKS Housing Support Program provides help to move homeless families into rental housing and

connect families with resources to remain stably housed. A variety of other Rapid Rehousing programs and flexible rental subsidy programs are provided through the Continuum of Care funding county and nonprofit organizations with state and federal funding.

The VC CoC provides community outreach and education that informs households at risk of becoming homeless about resources available to them through homeless prevention programs. The VC CoC continues to develop outreach through social media platforms to help connect people to local resources. Several discharge and re-entry planning groups work in partnership with a wide range of public and private agencies to house homeless persons leaving publicly funded institutions or systems of care, when no housing has been identified.

In Simi Valley, the Samaritan Center provides rental assistance and case management to persons who are at risk of becoming homeless and helps fund transportation costs to reunite persons with their families as needed. In the City of Simi Valley for those persons released from corrections facilities, the City has a Post Release Offender Supervision Officer that is funded by the State's Realignment Initiative. In addition, the City's Community Liaison Officers are tasked with assisting homeless persons in order to connect them with appropriate social services.

Through the public and social services grant program, the City of Thousand Oaks supports non-profit agencies that assist homeless persons and those at-risk of becoming homeless including: Conejo Free Clinic, Westminster Free Clinic, Harbor House, Lutheran Social Services, Many Mansions, St. Paschal Baylon Church/St. Vincent de Paul Conference, and Manna Conejo Valley Food Bank.

The Ventura County Health Care Agency provides health assessment, diagnosis, and treatment for homeless or transitionally homeless persons at the Conejo Valley Family Medical Clinic in the city of TO.

The City of Camarillo recognizes that it is more effective to address the needs of individuals to keep them from becoming homeless. The Society of St. Vincent de Paul (SVdP) will be funded to help residents avoid homelessness by providing short-term assistance rent and utility payment assistance to prevent homelessness. In addition, the City will fund the Catholic Charities Older Adult Services and Intervention System which provides information, referral and case management services for seniors living in their own homes and in the community, reducing the chance for their clients to become homeless.

The Cities of Camarillo, Simi Valley and Thousand Oaks do not directly receive HOPWA program or ESG program funds. The County of Ventura receives HOPWA and ESG funding on behalf of all cities within the County (except for the City of Oxnard) and unincorporated areas.

Discussion

AP-75 Barriers to affordable housing -91.420, 91.220(j)

Introduction

In 2025, the County of Ventura and all 10 cities within the county jointly prepared a new Ventura County Analysis of Impediments (AI). This Action Plan contains information on the County of Ventura and its five Urban County Entitlement Area cities (Fillmore, Moorpark, Ojai, Port Hueneme and Santa Paula).

The following sections summarize the recommendations in the AI that local jurisdictions plan to address during the upcoming program year. Other programs that may have an impact on affordable housing are also discussed.

Actions it planned 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

The updated AI is aligned with the 2021-2029 Housing Element, a requirement for the State of California, and identifies issues and meaningful actions to address barriers to affordable housing relative to these impediments to affordable housing. Some of these actions include amending County ordinances and implementing new state housing laws, prioritize infrastructure investments, and providing down payment assistance to eligible potential homeowners.

The next five year cycle, the County will work to address these factors in collaboration with planning and other entities to mitigate these issues and to be in compliance with the Housing Element.

Discussion

The AI outlines 16 goals and meaningful actions outlined in the 2025 AI that the County and Entitlement Area will work to mitigate the outlined impediments over the course of the next four years.

Other local programs that aid in creating and maintaining affordable housing include:

Housing Trust Fund Ventura County

The Housing Trust Fund Ventura County (HTFVC) is a 501(c)(3) with a mission of supporting more housing choices by generating and leveraging financial resources. The HTFVC uses a revolving loan fund to provide below-market interest rate loans to developers producing new affordable housing in Ventura County. Under a State of California program, the HTFVC has the unique opportunity to match funding dollar for dollar and substantially increase the size of its revolving loan fund. The VCHTF has received matching funds under two of the three completed funding cycles and continues to fundraise in order to apply for additional match in coming years.

Ventura County Behavioral Health Department (VCBH)

VCBH provides voluntary and comprehensive behavioral health services to individuals that have a serious mental health and/or a serious substance use disorder. VCBH has increased the availability of

housing and residential options by utilizing funds provided through the Mental Health Services Act (MHSA) in partnership with non-profit agencies developing and operating affordable housing units. The projects include units that are designated for low-income individuals with a serious mental health illness. Supportive services, appropriate to the need of the resident, are subsequently provided by VCBH in partnership with the non-profit partner, along with rental assistance and other community-based resources. VCBH continues to work towards increasing affordable housing options for low-income homeless clients and clients at risk of homelessness through its community-based partnerships utilizing voter approved No Place Like Home (NPLH) funding, Behavioral Health Bridge Housing funds from the Department of Health Care Services (DHCS). Specifically, there are 105 NPLH units, short-term shelter beds, and interim housing rental assistance opportunities.

VCBH has continued the Community Care Expansion (CCE) grant program providing much-needed facility improvements and operating subsidies to licensed board and care facilities.

Through its HUD Continuum of Care projects for the chronically homeless and partnering with property owners throughout the county, VCBH is committed to an evidence-based Housing First approach by establishing a low barrier model toward ending homelessness among active clients. The focus is on assisting potential residents with rapid access to affordable housing that offers an appropriate level of care combined with the provision of appropriate services in order to sustain permanent housing.

VCBH plays an active role in serving people at the County's emergency shelters through outreach, engagement, and timely linkage.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

The following section addresses the Ventura Urban County Entitlement Area/HOME Consortium's

planned actions to carry out the following strategies outlined in the Consolidated Plan:

Address Obstacles to Meeting Underserved Needs

- Foster and maintain affordable housing
- Evaluate and reduce lead-based paint hazards
- Reduce the number of poverty-level families
- Develop institutional structure
- Enhance coordination

Actions planned to address obstacles to meeting underserved needs

The lack of affordable housing is a critical issue facing the Ventura Urban County Entitlement Area and Consortium Member jurisdictions. The County's traditionally low vacancy rate for rental properties, with higher than average rent and home purchase prices continue to impact availability of affordable housing units. Renters in Ventura County need to earn \$49.00 per hour (three times the state minimum wage) to afford the average monthly asking rent of \$2,456. It is estimated that approximately 23,425 low-income renter households in Ventura County do not have access to an affordable home.

The aftereffects of the fires that struck the region in 2017 (Thomas) and 2018 (Woolsey/Hill) continue to impact the region as collectively more than 800 Ventura County housing units were destroyed and hundreds more were damaged. The State of California Department of Housing and Community Development (HCD) released Community Development Block Grant – Disaster Recovery (CDBG-DR) Funds in response to the Thomas and Woolsey Fires, both of which impacted Ventura County. The County of Ventura received \$6,119,700 in CDBG-DR funding for construction of new, affordable rental housing with outreach to fire-affected low-income families. The County of Ventura contributed funding to three projects that Completed construction in 2024: Central Terrace (City of Oxnard), People's Place (City of Santa Paula), and Westview Village II (City of Ventura). These projects added 206 units in affordable and permanent supportive housing units across the region.

The County has also been awarded funding from HCD through the Homekey program, designed to expeditiously create permanent and transitional housing for those that are homeless or at risk of homelessness. The County served as a lead applicant for three projects: Casa Aliento (City of Oxnard), Mesa Ojai (Unincorporated County), and Casa Pacifica (Unincorporated County), which will collectively provide 109 units of permanent supportive housing and transitional housing for transitional age youth. Mesa Ojai and phase 1 of Casa Pacifica's project were completed in 2024 and Casa Aliento will be completed in 2025. In addition, the County contributed funding towards two regional Homekey projects, Valentine Road (Housing Authority of San Buenaventura) and El Portal (Housing Authority of San Buenaventura), collectively adding 167 units of affordable and permanent supportive housing.

The County Board of Supervisors committed \$30.5 million in general funds to be used towards

affordable housing development and to address homelessness. A portion of those funds are being used to support three Homekey projects including Mesa Ojai, Casa Pacifica and Valentine Road (\$13,743,920). Three million of funding is reserved for a project at Ventura College to develop 95 units of affordable student housing. In fall 2023, the County released a Notice of Funding Availability for \$6.16M and those funds are dedicated to three new projects: Cypress Place at Garden City, Phase II (City of Oxnard), Santa Clara Apartments (City of Ventura) and College Community Courts (City of Ventura) which will produce 185 new units.

To address housing issues, the County, the five Ventura Urban County Entitlement Area cities, and the cities of Camarillo, Oxnard, Simi Valley, and Thousand Oaks contract with a housing consultant to provide housing education and counseling.

Actions planned to foster and maintain affordable housing

The County of Ventura and the Cities of Camarillo, Simi Valley, and Thousand Oaks formed the Ventura County HOME Consortium in 2020-21 to collaboratively address the housing crisis and increase the annual HOME resources available to our community.

In 2017, the Building Homes and Jobs Act (SB 2, 2017) established the Permanent Local Housing Allocation (PLHA) program, which provides an ongoing permanent source of funding to local governments in California 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. Rancho Sierra (Unincorporated County) received PLHA funding commitments in the total amount of \$751,263 in 21-22 and 22-23. Rancho Sierra will add an additional 50 units of affordable housing and will be opening in 2025. For the 2023-24 funding cycle, the County Board of Supervisors committed funding in the amount of \$955,873 to support Camino de Salud (Unincorporated County) to develop 49 units of housing, of which 24 units would be reserved as permanent supportive housing. For the 2024-25 funding cycle, \$300,000 was committed to Ventura County Community Development Corporation to provide downpayment assistance to first time homebuyers making up to 150% of the area median income and for the FY 2025-26 funding cycle an additional \$480,000 is recommended for the program. For 2025-26 the County is recommending \$241,000 in PLHA to Hillcrest Homes which is a 78 for-sale affordable homeownership project located in the City of Thousand Oaks. In addition, another \$750,000 is recommended to support the development of Topa Vista Villas, a 112 unit rental housing development in the City of Santa Paula. The 2025-26 PLHA funding recommendations will be presented to the County Board of Supervisors in April 2025. The Cities of Camarillo and Simi Valley each receive their own direct allocation of PLHA funding.

In 2016, the County Board of Supervisors allocated \$1 million in general funds to support 78 new rental units for farmworkers. The first development completed construction and leased in the summer of 2019. The second project (People's Place in the City of Santa Paula) completed construction in 2024 and is fully leased up. The final project, Dolores Huerta Gardens, broke ground in fall 2023 and is in

construction. The project will produce 58 units of housing and is scheduled to open in 2025.

Rural homeowners may be eligible to participate in loan and grant programs through the U.S. Department of Agriculture for the purchase of a new home or to make necessary home improvements, accessibility improvements and energy upgrades. Assistance is available only for households meeting low and very-low income requirements or for persons with disabilities to make their homes accessible.

Rental and mortgage assistance is available to help stabilize residents at risk of losing their housing and assist homeless residents to obtain housing. Rental assistance is available through the County of Ventura's Homeless Prevention and Rapid Rehousing Program (HPRP) and Emergency Financial Assistance program. Assistance may include rental deposits; short-term rental payments; credit counseling; utility deposits and payments; and/or moving and storage costs. The Keep Your Home California program offered through the United States Treasury Department and the California Housing Finance Agency provides assistance to residents struggling to pay their mortgages.

Please also see Discussion section below.

Actions planned to reduce lead-based paint hazards

The Childhood Lead Poisoning Prevention Program (CLPPP) and the Healthy Homes Ventura County (HHVC) programs aim to prevent lead exposure, mitigate risk, and provide services to families, providers, related agencies, and the public. They offer a range of ongoing services including but not limited to:

- Conducting outreach, education, and resource provision to county medical providers, emphasizing the standard of care in lead assessment and screening mandates.
- Coordinating care and delivering case management services to children with identified elevated Blood Lead Levels (BLLs), ensuring necessary referrals to services such as lead-based paint remediation programs when lead-based paint is detected.
- Performing environmental inspections and interventions for eligible cases with elevated lead levels, coupled with proactive inspection program activities for non-eligible cases referred for further assessment.
- Collaborating with various agencies and organizations to conduct community events focused on lead poisoning prevention education.
- Strengthening collaboration with code enforcement to enhance lead safety initiatives.
- Providing abatement and remediation services to eligible CLPPP clients and qualified HHVC applicants, addressing lead-related issues effectively.
- Conducting outreach to families, communities, and childcare providers to raise awareness about lead prevention, highlight potential lead hazards, and disseminate information about available

county resources and services.

Actions planned to reduce the number of poverty-level families

The Workforce Development Board (WDB) of Ventura County, offers a valuable, no-cost resource for employers and job seekers. The WDB's programs provide the support that would be costly for individuals or businesses to receive from other sources. The WDB's programs guide individuals needing help with job readiness, job placement, or transition. Programs assist employers seeking support for business solutions, recruitment, and retention. The WDB also provides support for employers conducting layoffs and affected workers. In addition to providing services through the America's Job Center of California in Oxnard and Simi Valley, the WDB contracts with external providers for youth programs that provide after-school activities, job training, and support services to low-income in-school youth and out-of-school youth ages 14-24. Finally, the WDB applies for special grant programs to support individuals with barriers to employment, including English Language Learners, Veterans, housing insecure, homeless, and members of the community who have been involved with the justice system.

The Economic Development Collaborative's (EDC) vision is for a strong and healthy regional economy with a high quality of life and broadly shared opportunities for all. Striving to maintain economic vitality in the greater Ventura County region, EDC collaborates with public and private partners to create empowered business owners, connected community members and informed civic leaders. EDC promotes jobs and economic growth through key programs and services such as no-cost business consulting, low-interest loans, free digital upskilling classes and technical assistance in technology and international trade.

The County of Ventura actively enforces its Section 3 Policy on all construction related projects assisted with federal funding, where contracts are awarded in excess of \$100,000. The purpose of Section 3 preferences is to be results oriented by: 1) encouraging business concerns that are not major sources of employment for low-income persons to increase their employment of these persons when economic opportunities arise from HUD financed construction related projects; and 2) promoting the growth of "profit-making" enterprises owned by low-income persons that substantially employ low-income persons with Section 3 contract awards. The County's Section 3 policy was updated in response to the final Section 3 rule published by HUD on September 29, 2020. The updated policy was put in place July 1, 2021.

Some housing authorities, including the Area Housing Authority of the County of Ventura, help residents build for tomorrow through the Family Self-Sufficiency (FSS) Program. The FSS Program is a voluntary program designed and administered to help low-income, Section 8 families achieve economic self-sufficiency through education and job training. Services might include childcare, education, transportation, development of resumes, job training and placement, counseling, parenting skills, money management or credit counseling.

The Housing Authority of the City of Santa Paula plans to provide information to our HCV participants,

affordable housing tenants, and residents of the City of Santa Paula about various HUD Homeownership Programs. We want to help and support as many low-income residents as possible with the necessary education & information to become homeowners. In addition, we will continue to share opportunities for our participants to apply to receive discounted high-speed Internet services to ensure low-income families have access to broadband & Wi-Fi services to help them with education and job opportunities using computers at their respective homes.

Actions planned to develop institutional structure

Several gaps and weaknesses were identified in SP-40 in the Strategic Plan. The following is a discussion of how the County plans to address these gaps in the upcoming year.

The Regional Consolidated Plan identified a need for existing agencies working on social and housing issues to attain greater capacity as federal, state, and local resources become more limited.

The Ventura Urban County Entitlement Area and all Entitlement jurisdictions within the County have collaborated in the development of the 2025-2029 Regional Consolidated Plan and associated Analysis of Impediments. This collaboration further enhanced coordination by and between public and private housing and social service agencies as input is sought from all in the development of joint Plans.

In February 2024, the County of Ventura Board of Supervisors approved sweeping actions based on a regional study conducted to address homelessness in the community. These efforts include hiring 15 staff to tackle homelessness and housing, securing local funding, establishing a multi-disciplinary team, and more.

The County of Ventura is the Collaborative Applicant under the Countywide Continuum of Care. In that capacity, County Executive Office staff are expanding and building upon the partnerships and cooperation among agencies that deliver services to homeless and at-risk homeless members of our communities. The Continuum of Care Alliance brings together members of government (including federal partners from Veterans' Affairs, County social service agencies and City policymakers), representatives from education, non-profit partners, faith community, and community advocates to improve and enhance not only coordination of care, but identification and development of housing solutions, and strategic use of limited financial resources targeted to the neediest in our communities. In December 2022, the Continuum of Care adopted the updated Ventura County Plan to Prevent and End Homelessness, which sets out five action areas and several priority recommendations towards addressing gaps in the homeless services system. The update to this regional plan was completed in 2023 in partnership with the cities of San Buenaventura, Oxnard and Thousand Oaks, as approved by the County Board of Supervisors, to develop regional goals aligned with the federal strategic plan to prevent and end homelessness.

Program administration and coordination for the CDBG program is provided by the County in conjunction with efforts of the five Entitlement Area Cities. The Cities provide the County the authority

to expend CDBG funds on their behalf. In turn, the County enters into a single contract with regional program or project providers. This approach enhances efficiency and effectiveness for all entities.

Actions planned to enhance coordination between public and private housing and social service agencies

The Ventura Urban County Entitlement Area and all Entitlement jurisdictions within the County have collaborated in the development of the 2025-2029 Regional Consolidated Plan and associated Analysis of Impediments. This collaboration further enhanced coordination by and between public and private housing and social service agencies as input is sought from all in the development of joint Plans. Additionally, the County of Ventura is the Collaborative Applicant under the Ventura County Continuum of Care (VC CoC) and provides staff support to the Alliance, its Board, and associated committees. Several high-level executives and elected officials from both public and private entities sit on the VC CoC Board of Directors thus improving cooperation and coordination. The VC CoC Alliance includes participants from local housing authorities, mental health providers, public health and ambulatory care, local non-profit entities, faith community and others from around Ventura County. Oxnard and the County, the only ESG entitlement grantees in the County, are also active in the Continuum of Care. Moreover, County Executive Staff serve on the Board of Commissioners for the Area Housing Authority of the County of Ventura that has led to increased collaborative opportunities and communication.

The Ventura County Board of Supervisors has enhanced its outreach to cities and partners for the development of shelter and interim housing solutions, by indicating willingness to share in development and operational costs for the development of emergency shelter programs in their communities. Their action in March of 2018 signals renewed interest in collaboration and urgency in the development of solutions for the community and resulted in the opening of two year-round, permanent shelters in Ventura County. The City of Ventura has partnered with the County of Ventura on a 55-bed capacity year-round emergency shelter. The City of Oxnard has also partnered with the County to provide 110-beds of year-round emergency shelter. Most recently, the Cities of Santa Paula and Fillmore have partnered with the County of Ventura to retain a 49-bed year-round emergency shelter that serves individuals and families experiencing homelessness in the Santa Clara Valley. This shelter was previously funded by limited grant funds and private donations; however, the City/County cost sharing agreement has secured public funds to support the shelter and case management which aligns with the coordinated entry system for transitions to permanent housing. The City of Thousand Oaks has also partnered with the County of Ventura to develop a 30-bed year-round navigation center to assist those experiencing unsheltered homelessness. This new project by Dignity Moves and operated by Hope with a Mission will be completed in 2025. The Countywide Memorandum of Understanding on Homelessness encourages all jurisdictions to align with the VC CoC on best practices to address homelessness.

The County of Ventura recently completed its first Economic Development Strategy, developed by engaging a diverse group of stakeholders with the aid of an economic development expert, to inform the process about what impact the County as an employer and as an entity can do to facilitate the

economic health of our County. The document outlines a wide variety of programs to enhance and improve the economic health of our community. The document is posted on the following website: <http://vcevsp.org/>.

Discussion

Additional local resources available to address affordable housing and stabilize families include:

The Ventura County Community Development Corporation (VCCDC) offers Home Preservation Counseling which is their foreclosure prevention assistance to homeowners throughout the County. VCCDC counselors assist local homeowners with counseling, leading to action plans to avoid foreclosure or offering alternatives to foreclosure if homeownership cannot be maintained.

Cabrillo Economic Development Corporation is a local organization involved in Hope Now through the NeighborWorks Home Ownership Center and offers foreclosure counseling, homeowners' assistance and refers clients to the district attorney's office for abuses by lenders that used deceptive marketing methods to secure questionable loans.

The Area Housing Authority is an independent, non-profit agency serving the Ventura County region. It sponsors educational home buying workshops throughout the year. The workshops are provided through a mutual agreement with experts in local, State and Federal funding resources. The workshops cover tax benefits, raising FICO scores, and loan options for first-time buyers available through the state of California.

SurePath Financial Solutions is approved by HUD and provides foreclosure, debt, and bankruptcy counseling.

California Department of Real Estate is the state department in charge of real estate broker licensing and consumer complaints with respect to real estate transactions. It offers license checks of mortgage brokers and lenders and a consumer complaint form. It also provides additional links for foreclosure prevention information and avoiding mortgage foreclosure scams.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

The information in this section pertains to requirements set forth in HUD regulations that are specific to the CDBG, HOME, and ESG programs.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	80.00%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is

as follows:

See AP-15 for more investments.

In FY 2024-2025, the County of Ventura and Cities of Camarillo, Simi Valley, and Thousand Oaks (TO) recertified the Ventura County HOME Consortium to address the housing crisis and increase annual HOME resources available to our community.

In 2020-21, the State of California released Homekey funds, intended to rapidly increase the state-wide supply of permanent supportive housing (PSH) for persons experiencing homelessness during the COVID-19 pandemic. Under the 2020 funding cycle, the County served as a lead applicant to acquire and rehabilitate a motel in the City of Oxnard for interim shelter/PSH. This project began construction in 2023 and partially opened in 2024. Under the 2021 funding cycle, the County applied for and received funding for a 13-unit transitional housing project for youth experiencing homelessness and the project was completed in 2025. The County was also awarded a separate project that is renovating three buildings creating 27 units for transitional housing for transitional age youth exiting the foster care system. The first phase completed in 2024 with the completion of 18 units and the second phase will finish in 2025. In the 2023 funding cycle, the County supported a Homekey project submitted by the Housing Authority of the City of San Buenaventura to create 138 units of affordable and PSH units. The project is supposed to finish in 2025.

The County receives Permanent Local Housing Allocation from the State of California, which 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 EA jurisdictions and the City of TO. Thirty (30) percent of the County's 2019 - 2021 allocations funded the Housing Trust Fund Ventura County to provide short term pre-development, acquisition and construction financing for affordable housing development. Previous year's recommendations supported the Rancho Sierra Senior Apartments, a 50-unit development and Camino de Salud, a 49 unit project, including 24 units of PSH, both of which are located in the unincorporated County. For the 2024-25 funding cycle, funding supported Mesa Ojai to fund a construction gap and assist with ongoing operations. In addition, \$300,000 was provided to the Ventura County Community Development Corporation to begin a downpayment assistance program. For the 2025-26 funding cycle, additional funding is being recommended towards VCCDC's downpayment assistance program. In addition, funding is being recommended towards Hillcrest Homes, a 78 for sale affordable housing project in the City of Thousand Oaks as well as Topa Vista Villas, a 112 rental housing project in the City of Santa Paula.

The State of California released Community Development Block Grant – Disaster Recovery (CDBG-DR) Funds related to the Thomas and Woolsey Fires, both of which impacted Ventura County. The County of Ventura received \$2,756,047 in funding for construction of new, affordable rental housing with outreach to fire-affected low-income families. The County of Ventura committed this funding to three projects: Central Terrace (City of Oxnard), People's Place (City of Santa Paula), and

Westview Village II (City of Ventura) that will provide a total of 206 affordable units to the region. All three projects completed construction in 2024. In response to the 2018 Woolsey Fire, the County of Ventura received \$3,363,653 in CDBG-DR funding.

To address housing issues, the County, the five Ventura Urban County Entitlement Area cities, and the cities of Camarillo, Oxnard, Simi Valley, and TO contract with a housing consultant to provide housing education and counseling. In February 2024, the County Board of Supervisors voted to enhance the County's efforts to address housing issues by creating a local program. The County is evaluating options to either establish a local program or enhance services in 2025-26.

In 2016, the County Board of Supervisors allocated \$1 million in general funds to support the development of rental housing for farmworkers. The final allocation of funding was allocated towards Dolores Huerta Gardens, currently in construction and slated to open mid-2025, that will produce 58 units of housing for farmworkers and veterans.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The County's HOME Program utilizes the recapture option in its Homebuyer Assistance Program (HBAP) and the resale option for assistance provided to developers who use HOME funds to develop income-restricted for-sale housing. Due to reductions in HOME funding and staffing, the County is not currently offering the HBAP program. The County's HOME Policy and Procedure governing homebuyer activities was reviewed and approved by HUD on May 1, 2018.

Recapture Loans:

The County is not currently funding programs with Recapture Provisions. Existing homebuyer assistance (before May 1, 2018) will continue to be governed by the policies in place at the time the assistance was provided. An overview of provisions for newly funded programs has been included in the event that a program subject to these provisions is funded at a future time.

HOME Recapture provisions permit the original homebuyer to sell the property during the Period of Affordability. Upon sale, refinancing, or transfer of the property during the Period of Affordability, the County will recapture a portion of the Net Proceeds of the original HOME direct subsidy. Recaptured funds will be re-invested in HOME eligible projects.

Loans will have a term of twenty (20) years. Assistance will be provided as a forgivable loan, with no interest due except in the event of default. Loan balances will be forgiven over time, provided no event of default occurs. If the property is sold or transferred, either voluntarily or involuntarily, or refinanced during the first eleven (11) years, the entire amount of the HOME assistance shall be repaid. If a property sale, transfer, or refinance occurs after the end of the eleventh (11th) year, for

each additional full year of owner-occupancy, 10% of the original loan amount will be forgiven.

Resale Loans:

Assistance provided through the HOME program to developers of income-restricted for-sale housing will utilize the resale option.

In the event a property with resale restrictions is sold during the affordability period, the property will be sold to a qualified low-income buyer who will occupy the unit as their primary residence. The original homebuyer will receive a fair return on investment. Finally, the property will be sold at a price that is affordable to a reasonable range of low-income homebuyers.

Resale of HOME-assisted housing will be targeted to households at or below 80% of the Area Median Income. The maximum percentage of income that an initial or subsequent homebuyer will spend on the fixed costs of owning a home (e.g. loan payments of principal, interest, taxes and insurance) will be no more than 40%.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The County's 2013 HOME Policies and Procedures, amended in June of 2019, includes an attachment which governs the County's homebuyer activities. The Homebuyer Activities attachment was reviewed and approved by HUD on May 1, 2018. Section A(1)(b) specifies the required period of affordability in compliance with 24 CFR 92.254(a)(4).

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The County does not have any plans to invest HOME funds in this type of activity.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

NA

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services

received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

NA

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

NA

Emergency Solutions Grant (ESG)

1. Include written standards for providing ESG assistance (may include as attachment)

The Ventura County Continuum of Care has established policies and procedures that include written standards, Coordinated Entry, HMIS standards and performance measures. The overarching goal of ESG projects is to reduce the time spent homeless and facilitate connections to permanent housing. ESG Emergency Shelter funds are intended to respond to crisis and provide short-term emergency assistance to enable homeless households to move toward independent living by obtaining permanent housing as quickly as possible.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The Ventura County Continuum of Care's coordinated entry system is called Pathways to Home. The VC CoC covers the entire geographic area of the County of Ventura. The Ventura County CES "Pathways to Home" includes full HMIS integration and all funded providers. The system is a virtual "front door" to the countywide Homeless Services System. All providers conduct an initial screening and assessment and input that information into HMIS. Once that information is collected and entered, the eligibility module is run in HMIS to determine which programs the client/household is eligible for. The client and assessor discuss options and an electronic referral is made through HMIS. Prioritization is done by using the Vulnerability Assessment Tool (VAT) as well as through discussion at a bi-weekly case conferencing meeting.

This system was launched in October of 2016 and the VC CoC continues to evaluate the system and make modifications to improve the system. The VC CoC includes Ventura County 2-1-1 as another "front door" that allows for 24/7 coverage for a system with referral-based shelter programs.

Outreach has been expanded through a multidisciplinary team to reach all parts of the county and individuals who may not seek services through traditional systems. Collaboration with healthcare

systems, mainstream resource programs, behavioral health, youth providers, public health and law enforcement will increase the points of access to the system and services. Inclusion of diversion and enhanced homeless prevention programs are ongoing initiatives.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The Ventura County Continuum of Care (CoC) along with the County of Ventura actively recruit non-funded entities to encourage program proposals for funding as well as building capacity within the VC CoC. Requests for Proposals are released publicly, posted on the VC CoC website, posted on the VC CoC Facebook and VC CoC Instagram pages, distributed via the United Way email listserv and via press release. Verbal communication at VC CoC Alliance and other community meetings is another way staff spread the word about potential funding opportunities. VC CoC staff provide technical assistance workshops and one on one support for new applicants.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The local VC CoC has persons with lived experience in homelessness participating in the VC CoC committees and on the VC CoC Board. These persons are critical in providing input to the funding recommendations developed by staff and presented through the VC CoC. Additionally, the VC CoC recently funded a dedicated peer support workgroup with seven people with lived experience to provide feedback and encourage participation in the VC CoC.

5. Describe performance standards for evaluating ESG.

ESG funded programs are held to the same standards as CoC funded programs including system performance and program level performance. All homeless services programs follow the same written standards and policies and procedures. County staff review Quarterly Status Reports (QSRs) to ensure performance is adequate and timely compared to the goals stated in the Consolidated and Annual Action Plans. These reports are completed by all subrecipients and include information on milestones, status and accomplishments. Progress delays are addressed and resolved. If additional monitoring is required or if an on-site visit appears to be beneficial or necessary, the County's Monitoring Guidelines will be utilized. All data is collected in the HMIS system. In addition, the VC CoC Data Committee is monthly reviewing system-wide performance and using that information to make funding recommendations.

CDBG program income is typically received from loan repayments from various historical loan programs. Any program income received is usually reprogrammed during the year it is received, generally to an existing activity, and in accordance with the County's Citizen Participation Plan. Anticipated program income for the upcoming cycle is both unpredictable and minimal, therefore it has not been included in current year project funding.

HOME program income is typically received from loan repayments from various historical loan programs. In accordance with Grant Based Accounting, program income received during a program year will be included in the following year's Annual Action Plan's Expected Resources (AP-15).

