# Ventura County

## Urban County Entitlement Area

# 2018-19 Draft Annual Action Plan

**April 2018**

**County of Ventura**
**Community Development Division**
**County Executive Office**
800 S. Victoria Avenue, L#1940
Ventura, CA 93009



OMB Control No: 2506-0117 (exp. 06/30/2018)

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# Executive Summary

## AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

### 1. Introduction

The Ventura Urban County adopted a Regional Consolidated Plan in 2015 according to HUD requirements, which 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 Emergency Solutions Grant (ESG) program. The 2015-19 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 four entitlement jurisdictions (the cities of Camarillo, Simi Valley, Thousand Oaks and San Buenaventura).

Each year, the County prepares an Action Plan for the Ventura Urban County Entitlement Area 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 fourth 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 2015-19 Regional Consolidated Plan, as amended, and the Analysis of Impediments (AI) to Fair Housing Choice. The AI also contains detailed data and analyses regarding the demographic and housing market conditions in the County.

### 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.

This Annual Action Plan incorporates outcome measures for activities in accordance with the Federal Register Notice dated March 7, 2006, which require the following Performance Measure Objectives/Outcomes to be associated with each activity funded:

General Objective Categories - Activities will meet one of the following:

- Decent Housing (DH)
- A Suitable Living Environment (SL)
- Economic Opportunity (EO)

Outcome Categories - Activities will meet one of the following:

- Availability/Accessibility (1)
- Affordability (2)
- Sustainability (3)

The Ventura County EA has a range of housing and community development needs. CDBG, HOME, and ESG funds alone are not adequate to address the myriad of needs identified during the public outreach process. Recognizing the national objectives of these funding programs and specific program regulations, the Ventura County EA intends to use these funds to coordinate programs, services, and projects to create a decent and suitable living environment to benefit low- and moderate-income households and those with special needs, with a focus on housing and services for vulnerable populations. The table below summarizes the priorities to be addressed during the upcoming year.

| Sort Order | Goal | Funding | Goal Outcome |
|---|---|---|---|
| 1 | Increase the Availability of Housing | CDBG: $478,182, HOME: $731,829 | Rental units constructed: 113 Household Housing Units<br><br>Direct Financial Assistance to Homebuyers: 10 Households Assisted<br><br>Homeowner Housing Added: 4 Household Housing Units |
| 2 | Provide Services to the Homeless | CDBG: $137,559, ESG: $130,015 | Public service activities other than Low/Moderate Income Housing Benefit: 4825 Persons Assisted<br><br>Tenant-based rental assistance / Rapid Rehousing: 29 Households Assisted<br><br>Homeless Person Overnight Shelter: 39 Persons Assisted |
| 3 | Improve Quality of Housing | CDBG: $200,000 | Homeowner Housing Rehabilitated: 10 Household Housing Units<br><br>Housing Code Enforcement/Foreclosed Property Care: 725 Household Housing Units |
| 4 | Economic Development | CDBG: $40,000 | Businesses assisted: 18 Businesses Assisted |
| 5 | Improve Infrastructure | N/A | N/A |

| | | | |
|---|---|---|---|
| 6 | Provide Non-Homeless Supportive Services | CDBG: $105,500 | Public service activities other than Low/Moderate Income Housing Benefit: 3,415 Persons Assisted<br><br>Public service activities for Low/Moderate Income Housing Benefit: 98 Households Assisted |
| 7 | Improve Public Facilities | CDBG: $132,291 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 9,370 Persons Assisted<br><br>Homeless Person Overnight Shelter: 16 Persons Assisted |
| 8 | Planning and Administration | CDBG: $302,808, HOME $47,878, ESG: $10,541 | |
| 9 | Fair Housing Opportunity | CDBG: $21,271 | |

**Table 1 - Summary of Objectives and Outcomes**

## 3. Evaluation of past performance

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

The 2015-19 Regional Consolidated Plan, as amended, includes the Ventura Urban County Entitlement Area (unincorporated County and the cities of Fillmore, Moorpark, Ojai, Port Hueneme and Santa Paula) and four entitlement jurisdictions (the cities of Camarillo, Simi Valley, Thousand Oaks and San Buenaventura).

Each year, the Ventura County EA and each entitlement jurisdiction separately prepares and submits a Consolidated Annual Performance and Evaluation Report (CAPER) to HUD, which reports upon the progress each jurisdiction made towards the goals set forth in the 2015-19 Regional Consolidated Plan. A more complete understanding of the 2015-19 Regional Consolidated Plan accomplishments achieved to-date may be obtained by combining the results reported by the County EA and each of the four entitlement jurisdictions.

As reported in the FY2016-17 CAPER, the County EA made progress towards meeting the nine Priority Needs identified in the 2015-19 Regional Consolidated Plan, all of which are designated as high priority:

- Increase Availability of Housing: The goal of 64 new rental units was not achieved due to the lengthy nature of affordable housing development. Program year accomplishments included the completion, per 24 CFR 92.2, of three projects (26 units total, of which 16 units were County HOME-assisted). All 26 units were dedicated to households at or below 50% of the Area Median Income (very low-income).
- Provide Services to the Homeless: Services to the Homeless were provided using both CDBG and ESG funds. The overall accomplishment rate was 94%, with the majority of the programs serving more than their goal numbers.
- Improve Quality of Housing: Quality of Housing activities during the year included both housing rehabilitation and code enforcement. 100% of the rehabilitation goal was met, and 112% of the code enforcement goal was met.
- Economic Development: Economic Development was provided by Women's Economic Ventures' Self Employment Training program. 11 of a goal of 15 businesses were served this program year, achieving 73% of the goal. These businesses consisted of 29 individuals, which, despite being short on the overall number of businesses served, exceeded expectations.
- Improve Infrastructure: No Infrastructure improvements were scheduled for the program year.
- Provide Non-Homeless Supportive Services: Non-Homeless Supportive Services consisted of senior services, including the long term care ombudsman program. These activities achieved 117% of their goals for the year.

- Improve Public Facilities: Public Facility projects included both those that received 2016-17 funding as well as continuing activities. 99% of the annual goal was achieved, mainly due to projects continued from prior years. These include final reporting of Fillmore's Fire Squad Truck, completion of Ojai's Sarzotti Park Renovation, and the County's Horizon View Mental Health Rehabilitation Center.
- Fair Housing Opportunity: Fair Housing was funded with CDBG funding. No goals or beneficiaries were set or reported.
- Administration: Administration was funded with the County's CDBG, HOME, and ESG administrative allowances. No goals or beneficiaries were set or reported.

## 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 8, 2017, at 9:00 a.m. to solicit input on the County's proposed uses of CDBG, HOME, and ESG funds and announce the opening of the funding cycle. On March 26, 2018 at 9:00 a.m., a second public hearing was held to receive feedback on specific projects recommended for HUD CDBG, HOME, and ESG funding. A public hearing will be conducted before the Board of Supervisors on May 8, 2018 at 10:30 a.m. for adoption of the Action Plan. The public hearings were held at the County Government Center.

A 30-day public review of the Draft Action Plan was made available from April 6 through May 6, 2018 on the County website and at various public locations throughout the County, including 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.

## 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 (November 8, 2017), nine speakers from Big Brothers Big Sisters of Santa Paula, Big Brothers Big Sisters of Fillmore, Community Action of Ventura County, Habitat for Humanity, the Long Term Care Ombudsman, One Step a La Vez, Spirit of Santa Paula, Turning Point Foundation, and Women's Economic Ventures provided testimony of the need for: CDBG funding to provide critical matching funds for economic development activities; permanent housing of all types to support all populations; support for vulnerable elderly citizens; home repair services; support for vulnerable youth; and support and housing for homeless individuals and families. In response to the County's stated intent to prioritize vulnerable populations, comments provided support for the focus as well as a suggestion for the County to focus instead on the elimination of poverty.

Additionally, a survey was distributed to attendees prior to and at the public hearing which provided an additional opportunity for participants to indicate their top five priorities as well as provide written comments on the Action Plan Goals and Priorities. The top five priorities identified based upon survey results were, in order of priority: Affordable Housing Development (1st priority), Housing Rehabilitation and Emergency Shelters – Crisis Housing (tied in 2nd priority), Homeless Services & Street Outreach (3rd priority), and Youth Services (4th priority).

During the second public hearing (March 26, 2018), four speakers expressed their appreciation for the proposed recommendations and reiterated the necessity of their programs.

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

All public comments received were accepted.

### 7. Summary

The Ventura County EA 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, HOME, and ESG programs.

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

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

Describe the agency/entity 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 2 – Responsible Agencies**

### Narrative (optional)

The County of Ventura serves as the Lead Agency responsible for preparing 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 serving as the Collaborative Applicant for the Continuum of Care (CoC) grants program. Those responsible for each grant and funding source within the Division are as follows:

Division Head: Christy Madden, Senior Deputy Executive Officer; Christy.Madden@ventura.org, 805-654-2679
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, 805-662-6792
CoC Administrator: Tara Carruth, Program Management Analyst; Tara.Carruth@ventura.org, 805-654-3838
ESG Administrator: Jennifer Harkey, Program Administrator II, Jennifer.Harkey@ventura.org, 805-658-4342

### Consolidated Plan Public Contact Information

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805-654-2679

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

### 1. Introduction

Integral to the development of the 2018-19 Annual Action Plan was consultation and coordination with local agencies and organizations serving the target population; namely, those providing facilities and services to persons of low- and very-low income throughout our Entitlement Area. While formal public notices and notification about our annual funding cycle were published and distributed and formal public hearings were held, coordination and consultation occurs throughout the year.

With Ventura County Entitlement Area funding administered by the County Executive Office, the agency that provides oversight to all County operations, the program benefits from a broad base of information and coordinated communication within the County and with outside community partners serving the target populations.

### 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))

In addition to the Continuum of Care (specifically addressing coordination with housing, health, mental health and service agencies) which is discussed in more detail below, the County Executive Officer briefs his staff regarding discussions about homeless issues that arise at monthly meetings with City Managers representing all ten cities in the County. Staff also monitor and participate in presentations to the Ventura Council of Governments with elected officials from all ten cities and the Board of Supervisors. Staff also attend meetings within all jurisdictions on topics of homelessness and housing needs including providing presentations to these jurisdictions on regional needs. These venues are ideal for discussing policy issues and coordinating efforts of countywide and regional importance. Staff also monitor policy and budget issues for the Board of Supervisors, with particular attention to those impacting our social service, law enforcement, and health care agencies who all provide essential services to our target population.

### 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 consists of a Board of Directors established consistent with 24 CFR 578.5(b), with broad representation from government, 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 ending and preventing homelessness in all parts of the region. The Alliance holds quarterly meetings and is open to all

interested stakeholders. 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 CoC Alliance is the oversight committee for CoC subcommittees: Data & System Performance, Housing & Services, HMIS, and Public Information & Outreach. The entire system is following the CoC's lead in pursuing projects that serve persons at highest risk (chronically homeless individuals and families, families with children, veterans, and unaccompanied youth). All funded programs are focused on exiting persons to permanent housing as quickly as possible.

The 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 CoC meetings and discussion and partnering with providers to reduce the number of discharges into homelessness. Successful partnerships have resulted in a new Recuperative Care program being established in Ventura County for homeless persons needing a safe place to recuperate after hospitalization.

**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 CoC on funding recommendations for homeless services and housing. Requests for Proposals are developed reflecting CoC priorities and staff evaluate and score applications. Staff recommendations are presented to the CoC Data and Performance & Evaluation committee before moving to the CoC Board and then for final approval by the County Board of Supervisors. The CoC also receives recommendations from other entitlement areas including California State ESG funds.

The Ventura CoC has worked 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.

## 2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

**Table 3 – Agencies, groups, organizations who participated**

| | | |
|---|---|---|
| 1 | **Agency/Group/Organization** | Ventura County Continuum of Care |
| | **Agency/Group/Organization Type** | Housing<br>Services-homeless<br>Regional organization<br>Planning organization |
| | **What section of the Plan was addressed by Consultation?** | Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans<br>Homelessness Needs - Unaccompanied youth<br>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 also attended the first and second Public Hearings. |
| 2 | **Agency/Group/Organization** | Area Housing Authority of the County of Ventura |
| | **Agency/Group/Organization Type** | Housing<br>PHA<br>Services - Housing<br>Services-Children<br>Services-Elderly Persons |
| | **What section of the Plan was addressed by Consultation?** | Housing Need Assessment<br>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 provided input on AP-60 and AP-85. |

| | | |
|---|---|---|
| 3 | **Agency/Group/Organization** | Santa Paula Housing Authority |
| | **Agency/Group/Organization Type** | Housing<br>PHA<br>Services - Housing<br>Services-Children<br>Services-Elderly Persons |
| | **What section of the Plan was addressed by Consultation?** | Housing Need Assessment<br>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 provided input on AP-60 and AP-85 |
| 4 | **Agency/Group/Organization** | Port Hueneme Housing Authority |
| | **Agency/Group/Organization Type** | Housing<br>PHA<br>Services - Housing<br>Services-Children<br>Services-Elderly Persons |
| | **What section of the Plan was addressed by Consultation?** | Housing Need Assessment<br>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 provided input on AP-60 and AP-85 |
| 5 | **Agency/Group/Organization** | CITY OF FILLMORE |
| | **Agency/Group/Organization Type** | Housing<br>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 Fillmore provided input on AP-75. Representatives from the City also attended the first and second Public Hearings. |
| 6 | **Agency/Group/Organization** | CITY OF MOORPARK |
| | **Agency/Group/Organization Type** | Housing<br>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 Moorpark provided input on AP-75. Representatives from the City also attended the first and second Public Hearings. |
| 7 | **Agency/Group/Organization** | CITY OF OJAI |
| | **Agency/Group/Organization Type** | Housing<br>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. Representatives from the City also attended the first and second Public Hearings. |
| 8 | **Agency/Group/Organization** | CITY OF PORT HUENEME |
| | **Agency/Group/Organization Type** | Housing<br>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. Representatives from the City also attended the first and second Public Hearings. |

| | | |
|---|---|---|
| 9 | **Agency/Group/Organization** | CITY OF SANTA PAULA |
| | **Agency/Group/Organization Type** | Housing<br>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. Representatives from the City also attended the first and second Public Hearings. |
| 10 | **Agency/Group/Organization** | County of Ventura |
| | **Agency/Group/Organization Type** | Housing<br>Services - Housing<br>Services-Children<br>Services-Elderly Persons<br>Services-Persons with Disabilities<br>Services-homeless<br>Services-Health<br>Services-Education<br>Services-Employment<br>Service-Fair Housing<br>Services - Victims<br>Health Agency<br>Child Welfare Agency<br>Publicly Funded Institution/System of Care<br>Other government - County<br>Planning organization |
| | **What section of the Plan was addressed by Consultation?** | Housing Need Assessment<br>Non-Homeless Special Needs<br>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 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, second, and third Public Hearings. |

| | | |
|---|---|---|
| 11 | **Agency/Group/Organization** | Workforce Development Board |
| | **Agency/Group/Organization Type** | Services-Education<br>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 WDB provided input on AP-85. |
| 12 | **Agency/Group/Organization** | EDC-VC |
| | **Agency/Group/Organization Type** | Services-Education<br>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 EDC-VC provided input on AP-85. |

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

Not applicable.

## 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 Alliance | Potential funding allocations to address homeless needs will complement the CoC Strategy. |
| 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 is not only important, but promoting advocacy from stakeholders has taken on increased importance as vacancy rates continue decline as rents increase. |

**Table 4 – Other local / regional / federal planning efforts**

## Narrative (optional)

See discussions above.

## AP-12 Participation – 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 circulated to each jurisdiction and posted for public review prior to finalization.

## Citizen Participation Outreach

| | | |
|---|---|---|
| 1 | **Mode of Outreach** | Public Hearing |
| | **Target of Outreach** | Non-targeted/broad community |
| | **Summary of response/ attendance** | As part of the Annual Action Plan development, the County conducted a preliminary public hearing at 9:00 a.m. on November 8, 2017 to solicit input on the County's proposed uses of CDBG, HOME, and ESG funds for FY 2018-19 and to announce the FY2018-19 funding cycle. The public hearing was held at the County of Ventura Government Center. Approximately 37 persons were in attendance. |
| | **Summary of comments received** | Nine speaker sheets were received and speakers from Big Brothers Big Sisters of Santa Paula, Big Brothers Big Sisters of Fillmore, Community Action of Ventura County, Habitat for Humanity, the Long Term Care Ombudsman, One Step a La Vez, Spirit of Santa Paula, Turning Point Foundation, and Women's Economic Ventures provided testimony of the need for: CDBG funding to provide critical matching funds for economic development activities; permanent housing of all types to support all populations; support for vulnerable elderly citizens; home repair services; support for vulnerable youth; and support and housing for homeless individuals and families. In response to the County's stated intent to prioritize vulnerable populations, comments provided support for the focus as well as a suggestion for the County to focus instead on the elimination of poverty.<br><br>A survey was distributed to attendees prior to and at the public hearing which provided an additional opportunity for participants to indicate their top five priorities as well as provide written comments on the Action Plan Goals and Priorities. The top five priorities identified based upon survey results were, in order of priority: Affordable Housing Development (1st priority), Housing Rehabilitation and Emergency Shelters – Crisis Housing (tied in 2nd priority), Homeless Services & Street Outreach (3rd priority), and Youth Services (4th priority).<br><br>Written comments provided on the survey fell into the following broad categories: recommendation(s) to focus on elimination of poverty instead of vulnerable populations; need for affordable housing and related support (e.g. utility bills, weatherization, etc.) for all populations; support for County's increased focus on vulnerable populations; support for increased encouragement and support of centralized document and data management |

| | | |
|---|---|---|
| | | systems; recommendation(s) to focus on education; recommendation(s) to focus on homeless prevention activities. |
| | **Summary of comments not accepted and reasons** | All comments were accepted and kept on file. |
| | **URL (if applicable)** | |

| | | |
|---|---|---|
| 2 | **Mode of Outreach** | Public Hearing |
| | **Target of Outreach** | Non-targeted/broad community |
| | **Summary of response/ attendance** | At 9:00 a.m. on March 26, 2018, a second public hearing was held to receive feedback on the projects recommended for funding in FY 2018-19 with HUD CDBG, HOME and ESG funds. The hearing was held at the County of Ventura Government Center. Approximately 17 persons were in attendance. |
| | **Summary of comments received** | Four providers spoke, expressing appreciation for funding recommendations and re-iterating the community need for their programs. |
| | **Summary of comments not accepted and reasons** | All comments were accepted and kept on file. |
| | **URL (if applicable)** | |
| 3 | **Mode of Outreach** | Internet Outreach |
| | **Target of Outreach** | Non-targeted/broad community |
| | **Summary of response/ attendance** | A draft of the 2018-19 Annual Action Plan was made available for public review on the County website. Additionally, copies were available for review at the County Executive Office. |
| | **Summary of comments received** | Public comment period in progress. |
| | **Summary of comments not accepted and reasons** | Not applicable. |
| | **URL (if applicable)** | https://www.ventura.org/county-executive-office/community-development/hud-plans-reports/ |

| | | |
|---|---|---|
| 4 | **Mode of Outreach** | Public Hearing |
| | **Target of Outreach** | Non-targeted/broad community |
| | **Summary of response/ attendance** | At 10:30 a.m. on May 8, 2018, the County conducted the third and final public hearing before the Board of Supervisors to adopt the 2018-19 Annual Action Plan. |
| | **Summary of comments received** | To be completed after the hearing. |
| | **Summary of comments not accepted and reasons** | To be completed after the hearing. |
| | **URL (if applicable)** | |

**Table 5 – Citizen Participation Outreach**

# Expected Resources

## AP-15 Expected Resources – 91.220(c)(1,2)

### Introduction

The Action Plan focuses on activities to be funded with the three entitlement grants (CDBG, ESG and HOME) from HUD. HUD allocates CDBG, ESG, and HOME funding to eligible jurisdictions on a formula basis, using factors such as population, income distribution, and poverty rate.

### 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<br><br>Admin and Planning<br><br>Economic Development<br><br>Housing<br><br>Public Improvements<br><br>Public Services | 1,620,399 | 0 | 0 | 1,620,399 | 1,620,399 | While CDBG funding is not strictly required to ensure matching funds, all of the public service funding is matched approximately 100%. Similarly, non-public service funding is allocated to projects that would not otherwise be able to successfully be completed with only local and/or state funding. In most cases, local jurisdiction general fund dollars make up a large part of the project budgets. |

| 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<br><br>Homebuyer assistance<br><br>Homeowner rehab<br><br>Multifamily rental new construction<br><br>Multifamily rental rehab<br><br>New construction for ownership<br><br>TBRA | 478,782 | 59,734 | 241,191 | 779,707 | 478,782 | HOME funds have a mandatory match requirement of 25%. Local commitments of HOME funds are typically leveraged by millions of dollars from other resources, often from Low Income Housing Tax Credits and tax-exempt bonds. See the discussion of match below. |

| 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: $ | | |
| ESG | public - federal | Overnight shelter<br><br>Safe Haven shelter<br>Rapid Re-Housing (rental assistance)<br>Rental Assistance Services<br><br>Street Outreach<br><br>Homeless Management Information System (HMIS) | 140,556 | 0 | 0 | 140,556 | 140,556 | ESG funds have a mandatory match of 100%, but experience suggests that these projects are leveraged by significantly more money than what is required. Our ESG allocation, when received, is relatively small and therefore CDBG public service funds, general fund support, other state and federal grant funds, and faith-based funding augments ESG funding to make these projects feasible. |

**Table 6 - Expected Resources – Priority Table**

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

Leverage

In addition to the entitlement grants described above, other financial resources are expected to be available for the Urban County Entitlement Area to carry out and implement projects and activities identified for the upcoming year.

The Ventura County CoC receives just over 2 million dollars in funding for programs addressing homelessness including funding for Permanent Supportive Housing, Rapid Re-Housing, HMIS and Coordinated Entry. In addition, the City of Oxnard receives an ESG allocation and State ESG funds are administered by the County of Ventura as the Administrative Entity. These funds provide critical services including emergency shelter, street outreach, homelessness prevention and rapid re-housing.

Many entitlement areas in Ventura County utilize a portion of CDBG public service dollars to provide services to vulnerable populations including some homeless services. Emergency Food and Shelter Program (EFSP) is another source utilized by local service providers.

Affordable housing developments utilizing HOME funds often use the HOME allocation to leverage millions of dollars in other local, state and federal financing.

Match

Two projects are recommended for FY2018-19 HOME funding: the Housing Authority of the City of San Buenaventura's Villages at Westview and Habitat for Humanity Ventura County's San Pedro Street Affordable Homeownership Development. The Villages at Westview is being recommended for funding in the amount of $660,011, which incurs a 25% match requirement of $165,003. In the application for funding, the developer indicated that match in the approximate amount of $1,520,000 is anticipated. Habitat for Humanity San Pedro Street Affordable Homeownership Development is being recommended for funding in the amount of $71,818, which incurs a 25% match requirement of $17,955. In the application for funding, Habitat for Humanity indicated that match in the approximate amount of $100,000 is anticipated from private donations. Matching funds for both projects are expected to be realized in FY2018-19.

ESG match requirements are met through services and operations on behalf of subrecipient providers, including cash and in-kind contributions. Administration expenses, wrap around services and case management expenses are the most common in-kind services.

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

The County of Ventura owns property throughout the County, most of which is either currently used to house County operations and services, or may be deed-restricted making it infeasible for other uses. As property may be designated as surplus, it will be considered for feasibility in meeting the needs identified in this plan.

### Discussion

See discussions above.

# Annual Goals and Objectives

## AP-20 Annual Goals and Objectives

### Goals Summary Information

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|---|---|---|---|---|---|---|---|---|
| **1** | Increase Availability of Housing | 2015 | 2019 | Affordable Housing | | Increase Availability of Housing | CDBG: $478,182 HOME: $731,829 | Rental units constructed: 113 Household Housing Units<br><br>Direct Financial Assistance to Homebuyers: 10 Households Assisted<br><br>Homeowner Housing Added: 4 Household Housing Units |
| **2** | Provide Services to the Homeless | 2015 | 2019 | Homeless | | Provide Services to the Homeless | CDBG: $137,559 ESG: $130,015 | Public service activities other than Low/Moderate Income Housing Benefit: 4825 Persons Assisted<br><br>Tenant-based rental assistance / Rapid Rehousing: 29 Households Assisted<br><br>Homeless Person Overnight Shelter: 39 Persons Assisted |

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|---|---|---|---|---|---|---|---|---|
| **3** | Improve Quality of Housing | 2015 | 2019 | Affordable Housing | | Improve Quality of Housing | CDBG: $200,000 | Homeowner Housing Rehabilitated: 10 Household Housing Units<br><br>Housing Code Enforcement/Foreclosed Property Care: 725 Household Housing Units |
| **4** | Economic Development | 2015 | 2019 | Non-Housing Community Development | | Economic Development | CDBG: $40,000 | Businesses assisted: 18 Businesses Assisted |
| **5** | Improve Infrastructure | 2015 | 2019 | Non-Housing Community Development | | Improve Infrastructure | N/A | N/A |
| **6** | Provide Non-Homeless Supportive Services | 2015 | 2019 | Non-Homeless Special Needs | | Provide Non-Homeless Supportive Services | CDBG: $105,500 | Public service activities other than Low/Moderate Income Housing Benefit: 3,415 Persons Assisted<br><br>Public service activities for Low/Moderate Income Housing Benefit: 98 Households Assisted |
| **7** | Improve Public Facilities | 2015 | 2019 | Non-Housing Community Development | | Improve Public Facilities | CDBG: $132,291 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 9,370 Persons Assisted<br><br>Homeless Person Overnight Shelter: 16 Persons Assisted |

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|---|---|---|---|---|---|---|---|---|
| **8** | Planning and Administration | 2015 | 2019 | Administration | | Planning and Administration | CDBG: $302,808 HOME: $47,878 ESG: $10,541 | |
| **9** | Fair Housing Opportunity | 2015 | 2019 | Non-Homeless Special Needs | | Fair Housing Opportunity | CDBG: $21,271 | |

**Table 7 – Goals Summary**

## Goal Descriptions

| | | |
|---|---|---|
| **1** | **Goal Name** | Increase Availability of Housing |
| | **Goal Description** | Increase the availability of affordable ownership and rental housing through affordable housing construction and homebuyer assistance. |
| **2** | **Goal Name** | Provide Services to the Homeless |
| | **Goal Description** | Provide housing opportunities and supportive services for the homeless and persons at risk of homelessness. |
| **3** | **Goal Name** | Improve Quality of Housing |
| | **Goal Description** | Improve the quality and accessibility of ownership and rental housing through housing rehabilitation activities. |
| **4** | **Goal Name** | Economic Development |
| | **Goal Description** | Enhance economic development opportunities for lower and moderate income residents. |
| **5** | **Goal Name** | Improve Infrastructure |
| | **Goal Description** | Improve or construct infrastructure that will benefit lower and moderate income residents and persons with special needs. |
| **6** | **Goal Name** | Provide Non-Homeless Supportive Services |
| | **Goal Description** | Provide supportive services for lower and moderate income residents, persons with disabilities, seniors, youth, and other special needs populations. |

| | | |
|---|---|---|
| **7** | **Goal Name** | Improve Public Facilities |
| | **Goal Description** | Improve or construct public facilities that support lower and moderate income residents and persons with special needs. |
| **8** | **Goal Name** | Planning and Administration |
| | **Goal Description** | The Ventura County Entitlement Area will implement the goals and objectives of the Consolidated Plan by delivering a variety of housing and community development programs and activities. It will continue to comply with the planning and reporting requirements of the Consolidated Plan regulations and CDBG regulations. Annually, the Entitlement Area will monitor its use of CDBG funds to ensure effective and appropriate use of funds. |
| **9** | **Goal Name** | Fair Housing Opportunity |
| | **Goal Description** | Promote equal housing opportunity for all residents. |

### Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):

The County EA expects to provide the following housing assistance to lower-income households through projects and programs funded by HUD Entitlement Funding during the current funding cycle:

-Construction of 113 rental units for low- and very low-income households, of which 5 will be restricted as HOME-assisted units for households transitioning from homelessness.

-Down payment assistance to 10 low- to moderate-income households.

-Construction of 4 affordable homeownership housing units for low-income households.

-Rehabilitation assistance to 10 ownership housing units occupied by low- and very low-income households.

# Projects

## AP-35 Projects – 91.220(d)

### Introduction

In this challenging economic environment of decreasing resources, for the FY2018-19 funding cycle and beyond the County has clarified its intent of focusing funding, to the extent possible, on providing funding to serve our most vulnerable citizens, including persons who are homeless, very low-income, elderly and/or victims of domestic violence. Existing city-sponsored projects will continue to be funded at levels not to exceed the previous year's allocation if the city continues to apply for HUD EA funding through the end of the current Cooperating Agreement.

In an effort to increase the effectiveness of grant management and utilize taxpayer resource as efficiently as possible, in recent years, the County has consolidated our grant awards to provide a minimum of $20,000 per grant.

**Projects**

| # | Project Name |
|---|---|
| 1 | Affordable Housing Development |
| 2 | Emergency Solutions Grant Projects |
| 3 | Homeless Services and Street Outreach |
| 4 | Housing Rehabilitation Programs |
| 5 | Code Enforcement |
| 6 | Small Business and Micro Enterprise Technical Assistance and Loan Programs |
| 7 | Infrastructure |
| 8 | Other Non-Homeless Services |
| 9 | Senior Services |
| 10 | Public Facilities |
| 11 | Planning and Administration |
| 12 | Fair Housing Opportunity |

**Table 8 - Project Information**

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

Funding was allocated according to the new focus on vulnerable populations and to continue funding for City-sponsored projects which support public facilities and housing quality for low-income beneficiaries.

The community faces obstacles to addressing underserved needs, including lack of sufficient funding to satisfy the unmet need, as well as an expensive housing market with very low vacancy rates. The housing market was exacerbated Thomas Fire late in 2017 which resulted in the loss of over 1,000 structures, the majority of which provided housing for our residents

There remains an additional $202,788 of CDBG funds not being immediately allocated. These funds will be allocated at a later time, in accordance with the Citizen Participation Plan.

## AP-38 Project Summary

### Project Summary Information

| | | |
|---|---|---|
| **1** | **Project Name** | Affordable Housing Development |
| | **Target Area** | |
| | **Goals Supported** | Increase Availability of Housing |
| | **Needs Addressed** | Increase Availability of Housing |
| | **Funding** | CDBG: $478,182<br>HOME: $731,829 |
| | **Description** | This program includes real property acquisition, pre-construction, site preparation, construction, relocation and other costs related to the development of new, or conversion of existing property, into affordable housing. The purpose of the program is to increase the region's stock of affordable ownership, rental, and special needs housing. |
| | **Target Date** | 7/1/2019 |
| | **Estimate the number and type of families that will benefit from the proposed activities** | 127 moderate-, low- and extremely low-income families. |
| | **Location Description** | Ventura, Port Hueneme and County-wide |

| | | |
|---|---|---|
| | **Planned Activities** | **Housing Authority of the City of San Buenaventura – Villages at Westview:** This new construction project will provide 113 units of affordable housing for low- (≤60% AMI) and very low-income households (≤50% AMI), and will include 1-, 2-, 3- and 4-bedroom apartments. Of the 113 affordable units, 40 units will be dedicated as farmworker housing and five (5) of the units are proposed to be funded with County HOME funds and restricted to households transitioning from homelessness. One additional unrestricted unit will be provided for an on-site resident manager. The development is located in the City of Ventura, and is expected to serve 114 entitlement area residents (38 households). The project is jointly funded with the City of Ventura. The project represents the second and third phases of a larger redevelopment of an existing 180-unit public housing community. The redevelopment of this 20.6 acre site will preserve the affordability of the existing 180 public housing units and increase the amount of affordable housing in the community by another 140 units. On-site amenities will include three publicly accessible park areas, a community center, and three smaller community buildings/management offices. The project will achieve Leadership in Energy and Environmental Design (LEED) for Neighborhood Development (ND) certification and will pursue LEED for HOMES certification. Additionally, the HACSB proposes to provide services coordination for lower-income families residing on-site.<br><br>The Housing Authority of the City of San Buenaventura B will be the project sponsor, developer and property manager. The project will be owned by a Limited Partnership, in which the HACSB, or an affiliate, will be the Managing General Partner.<br><br>HOME: $660,011<br><br>GOI: Rental units constructed, 113<br><br>**Habitat for Humanity Ventura County - San Pedro Street Affordable Homeownership Development**: This new construction project will provide 4 units of affordable homeownership housing for low-income households (≤80% AMI) located within the Entitlement Area city of Port Hueneme. All units will have 3 bedrooms and 1.75 bathrooms with a two-car garage. Eligible households will provide sweat-equity and attend homeowner education courses prior to purchase. HOME funding will be used to subsidize the development of these units in order to reduce the amount of the mortgage and make the mortgage payments affordable to low-income households. All units will be deed restricted with resale provisions requiring that the home will be sold only to low-income households at an affordable price during the period of affordability. |

| | | |
|---|---|---|
| | | Habitat for Humanity will be the project sponsor, developer, and general contractor.<br><br>HOME: $71,818<br><br>CDBG: $228,182<br><br>GOI: Homeowner Housing Added, 4<br><br>**Ventura County Community Development Corporation – New Way Home**<br>The Ventura County Community Development Corporation's (VCCDC) "A New Way Home" program, in collaboration with community partners, provides Down Payment Assistance (DPA) to expand homeownership opportunities in Ventura County. The program helps bridge the homeownership affordability gap for local working households by providing DPA of up to $30,000 per household to assist first-time low to upper moderate - income home-buyers, including Section 8 participants, in purchasing a home in Ventura County.<br><br>VCCDC proposes to use CDBG funds to assist 10 Ventura County Section 8 participant families earning low-to-moderate-income with $25,000 each in DPA. These funds will be used to leverage monies from other grants and provide up to an additional $30,000 in assistance, for a total of $55,000 per household. In this manner, homeownership will be more accessible for Section 8 participants, providing encouragement and stability as they become homeowners, which in turn can free up rental units for other Section 8 families.<br><br>CDBG: $250,000<br><br>GOI: Direct Financial Assistance to Homebuyers, 10 |

| | | |
|---|---|---|
| **2** | **Project Name** | Emergency Solutions Grant Projects |
| | **Target Area** | County-wide |
| | **Goals Supported** | Provide Services to the Homeless |
| | **Needs Addressed** | Provide Services to the Homeless |
| | **Funding** | ESG: $140,556 |
| | **Description** | HUD requires all ESG-funded activities to be consolidated under one project. ESG funds may be used for activities that: engage homeless individuals and families living on the street; improve the number and quality of emergency shelters for homeless individuals and families; help operate these shelters; provide essential services to shelter residents; rapidly re-house homeless individuals and families; prevent families and individuals from becoming homeless. Up to 7.5% of ESG funds can be used to support general administration of the program. |
| | **Target Date** | 6/30/2018 |
| | **Estimate the number and type of families that will benefit from the proposed activities** | 29 households and 39 persons will be assisted. |
| | **Location Description** | Throughout the Entitlement Area. |

| | | |
|---|---|---|
| | **Planned Activities** | **County of Ventura – Human Services Agency – Rapid Re-Housing:** The programs assists homeless and at-risk individuals and families by providing homeless prevention, rapid re-housing, and stabilization services. The program proposes to assist 29 households (52 persons) obtain or remain in decent and affordable rental housing. Proposed outcomes include moving 100% into permanent housing, 50% will obtain cash/non-cash benefits, 50% will obtain or increase earned income, and 80% who move into permanent housing will remain housed for 6 months.<br><br>ESG: $56,223<br><br>GOI: Tenant-based rental assistance/Rapid Rehousing, 29 Households Assisted<br><br>**Turning Point Foundation – Safe Haven Shelter:** Our Place Safe Haven Shelter serves mentally ill homeless persons requiring case management, supervision and mental health services. The program has ten beds and a drop in center. The staff provide counseling, education services, assistance with obtaining employment, referrals to services, transportation to appointment, and upon discharge, housing services. The program proposes to serve 39 persons with these funds. Proposed outcomes include moving 60% into permanent housing, 75% will obtain cash/non-cash benefits, and 70% who move into permanent or transitional housing will remain housed for 3 months.<br><br>ESG: $73,792<br><br>GOI: Homeless Person Overnight Shelter, 39 Persons Assisted |

| | | |
|---|---|---|
| **3** | **Project Name** | Homeless Services and Street Outreach |
| | **Target Area** | |
| | **Goals Supported** | Provide Services to the Homeless |
| | **Needs Addressed** | Provide Services to the Homeless |
| | **Funding** | CDBG: $137,559 |
| | **Description** | In addition to immediate food and shelter assistance, homeless families and individuals can benefit from a variety of supportive services. Homeless service programs provide mobile outreach and intensive case management, including information and referrals along with brief interventions to homeless Ventura County residents. These programs are often coordinated with other emergency and transitional housing programs, and may include supportive services to persons and/or families in permanent housing. |
| | **Target Date** | 6/30/2019 |
| | **Estimate the number and type of families that will benefit from the proposed activities** | 4,825 homeless persons will be served. |
| | **Location Description** | Throughout the Entitlement Area. |

| | | |
|---|---|---|
| | **Planned Activities** | **Catholic Charities – Moorpark Community Service Center:** The Moorpark Community Service Center, also known as Moorpark Pantry Plus, provides essential safety net services and special outreach programs to stabilize low-income households in Moorpark and the surrounding area. The center provides supplemental food, clothing, eviction prevention assistance, utility assistance, and holiday programs, along with information and referrals.<br><br>CDBG: $20,000<br><br>GOI: Public service activities other than Low/Moderate Income Housing Benefit, 2,962 Persons Assisted<br><br>**County of Ventura Human Services Agency – Homeless Services Program (HSP):** This program serves as the main implementer of countywide assessment, information and referral, case management and direct–to-housing placement services. HSP uses the Rapid Re-Housing approach whenever possible, while recognizing that not everyone is able to move directly into independent rental housing. The Agency's 12 service centers located throughout Ventura County are well positioned to cross refer homeless persons to a variety of financial benefits and to problem solve their particular situation. Social Workers also travel directly to the location of the person at risk, which is especially helpful in smaller communities without service hubs.<br><br>CDBG: $40,500<br><br>GOI: Public service activities other than Low/Moderate Income Housing Benefit, 400 Persons Assisted<br><br>**Peoples' Self Help Housing - El Patio Hotel:** The project provides a combination of supportive services along with permanent affordable housing creating an environment where formerly homeless individuals become stable in housing and continually increase their independence and self-sufficiency. The facility offers 41 single-room, furnished efficiency studios for individuals who are disabled, chronically homeless, and/or very low-income. 16 units are dedicated to referrals from Ventura County Behavioral Health, 2 units are ADA accessible, and 28 units have project-based Section-8 vouchers through the Housing Authority of the City of San Buenaventura.<br><br>CDBG: $30,000<br><br>GOI: Public service activities other than Low/Moderate Income Housing Benefit, 40 Persons Assisted |

| | | |
|---|---|---|
| | | **One Step A La Vez – One Step Home:** One Step a La Vez operates a drop-in teen center in Fillmore. Requested funding will target homeless services by offering a food pantry, hot meals, job skills training, life skills classes, access to case management services, bus passes, shower and laundry services, and transportation to services.<br><br>The Applicant plans to hire a case manager for homeless services. The organization would like to offer shower and laundry to the homeless youth which would require the recruitment of in-kind donations for appliances. Current operations include case management, job skills training, mentoring, cooking classes and various services offered by outside agencies.<br>CDBG: $20,000<br>GOI: Public service activities other than Low/Moderate Income Housing Benefit, 23 Persons Assisted<br><br>**SPIRIT of Santa Paula – Homeless Services:** This program will expand the level of service provided to homeless individuals in Santa Paula through the hiring of a Coordinator for an existing Drop-In Center, funding their Food Rescue program, giving persons who are homeless access to overnight restroom facilities and creating a "Next Steps" fund for those who are actively working to overcome homelessness.<br>CDBG: $27,059<br>GOI: Public service activities other than Low/Moderate Income Housing Benefit, 1,400 Persons Assisted |
| **4** | **Project Name** | Housing Rehabilitation Programs |
| | **Target Area** | |
| | **Goals Supported** | Improve Quality off Housing |
| | **Needs Addressed** | Improve Quality of Housing |
| | **Funding** | CDBG: $50,000 |
| | **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. 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. Qualified repairs |

| | | |
|---|---|---|
| | | include, but are not limited to: plumbing/sewer, electrical, roofing, painting, windows and doors, pest damage repair, structural repairs, and kitchen and bathroom remodeling. |
| | **Target Date** | 6/30/2019 |
| | **Estimate the number and type of families that will benefit from the proposed activities** | Ten (10) low- and very low-income families. |
| | **Location Description** | Throughout the Entitlement Area. |
| | **Planned Activities** | **Habitat for Humanity Preserve a Home:** This program serves owner occupied low and very low income families and individuals that have home rehabilitation needs and otherwise are not able to perform the work on their own or pay full cost for a general contractor. Homeowners must participate in program, providing sweat equity or other public service hours. Repairs may include life/safety issues, window/door/light fixture replacement, flooring, plumbing and electrical work, walk in shower and/or grab bar installation, wheelchair ramps, and weatherization.<br>CDBG: $50,000<br>GOI: Homeowner Housing Rehab, 10 units |

| | | |
|---|---|---|
| **5** | **Project Name** | Code Enforcement |
| | **Target Area** | |
| | **Goals Supported** | Improve Quality of Housing |
| | **Needs Addressed** | Improve Quality of Housing |
| | **Funding** | CDBG: $150,000 |
| | **Description** | These programs operate through a combination of regular neighborhood canvassing and surveying, systematic inspections and response to citizen complaints. Particular emphasis is placed on property maintenance, landlord training, resident safety, eradication of substandard building conditions, and abatement of inoperative and abandoned vehicles. Brochures may also be provided, informing property owners of available financial assistance such as housing rehabilitation programs. |
| | **Target Date** | 6/30/2019 |
| | **Estimate the number and type of families that will benefit from the proposed activities** | 725 low-, extremely low-, and moderate-income families. |
| | **Location Description** | The cities of Port Hueneme and Santa Paula. |

| | | |
|---|---|---|
| | **Planned Activities** | **City of Port Hueneme Code Enforcement:** Provide funding for Code Enforcement staff for the City's Neighborhood Strategy Area (NSA). Within the NSA approximately 3,246 housing units were built between 1940 and 1969, and 34 units were built prior to 1940. As housing is subject to gradual deterioration over time, it is necessary to enforce the city's property maintenance ordinance, zoning regulations, and building codes to eradicate blighting influences and arrest deterioration.<br>CDBG: $50,000<br>GOI: Housing Code Enforcement, 600<br><br>**City of Santa Paula Housing Code Enforcement Program:** The Code Enforcement Program helps relieve overcrowded living conditions, corrects unsafe living conditions and property maintenance issues and provides guidance for housing construction projects by ensuring proper permits are issued, inspections conducted and city building and municipal codes are followed. The city has aging housing stock and high overcrowded conditions resulting in residents, especially low income families, living in unsafe housing that must be addressed.<br>CDBG: $100,000<br>GOI: Housing Code Enforcement, 125 |

| | | |
|---|---|---|
| 6 | **Project Name** | Small Business and Micro Enterprise Technical Assistance and Loan Programs |
| | **Target Area** | |
| | **Goals Supported** | Economic Development |
| | **Needs Addressed** | Economic Development |
| | **Funding** | CDBG: $40,000 |
| | **Description** | The County may utilize CDBG funds for activities that assist small businesses, leading to the creation and retention of jobs in the Urban County. |
| | **Target Date** | 6/30/2019 |
| | **Estimate the number and type of families that will benefit from the proposed activities** | 18 low, extremely low-, and moderate-income businesses. |
| | **Location Description** | Throughout the Entitlement Area. |
| | **Planned Activities** | **Women's Economic Ventures – Micro Business Development Program**: WEV assists individuals in developing skills to start or expand a business of their own. Funds are requested for their 14-week Self Employment Training (SET) courses in both English and Spanish-languages. The program's goal is to improve economic security for low-income individuals (mostly women), create jobs for the unemployed, alleviate poverty, and promote a vibrant local economy.<br>CDBG: $40,000<br>GOI: Businesses assisted, 18 |

| | | |
|---|---|---|
| **7** | **Project Name** | Infrastructure |
| | **Target Area** | |
| | **Goals Supported** | Improve Infrastructure |
| | **Needs Addressed** | Improve Infrastructure |
| | **Funding** | |
| | **Description** | Public infrastructure, which includes local street systems as well as water and sewer systems, is critical to the welfare and safety of all residents. Funds may be used for upgrades and rehabilitation of Urban County infrastructure. |
| | **Target Date** | 6/30/2019 |
| | **Estimate the number and type of families that will benefit from the proposed activities** | None. |
| | **Location Description** | Not applicable. |
| | **Planned Activities** | No infrastructure projects are planned for 2018-19. |

| | | |
|---|---|---|
| **8** | **Project Name** | Other Non-Homeless Services |
| | **Target Area** | |
| | **Goals Supported** | Provide Non-Homeless Supportive Services |
| | **Needs Addressed** | Provide Non-Homeless Supportive Services |
| | **Funding** | CDBG: $20,000 |
| | **Description** | The County places a priority on services for other low-income residents, such as farmworkers. |
| | **Target Date** | 6/30/2019 |
| | **Estimate the number and type of families that will benefit from the proposed activities** | This program anticipates serving 98 farmworkers and their families. |
| | **Location Description** | Rancho Sespe<br>2950 E Telegraph Road<br>Fillmore, CA 93015 |
| | **Planned Activities** | **Peoples' Self-Help Housing – Rancho Sespe:** This is a supportive housing project for residents of the Rancho Sespe rental property, which is restricted to farmworkers and their families. Residents receive services that include benefits counseling, assistance with job search, linkage to medical and mental health services, budgeting, transportation assistance, and crisis intervention to promote self-sufficiency.<br>CDBG: $20,000<br>GOI: Public service activities other than Low/Moderate Income Housing Benefit, 98 Households Assisted |

| | | |
|---|---|---|
| **9** | **Project Name** | Senior Services |
| | **Target Area** | |
| | **Goals Supported** | Provide Non-Homeless Supportive Services |
| | **Needs Addressed** | Provide Non-Homeless Supportive Services |
| | **Funding** | CDBG: $85,500 |
| | **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 the elderly living in long term care facilities or with terminal illnesses, nutrition and meal programs, educational and social opportunities, and information and referral services. |
| | **Target Date** | 6/30/2019 |
| | **Estimate the number and type of families that will benefit from the proposed activities** | These programs anticipate serving 3,415 seniors. |
| | **Location Description** | Throughout the Entitlement Area. |

| | | |
|---|---|---|
| | **Planned Activities** | **City of Port Hueneme - Senior Activities:** Primary services include a home-delivered meals program, limited health services, Grey Law legal assistance, visual aid counseling, professional tax advice, senior exercise programs and referrals for other senior-related issues.<br><br>CDBG: $30,000<br><br>GOI: Public service activities other than Low/Moderate Income Housing Benefit, 200 Persons Assisted<br><br>**City of Santa Paula – Senior Center Coordinator:** The coordinator position is the main staff person for the Santa Paula Senior Center, which provides information and assistance Monday through Friday at no cost to low income, disabled or other senior citizens who walk in or call and need referrals to social services programs. Services include access to nutritious food, legal services, medical care, and social services and other benefits.<br><br>CDBG: $25,500<br><br>GOI: Public service activities other than Low/Moderate Income Housing Benefit, 1,600 Persons Assisted<br><br>**Long Term Care Services of Ventura County – Ombudsman Program:** The Ombudsman is the federally mandated advocate for elderly persons living in long term care facilities. They make unscheduled, unannounced visits to the facilities and work with the elderly residents investigating complaints and resolving issues on their behalf. The 8,500 elderly persons living in 233 long term care facilities in Ventura County and attending Adult Day Health Care facilities are their target population.<br><br>CDBG: $30,000<br><br>GOI: Public service activities other than Low/Moderate Income Housing Benefit, 1,615 Persons Assisted |

| | | |
|---|---|---|
| **10** | **Project Name** | Public Facilities |
| | **Target Area** | |
| | **Goals Supported** | Improve Public Facilities |
| | **Needs Addressed** | Improve Public Facilities |
| | **Funding** | CDBG: $132,291 |
| | **Description** | Public facilities often house services essential to the health and well-being of residents. It is, therefore, important for these facilities to be safe, accessible, and able to meet the needs of any resident or employee who will use them. Funds will be used to upgrade and rehabilitate these facilities. |
| | **Target Date** | 6/30/2019 |
| | **Estimate the number and type of families that will benefit from the proposed activities** | These programs will assist an estimated 46,585 persons, of which 28,865 are low to moderate income, and 21 homeless persons given overnight shelter. |
| | **Location Description** | Throughout the Entitlement Area. |

| | | |
|---|---|---|
| | **Planned Activities** | **City of Fillmore - Fire Engine:** This funding will provide payment for the fourth year of a six-year lease for the purchase of a new fire engine which will enable the department to provide improved critical fire and emergency medical services to the Fillmore community, of which over 51% are low/mod income residents.<br><br>CDBG: $57,291<br><br>GOI: Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit, 16,835 Persons Assisted, of which 9,370 are low to moderate income.<br><br>**Turning Point Foundation – River Haven Dome Replacement:** River Haven is an innovative bridge community for homeless adults in Ventura County. It provides an interim housing solution and supportive community for homeless individuals struggling with substance use disorders and mental illness focused on helping them stabilize their health as well as connecting them to supportive services such as health care services, rehabilitation services, alcohol and drug treatment services, securing income/benefits and obtaining permanent housing. The ultimate goal is to assist each individual in developing the skills needed to successfully lead healthy lives, and reach their highest potential as contributing members of the community. Funding is requested for the replacement of the existing domes, which are deteriorating and present safety concerns.<br><br>CDBG: $75,000<br><br>GOI: Homeless Person Overnight Shelter, 21 Persons Assisted. |

| | | |
|---|---|---|
| **11** | **Project Name** | Planning and Administration |
| | **Target Area** | |
| | **Goals Supported** | Planning and Administration |
| | **Needs Addressed** | Planning and Administration |
| | **Funding** | CDBG: $302,808<br>HOME: $47,878<br>ESG: $10,541 |
| | **Description** | Up to 20% of CDBG, 10% of HOME, and 7.5% of ESG funds can be used by the County to support the general administration of these programs. During the five-year Consolidated Plan period, the County (as grantee) will provide all administration for these programs in compliance with program regulations and requirements. Subrecipients will administer their respective projects and programs in compliance with program regulations and requirements, with oversight provided by the County. |
| | **Target Date** | 6/30/2019 |
| | **Estimate the number and type of families that will benefit from the proposed activities** | Not applicable. |
| | **Location Description** | Ventura County Government Center<br>800 South Victoria Avenue<br>Ventura, CA 93009 |
| | **Planned Activities** | **County of Ventura:** County staff will provide all administration for these programs in compliance with program regulations and requirements. |

| | | |
|---|---|---|
| **12** | **Project Name** | Fair Housing Opportunity |
| | **Target Area** | |
| | **Goals Supported** | Fair Housing Opportunity |
| | **Needs Addressed** | Fair Housing Opportunity |
| | **Funding** | CDBG: $21,271 |
| | **Description** | Provide fair housing services to residents. |
| | **Target Date** | 6/30/2019 |
| | **Estimate the number and type of families that will benefit from the proposed activities** | Approximately 200 residents. |
| | **Location Description** | Throughout the Entitlement Area. |
| | **Planned Activities** | **County of Ventura:** The Urban County sets aside a portion of its CDBG Planning and Administration budget for fair housing. Ventura County currently contracts with the Housing Rights Center (HRC) to provide fair 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 fair 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. HRC also offers Fair Housing Certification Training for housing industry professionals. |

## AP-50 Geographic Distribution – 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 County Entitlement Area does not prioritize funding by geographic area, nor does it include any target areas. The Westside Neighborhood Revitalization Strategy Area referenced below is designated by the City of San Buenaventura (Ventura), which is a partner in the 2015-19 Regional Consolidated Plan. This section does not apply to the County.

### Geographic Distribution

| Target Area | Percentage of Funds |
|---|---|
| Westside Neighborhood Revitalization Strategy Area | |

**Table 9 - Geographic Distribution**

### Rationale for the priorities for allocating investments geographically

N/A

### Discussion

See above.

# Affordable Housing

## AP-55 Affordable Housing – 91.220(g)

### Introduction

The Entitlement Area strives to promote affordable housing by expanding the stock of housing through new construction of rental and homeownership housing, as well as maintain the existing stock of housing through rehabilitation.

The Entitlement Area's one year goals are described in the following table. 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 | 34 |
| Non-Homeless | 132 |
| Special-Needs | 0 |
| Total | 166 |

**Table 10 - One Year Goals for Affordable Housing by Support Requirement**

| One Year Goals for the Number of Households Supported Through | |
|---|---|
| Rental Assistance | 29 |
| The Production of New Units | 117 |
| Rehab of Existing Units | 10 |
| Acquisition of Existing Units | 10 |
| Total | 166 |

**Table 11 - One Year Goals for Affordable Housing by Support Type**

### Discussion

The Villages at Westview will add 113 units of affordable rental housing plus 1 unrestricted manager's unit in the City of Ventura. Of the 113 units, five (5) will be HOME-assisted and will be restricted to persons transitioning from homelessness. The San Pedro Street Affordable Homeownership Development will add four (4) units of homeownership housing for low-income households.

The County also supports Habitat for Humanity's "Preserve a Home" program. It is anticipated that ten

(10) homes in the Entitlement Area will be rehabilitated during the upcoming year.

Down payment assistance is expected to be provided to 10 low- to moderate-income households

ESG funds are anticipated to support 29 homeless households with rapid re-housing assistance.

## AP-60 Public Housing – 91.220(h)

### Introduction

Public Housing needs in the Entitlement Area 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).

The 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 complexes (165 units) are located with the Urban County - the Roth Apartments (a family development in Meiners Oaks), Whispering Oaks (a seniors/disabled project in the City of Ojai), and Tafoya Terrace (senior project in Moorpark). 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) for the Section 8 Housing Choice Voucher Program and Conventional Low-Income Public Housing Program.

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.

Although the SPHA does not own or operate any public housing units, it does own and operate six affordable housing complexes with a total of 73 units for seniors and families. The SPHA also act as Administrative Managing Partner of the Harvard Place Apartments, a 40-unit affordable rental development for persons with special needs.

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

**Area Housing Authority of the County of Ventura (AHA)**

The AHA plans to continue encouraging the formation of site-based Resident Councils composed of residents in each public housing complex with the purpose of enhancing the quality of life of the residents. Members of the Resident Council may also participate in the Resident Advisory Board (RAB), which reviews and makes recommendations to the agency's annual plan and recommends the appointment of one Resident Commissioner to the AHA’s Board of Commissioners.

In conjunction with Ventura County social services agencies, the Resident Services Department plans to continue the provision of 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 will continue to work with the Ventura Unified School District, Conejo Unified School District and the Superintendent of Schools Office to continue the Summer Lunch Program

and employment training. The program is designed to provide children and youth with a nutritious meal while they are on summer break and allow residents to train in the areas of food safety, reporting, and interviewing skills.

The AHA also plans to continue programs that assist the elderly and persons with disabilities maintain their independence. These programs include transportation services to doctor's appointments, group grocery shopping, pharmacies, and other essential locations; and Case Management, in collaboration with Help of Ojai and Conejo Valley Senior Concerns, which links residents with resources in the community including Meals on Wheels, Senior Share Program, HICAP information, safety and nutrition education, and assistance with medical and Medicare questions.

The AHA expects to renew their collaboration with California Lutheran University to provide tutoring services to children in various subjects including, but not limited to, math and English. Continued collaboration with the Conejo Recreation and Park District is also expected to serve youth in the Thousand Oaks area. Lastly, the AHA will continue to offer full or partial recreational scholarships to children and youth who wish to participate in local sports or activities.

**Housing Authority of the City of Port Hueneme (PHHA)**

To address the needs of the residents, the PHHA has partnered with the Port Hueneme Police Department and non-profit organizations to bring informational classes to residents living in public housing. Nutrition, Smoking Cessation, Elder Abuse, Fraud Alert and Security educational classes will continue to be offered. 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 achieve and maintain a tenant based program utilization rate of 99%; lease-up 11 affordable rental units (including units for homeless persons); continue acquiring land for affordable housing development; and explore opportunities offered by the State of California's low cost loan programs directed towards persons who are special needs, homeless and/or veterans.

## 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. To assist Public Housing residents to gain knowledge and move toward homeownership, the AHA offers a free monthly First-Time Home Buyers Workshop which includes a free credit score.

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 to 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 SPHA encourages resident interaction with social services and staff through quarterly events, and makes available portability opportunities for program participants in other jurisdictions. As Successor Housing Agency to the City of Santa Paula Redevelopment Agency, the SPHA continues to administer the First Time Home Buyer and Housing Preservation Programs, and accommodates inquiries for possible home ownership by directing residents to agencies offering counseling and other available opportunities. In addition, the SPHA utilizes County facilities to educate and improve self-management skills of developmentally and psychically disabled residents.

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

Not Applicable.

## Discussion

**Area Housing Authority of the County of Ventura (AHA)**

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) and a 15-unit apartment

complex known as Summerwind Apartments located in the unincorporated area outside Fillmore. These are not public housing and receive no operational HUD subsidy.

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)**

The SPHA administers subsidized rental housing programs for Section 8 Tenant Based Vouchers/Certificates, Project Based Section 8 Vouchers, and affordable housing owned by the Authority. Under the Section 8 Voucher Program, the Authority provides affordable housing for 620 families, with an additional 1,270 applicants on the waiting list. To date, the Authority has constructed three multifamily projects for low income seniors totaling 34-units, with another 11-units in the process of receiving a Certificate of Occupancy.

## AP-65 Homeless and Other Special Needs Activities – 91.220(i)

### Introduction

The Countywide Continuum of Care (CoC) has celebrated the first year of operations of Pathways to Home, the local coordinated entry system. This system utilizes all current service providers, regardless of funding sources, as points of entry into the system, uses a common assessment tool to determine eligibility and prioritization and matches individuals and families with services through the HMIS eligibility module. This system was launched with full HMIS integration in October of 2016.

The CoC participated in HUD-sponsored technical assistance and received feedback on compliance with HUD requirements. The CoC continues to focus on expanding this system to include all veteran service providers, youth providers and privately funded entities to increase participation in Pathways to Home and HMIS. The system is also 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 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.

System Performance is the primary focus and all partners are focused on implementing ways to increase exits to permanent housing and support persons so that they can maintain their housing. The CoC is also focused on increasing person's access to mainstream benefits and increasing income.

### 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 and families experiencing homelessness can seek services through multiple homeless services providers as well as community and government social service programs. Outreach workers from government agencies and non-profit organizations along with volunteers from the faith-based communities are engaging individuals on the streets and connecting them to services. The County of Ventura Health Care Agency has launched the Whole Person Care program which includes outreach through mobile care pods with showers and healthcare services in places frequented by homeless persons. This program is utilizing HMIS and partnering with CoC service providers to coordinate care and services for persons who are high-utilizers of healthcare services and homeless.

### Addressing the emergency shelter and transitional housing needs of homeless persons

There is very limited access to emergency shelter within Ventura County. The Ventura County Rescue Mission in Oxnard provides the largest number of year-round shelter beds in the community. Seasonal

shelters operate from December 1-March 31 in various regions of the county. Transitional Housing programs are working to reduce length of stay in transitional programs to move individuals and families to permanent housing. The CoC is using the Coordinated Entry System to prioritize emergency shelter and transitional housing beds and working to move individuals more quickly to permanent housing.

The CoC is working with domestic violence service providers to improve the link to the CoC and Pathways to Home. The CoC is also working with local jurisdictions to establish year round shelter that will participate in Pathways to Home. Increasing the number of year round emergency shelter beds in the region is one of the top priorities of the CoC.

**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 the VI-SPDAT tool for singles, families and transition-age-youth (TAY). A 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 a housing unit. CoC 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 home-based supportive services.

The 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 is now utilizing HMIS and participating in Pathways to Home and the Housing Authorities that have VASH allocations are meeting with the CoC to discuss using HMIS. 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.

The 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, developing policies and training for homeless service providers around youth-specific needs and advocating for youth-specific housing and shelter resources.

Families are connected with Rapid Re-Housing (RRH) assistance and some transitional housing 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.

**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.**

The local Homeless Prevention and Rapid Re-housing Programs are operated by the same service provider that administered the HPRP Homeless Prevention Program. 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.

CalWORKS Housing Support Program provides help to move homeless families into rental housing and connect families with resources to remain stably housed.

The Continuum of Care has implemented a community outreach and education campaign that informs households at risk of becoming homeless about resources available to them through homeless prevention programs. 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.

### Discussion

See discussions above.

## AP-75 Barriers to affordable housing – 91.220(j)

### Introduction:

The following section addresses housing policies and other relevant issues within the participating jurisdictions, including the region's ongoing efforts to eliminate or mitigate barriers to affordable housing. 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

**Inclusionary Housing/Development Agreements**: The County, Moorpark, Ojai, Port Hueneme, and Santa Paula have some requirements for the inclusion of affordable housing in market-rate developments. The City of Ojai is considering an amendment to its Zoning Ordinance to increase its inclusionary housing requirement to 15% for all new residential construction, consistent with state law.

**Expedited Review**: Most communities provide expedited review to encourage affordable housing and all communities are currently working to implement the streamlining approval process required under SB35. Fillmore expedites the permit process for "green" buildings and gives priority to lower-income housing projects for building inspections carried out during construction. Such expedited review minimizes unnecessary delays which add to the cost of construction.

The County's Non-Coastal Zoning Ordinance allows farm worker dwelling units meeting certain criteria to be approved "over the counter" with a zoning clearance. In 2017, the County's Building & Safety Division released standardized plans to be used for construction of Accessory Dwelling or Farmworker Dwelling Units. The plans are available in three different unit sizes: 700 sq. ft., 900 sq. ft., and 1,200 sq. ft. It is expected that these plans will expedite the plan check review process in the building department and reduce the design costs normally associated with these units.

**Fair Housing Services**: All EA jurisdictions promote fair housing by coordinating with the County for the administration of fair housing services by the Southern CA Housing Rights Center.

**Preservation of Existing Affordable Housing**: All jurisdictions monitor the affordability covenants on existing affordable housing and pursue funding and partnerships with nonprofit developers to preserve the long-term affordability of existing units. The EA also provides CDBG funds to Habitat for Humanity's Preserve a Home program, which helps to preserve existing homeowner properties.

**Development Standards and Regulations**: All EA jurisdictions have approved Housing Elements adopted for the 2014-2021 Housing Element (HE) updates. As a part of Moorpark's Housing Element certification, 200+ acres of land was rezoned to 20 units/acre by right to encourage denser development. Fillmore

permits the use of manufactured dwellings as single family residences outside of designated mobile home parks under certain circumstances. Santa Paula includes specific zoning areas to allow for the creation of affordable housing for specific needs including transitional and supportive housing, emergency shelters, and migrant farmworker housing. The City of Ojai is in the process of updating their adopted 2014-2021 Housing Element. Ojai's Housing Element identifies 8 parcels to apply a Special Housing Overlay (SPL) zone, which would allow a density of up to 20 units/acre by-right, consistent with state law promoting the development of additional housing units. One of the SPL sites is a City owned 0.20 acre parcel that is currently identified as a candidate site for 4 units of affordable housing.

**Reduction/Deferral of Fees**: Most jurisdictions consider reduction or deferral of development fees as a means of reducing cost of affordable housing construction.

**Accessory Dwelling Units (ADU)**: Effective January 1, 2018, new state laws went into effect to clarify and improve various provisions of laws in order to promote the development of ADUs to increase the supply and affordability of housing in California. The County, Moorpark, Ojai, and Santa Paula are currently in compliance with the new laws. Fillmore plans to eliminate potential constraints toward the development of second units.

The County's ordinance removed the requirement for a ministerial planning permit where an ADU is created from an interior conversion of existing space in residential zones. In those cases, only a building permit will be required. The ordinance also decreased the minimum lot size required to build an ADU and, in some geographical areas, increased the allowable size of an ADU up to 1,800 sq. ft. The City of Ojai's new ADU standards remove the minimum lot size in all subject zones and create greater leniency with respect to parking requirements. Additionally, Ojai's existing Second Dwelling Compliance Program to legalize dwellings that were constructed without record of permits has been extended for another two years, and is set to expire in March of 2019. To-date, 41 units have been issued building permits and finaled under this program in Ojai.

### Discussion:

In addition to the planned actions discussed above, the EA has a variety of other programs that aid in creating and maintaining affordable housing.

The City of Ojai allows "Home-Splitting", or the division of a single-family home of at least 2,000 square feet into two separate units. Home-Splitting is exempt from the City's Growth Management Ordinance. A Design Review Permit is not required so long as the project does not involve new two-story construction or the alteration of the second story of an existing two-story residence. Physical expansion to accommodate kitchen and bathroom facilities is allowed.

The County and Santa Paula have Mobile Home Park Rent Control programs to help ensure rents remain

affordable.

Fillmore increased its available buildable land by constructing levees, which reduced land costs.

Port Hueneme approved the conversion of a 90-room motel into 65 apartment units which are deed-restricted to low-income families. A density bonus, off street parking reductions, and waiver of development permit and processing fees all aided in reducing development cost. The City has also processed amendments to allow a mixed use development including 112 apartments, for which a reduction in parking requirements and fees were used as incentives.

The Entitlement Area jurisdictions are committed to ongoing review of regulations, ordinances, and fees to ensure they do not unduly constrain the production, maintenance, and improvement of housing.

Ventura County Housing Trust Fund

All but one jurisdiction in the County of Ventura have committed to financially support the Ventura County Housing Trust Fund (VCHTF), a 501(c)(3) whose mission is to support more housing choices by generating and leveraging financial resources. The VCHTF uses a revolving loan fund to provide below-market interest rate loans to developers producing new affordable housing in Ventura County.

Priority is given to projects that serve veterans, homeless, farmworkers, and young adults transitioning from foster care, as well as families and individuals at the lowest income levels.

The VCHTF continues to lobby for the establishment of a permanent source of funding for Housing Trust Funds in California.

Ventura County Behavioral Health Department (VCBH)

VCBH provides comprehensive mental health services to severely and persistently mentally ill adults through regionally based teams in Ventura County. 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 that developed affordability of housing units. Supportive services, appropriate to the need of the resident, are subsequently provided by VCBH.

Through its HUD Continuum of Care projects for the chronically homeless and partnering with property owners throughout the county, Ventura County Behavioral Health is committed to the Housing First approach by establishing a low barrier model toward homelessness. Potential residents will not be screened out due to: little or no income; active or history of substance abuse; criminal record (except state-mandated restrictions); and/or a history of or currently a victim of domestic violence. The focus is on assisting potential resident's access and ability to sustain permanent housing as quickly as possible.

## AP-85 Other Actions – 91.220(k)

### Introduction:

The following section addresses the Entitlement Area's planned actions to carry out the following strategies outlined in the Consolidated Plan:

- 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

A lack of affordable housing is the most underserved need currently faced by the Entitlement Area jurisdictions. The County's traditionally low vacancy rate for rental properties, with higher than average rent and home purchase prices, has been exacerbated by the devastating Thomas Fire that ravaged through our community late in 2017 destroying over a thousand structures, the majority of which provided housing for our residents. The loss of limited housing stock exacerbates an already constrained housing market and creates a burden for low- and moderate-income households, and especially for homeless individuals and families, or those on the verge of becoming homeless. As the community continues its recovery from the devastating fires, new and innovative options and alternatives to meet the immediate housing needs of our displaced residents, and those priced out of the market, are being explored. Some options under consideration include, but are not limited to, master leasing, bridge housing using pre-fabricated structures, and increasing capacity at River Haven, a transitional housing program for previously homeless persons with mental illness.

Joint efforts between non-profits, the public housing authorities, the cities, and the County to promote affordable housing projects and special needs housing projects, including those to address the shortage of farm worker housing, are ongoing. The establishment of the Countywide Continuum of Care, with representation across public, private, non-profit agencies, and others interested in ending homelessness in our community, creates opportunity for collaboration in the creation and preservation of affordable housing.

To address fair housing issues, the County, the five participating cities, and the cities of Camarillo, Simi Valley, Thousand Oaks and Ventura (through a Joint Powers Agreement) contract with a fair housing consultant to provide fair housing education and counseling throughout the Entitlement Area.

In February of 2016 the Ventura County Board of Supervisors allocated $1 million in general funds across

three separate projects to support the development of 83 new units of rental housing for farmworkers. Two of these projects are located in the City of Ventura (Villages at Westview and Rancho Verde Apartments) and one is in the City of Oxnard (Etting Road Farmworker Apartments). The Rancho Verde Apartments started construction in the April of 2018 with completion estimated in late 2019. The developers of the Villages at Westview, which is recommended for an allocation of HOME funding in this Annual Action Plan, and Etting Road are pursuing other financing including Low Income Housing Tax Credits and USDA Section 514 Farmworker Housing grants.

### Actions planned to foster and maintain affordable housing

Regional and distinct area efforts are described in the previous section, Action Plan Barriers to Affordable Housing.

First-time home buyers are able to participate in the State funded Mortgage Credit Certificate (MCC) program, which provides tax credit incentives to low- and moderate-income families who are looking to become home owners. This program is available through the Golden State Finance Authority and the California Housing Finance Agency. Additional support is available through the Ventura County Community Development Corporation's Home Ownership Center which provides educational services, lending and realty support, down payment assistance and consulting for first-time buyers.

Rural homeowners may be eligible to participate in loan and grant programs through the United States 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.

Additionally, 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). 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.

### Actions planned to reduce lead-based paint hazards

The Childhood Lead Poisoning Prevention Program continues to monitor the status of housing in Ventura County that are at risk for LBP hazard through providing testing for all children deemed to be at risk due to their living situation. If a child is found with Lead Poisoning, the program provides medical case management and an environmental evaluation to determine the cause of the lead poisoning. Efforts are then initiated to contain and/or dispose of the source of the lead. Intensive outreach is provided throughout the community regarding the dangers of lead and how to recognize and prevent potential exposure. Education regarding anyone who has a potential of exposure, through remodeling,

or other lead source is offered at a variety of venues, including the media, health fairs, and other community events. Specific activities include:

- Ensure that all medical providers in the County follow the mandated Statewide Targeted Blood Lead Screening Policy.
- Engage Ventura County's Medi-Cal Managed Care Program in the effort to encourage enrolled providers to test for lead, through outreach, education and routine collaborative activities.
- Ensure those children not in publicly funded programs be assessed for risk of lead poisoning by their providers at the appropriate ages.
- Provide case management services to children who meet case definition per CDC guidelines and to reduce environmental hazards.
- Provide case tracking services to those children with levels that are elevated but not high enough to meet state case criteria.
- Inform families and child caregivers who are responsible for children at risk about how to prevent lead exposure.
- Increase awareness of lead hazards among those local governmental agencies that can assist in decreasing lead exposures to children.
- Identify and inform CLPPP Branch of any newly suspected or newly identified sources of childhood lead exposure.
- Maintain contact with liaisons in other health programs and community groups to facilitate information-sharing and potential development of joint outreach and education programs.
- Continue to increase community awareness through outreach.
- Promote and maintain interagency collaboration between the local Ventura County Childhood Lead Poisoning Prevention Program (CLPPP) and the Environmental Health Division, and each of the perspective cities and/or County Code Enforcement and/or Building and Safety departments in order to address lead hazards and lead hazard controls.
- Facilitate assisting HUD in identifying HUD housing where a child under 6 years old with an actionable elevated blood lead level resides so that HUD can conduct environmental inspection to identify lead paint exposure and remediate the hazard.

### 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. Through the effective use of federal funds and strong partnerships with private and public sector providers, the WDB programs offer support that would be costly for individuals or businesses to receive from other sources. The WDB programs provide guidance for individuals needing help with job readiness, job placement or job transitions, and for employers seeking support for business services, recruitment, retention, or layoffs. In addition to providing services through the American Job Center of California, located 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 16-24. There are also federally sponsored on-the-job training subsidies and supportive services t to assist those previously incarcerated to reenter the job force.

The Economic Development Collaborative-Ventura County (EDC-VC) focuses on attraction, retention and expansion of businesses in Ventura County through economic development programs that showcase the county's investment in cutting-edge business sectors and the high quality of life for residents. EDC-VC is funded through contributions from the County of Ventura, all 10 cities in the county and top-level private sector executives. EDC-VC promotes jobs and economic growth to maintain the county's economic vitality through key programs and services such as business consulting and workshops, loans, Manufacturing Assistance Program, and G.E.T. Trade, the how-to on 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. Section 3 is a means to foster local economic development, neighborhood economic improvement, and individual self-sufficiency and to ensure that employment and other economic opportunities generated be directed to low- and very low-income persons, particularly those who are recipients of government assistance for housing, and to business concerns which provide economic opportunities to low- and very low-income persons. 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.

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.

### Actions planned to develop institutional structure

Several gaps and weaknesses were identified on 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 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.

To address the diminishing resources for the development and retention of housing for low-income persons, the County of Ventura and nine of the ten cities in the County have made financial contributions to the Ventura County Housing Trust Fund. This organization, with broad representation from government representatives, housing developers and financing entities, provides short-term financing for the development of new rental properties for low-income persons with emphasis on farmworkers, veterans, youth and those who are homeless.

A long time recognized gap in our continuum of homeless services has been a lack of year-round homeless shelters for the general population. There are a limited number of beds for specialized populations, but these are all located outside of the Entitlement Area in the cities of Oxnard and Ventura. This need has been a topic of discussion by the Continuum of Care Alliance, which is exploring the most effective and efficient remedy, be it permanent shelters, bridge housing, or other options. The CoC Alliance and Board are working with stakeholders including representation from local housing authorities and other low-income housing development organizations, to address this need along with the general shortage of affordable housing in one of the highest cost, lowest vacancy rate communities in the nation.

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 County Entitlement Area facilitated the development of a regional Consolidated Plan with 9 of the 10 cities in the County participating. The City of Oxnard, who had recently prepared the update to their plan, has requested to be included in the upcoming 2020-2025 Consolidated Plan. Furthermore, the County of Ventura is the Collaborative Applicant under the Countywide Continuum of Care. These two initiatives create an environment that dramatically improves coordination, communication and participation of all parties who address the needs of low-moderate income persons including homeless. The Countywide Continuum of Care 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.

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.

The County, through the Economic Development Corporation - Ventura County (EDC-VC), provides county-wide small business support, job training and enhances economic development opportunities throughout region. Other agencies such as the Workforce Development Board (WDB), Women's Economic Ventures (WEV), SCORE, Ventura County Lodging Association (VCLA), participate alongside representatives from the school districts, State legislature and other community agencies that support creating economic vitality throughout the county. The county and cities participate in these efforts either through their community development or economic development departments, each with strong connections to their respective housing divisions. This provides a direct connection between government, private industry, businesses, developers and social service agencies.

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:**

See discussions above.

# Program Specific Requirements

## AP-90 Program Specific Requirements – 91.220(l)(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(l)(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. | 100.00% |

## HOME Investment Partnership Program (HOME)
## Reference 24 CFR 91.220(l)(2)

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

   Other forms of local investments for housing that may be available include the Ventura County Housing Trust Fund, in-lieu fees, CDBG funding, and other potential grant funding opportunities.

   Low Income Housing Tax Credits, administered by the State of California Tax Credit Allocation Committee, as well as tax-exempt bond financing available through the California Debt Limit Allocation Committee are also available to finance the development of affordable housing.

   It is anticipated that funding for affordable housing development will be available in the coming years from the State of California, potentially including financing from: Affordable Housing and Sustainable Communities Program; Joe Serna Farmworker Housing Grant Program; Multi Family Housing Program Funds; No Place Like Home; and Veterans Housing and Homelessness Prevention Program.

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:

   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 HOME Program has utilized 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 is currently under revision prior to review by HUD. This document will be completed prior to commitment of funds to new homebuyer activities.

   Recapture Loans:

   The County is not currently funding programs with Recapture Provisions. Existing homebuyer assistance (pre-2018) will continue to be governed by the policies in place at the time the assistance was provided. A discussion 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 are established in the HOME rule at §92.254(a)(5)(ii). Recapture provisions permit the original homebuyer to sell the property to any willing buyer 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 to the homebuyer. Recaptured funds will be re-invested in HOME eligible projects.

Net Proceeds are defined as the sales price minus superior loan repayment and any closing costs. In some cases, such as declining housing markets, the net proceeds available at the time of sale may be insufficient for the County recapture the HOME subsidy due at the time of property transfer. In this case, the County will only recapture the amount that is available from Net Proceeds.

The County of Ventura will impose a twenty (20) year affordability period upon all activities with recapture provisions. 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 after receiving the HOME investment, the entire amount of the HOME assistance shall be repaid from Net Proceeds, unless insufficient funding is available from Net Proceeds, in which case, the available amount will be repaid. If a property sale, transfer or refinance occurs after the end of the eleventh (11th) year, the homebuyer shall repay the full amount of the HOME investment less ten percent (10%) of that amount. For each additional full year of owner-occupancy, an additional 10% of the original amount will be forgiven. If the original homebuyer continues to reside at the property as their principal residence during the full twenty (20) year period of affordability, at the conclusion of the twentieth (20th) year, the full amount of the loan 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 based on a the percentage of change in the Consumer Price Index for all Urban Consumers (CPI-U) for Shelter Rent of Primary Residents from the month in which the home was originally purchased until the month in which the home is sold or transferred. The Homebuyers investment will include any down payment contributed by the Homebuyers plus the actual cost of any Qualifying Capital Improvements made during the Period of Affordability. Qualifying Capital Improvements do not include routine maintenance and will be defined in the County's HOME Policy and Procedure governing homebuyer activities. 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. 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.

## Emergency Solutions Grant (ESG)
## Reference 91.220(l)(4)

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. 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. The 2017 CoC Board approved document is attached as Appendix C.

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 Continuum of Care's coordinated entry system is called Pathways to Home. The CoC covers the entire geographic area of the County of Ventura which includes a total of 10 cities and 5 regional areas. The Ventura County CES "Pathways to Home" includes full HMIS integration and all funded providers. The system is a virtual "front door" to the 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 VI-SPDAT tools as well as through discussion at a weekly case conferencing meeting.

   This system was launched in October of 2016 and the CoC is evaluating the system and making modifications to improve the system. The CoC has added Ventura County 2-1-1 as another "front door" that allows for 24/7 coverage for a system that lacks year round shelter capacity.

   Outreach has been expanded to reach all parts of the county and individuals who do not seek services through traditional systems. Collaboration with healthcare systems, mainstream resource programs, youth providers, and law enforcement will increase the points of access to the system and services. Evaluation 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 CoC. Requests for Proposals are released publicly, posted on the Ventura County CoC website, distributed via the United Way email listserv and via press release. Verbal communication at CoC

and other community meetings is another way staff spread the word about potential funding opportunities.

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 CoC has homeless and formerly homeless persons participating in the CoC committees and on the CoC Board. These persons are critical in providing input to the funding recommendations developed by staff and presented through the 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 CoC Data Committee is monthly reviewing system-wide performance and using that information to make funding recommendations.

**Discussion:**

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 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).

# Grantee Unique Appendices

# Appendix A

## Proof of Publication (not currently available)

# Appendix B

## Forms SF 424 and Certifications (not currently available)

Appendix C

Ventura County Continuum of Care

Written Standards for HUD CoC and ESG 2017

http://www.venturacoc.org/images/VC_CoC_Policies_and_Procedures_2017_FINAL.compressed.pdf