

# VENTURA COUNTY

**CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT  
FINAL  
2024**

*CDBG & HOME*



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

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

## CR-05 - Goals and Outcomes

### **Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)**

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

#### 2024-2025 Annual Action Plan Goals:

- Improve the Supply of Affordable Housing
- Enhance Economic Stability
- Increase Social Services
- Work to End Homelessness
- Create Quality Neighborhoods
- Effective Administration

The goal of Improving the Supply of Affordable Housing was met during the reporting period through the completion of two affordable housing projects. People's Place, an affordable housing development that was funded during the 2021-22 Action Plan and began construction in spring 2022 was completed during the 2024-25 FY. Additional HOME funds were committed to the project as part of the Community Housing Development Organization HOME allocation in 2023-24 funding cycle. With the additional funds, the project has eight units of HOME-assisted housing in a 68-unit affordable housing complex. Another affordable housing development, Villages at Westview Phase II, funded during the 2018-19 Action Plan also began construction in spring 2022 and was completed during the 24-25 FY. An additional allocation of HOME funds was provided to the project, and it has six units of HOME-assisted housing in a 50-unit affordable housing complex. Both projects opened in 2024.

Rancho Sierra Senior Apartments, an affordable housing development that was funded during 2021-22 Action Plan began construction in summer 2023. The project will have two (2) units of HOME-assisted housing in a 50-unit affordable housing complex and is anticipated on being completed in fall 2025.

Effort toward Improving the Supply of Affordable Housing also included continued rehabilitation work on multi-family rental properties funded in prior program years. Two property rehabilitations were completed, serving a total of 183 households. Rehabilitation work at one other property is complete, awaiting final inspection. In addition, the homeowner housing rehabilitation program was able to complete work on one property this year.

Direct Financial Assistance was provided to two first-time homebuyers.

No programs in support of Economic Stability were carried out during the year.

Social Services consisted of domestic violence education, youth services, and a food pantry. Most of these activities exceeded their annual goals.

Services to the Homeless were provided using CDBG and CDBG-CV. CDBG was used for homeless shelter services as well as transition-age youth services, meeting well over 100% of our annual goal. CDBG-CV was used to support non-congregate shelter for the non-FEMA funded recuperative care program.

Progress toward the goal of Creating Quality Neighborhoods was made. Rehabilitation of a wastewater treatment plant in Saticoy was completed. Phase 1 of the rehabilitation of the Fillmore-Piru Veterans Memorial Facility is underway, and expected to be completed in late 2025, with at least one future phase planned.

Administration was funded with CDBG, CDBG-CV and HOME administrative allowances, which do not set goals or report beneficiaries. Fair housing services were funded with CDBG administrative allowances.

See more details in Attachment 1.

**Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Create Quality Neighborhoods	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	33020	0	0.00%			
Effective Administration	Administration	CDBG: \$ / HOME: \$ / ESG: \$	Other	Other	5	0	0.00%	1	0	0.00%
Enhance Economic Stability	Non-Housing Community Development	CDBG: \$ / HOME: \$0 / ESG: \$0	Businesses assisted	Businesses Assisted	50	0	0.00%			
Improve the Supply of Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$ / ESG: \$0	Rental units constructed	Household Housing Unit	106	14	13.21%	3	14	466.67%
Improve the Supply of Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$ / ESG: \$0	Rental units rehabilitated	Household Housing Unit	250	35	14.00%	0	35	

Improve the Supply of Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$ / ESG: \$0	Homeowner Housing Added	Household Housing Unit	4	0	0.00%			
Improve the Supply of Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$ / ESG: \$0	Homeowner Housing Rehabilitated	Household Housing Unit	5	1	20.00%	6	1	16.67%
Improve the Supply of Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$ / ESG: \$0	Direct Financial Assistance to Homebuyers	Households Assisted	0	0		4	0	0.00%
Improve the Supply of Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$ / ESG: \$0	Housing for Homeless added	Household Housing Unit	0	0		0	0	
Improve the Supply of Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$ / ESG: \$0	Housing for People with HIV/AIDS added	Household Housing Unit	0	0		0	0	
Improve the Supply of Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$ / ESG: \$0	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	5000	0	0.00%			

Increase Social Services	Non-Homeless Special Needs	CDBG: \$ / HOME: \$0 / ESG: \$0	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	22975	2233	9.72%	2329	2233	95.88%
Work to End Homelessness	Homeless	CDBG: \$ / HOME: \$0 / ESG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	442		247	442	178.95%
Work to End Homelessness	Homeless	CDBG: \$ / HOME: \$0 / ESG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	82	0	0.00%			
Work to End Homelessness	Homeless	CDBG: \$ / HOME: \$0 / ESG: \$	Homeless Person Overnight Shelter	Persons Assisted	142	245	172.54%	70	245	350.00%
Work to End Homelessness	Homeless	CDBG: \$ / HOME: \$0 / ESG: \$	Homelessness Prevention	Persons Assisted	257	0	0.00%			

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

**Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

## CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME
White	2,635	14
Black or African American	21	0
Asian	8	0
American Indian or American Native	109	0
Native Hawaiian or Other Pacific Islander	2	0
<b>Total</b>	<b>2,775</b>	<b>14</b>
Hispanic	2,344	10
Not Hispanic	431	4

Describe the clients assisted (including the racial and/or ethnicity of clients assisted with ESG)

	HESG
American Indian, Alaska Native, or Indigenous	0
Asian or Asian American	0
Black, African American, or African	0
Hispanic/Latina/e/o	0
Middle Eastern or North African	0
Native Hawaiian or Pacific Islander	0
White	0
Multiracial	0
Client doesn't know	0
Client prefers not to answer	0
Data not collected	0
<b>Total</b>	<b>0</b>

Table 2 – Table of assistance to racial and ethnic populations by source of funds

### Narrative

The CDBG numbers in Table 2 do not include acquisition and housing related activities, nor an additional six race categories required to be collected for CDBG. After incorporating these other groups, a total of 2,821 persons were served with CDBG and CDBG-CV, of which 2,349 reported their ethnicity as Hispanic. A total of 186 households were served, 37 of which identify as Hispanic.

Two HOME projects were completed totaling 14 households assisted of which all the households identified as white with 10 identifying as Hispanic.

There were no active County ESG subrecipient projects during the reporting period. The only ESG funding received during this program year was passed through the State of California Department of Housing and Community Development to the Ventura County Continuum of Care.



## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,428,843	1,691,188
HOME	public - federal	1,221,316	1,179,224
ESG	public - federal	0	0

Table 3 - Resources Made Available

### Narrative

In addition, \$720,898 of CDBG-CV funds, made available in a prior program year, were expended during the current program year.

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description

Table 4 – Identify the geographic distribution and location of investments

### Narrative

The Ventura County Entitlement Area did not identify any geographic target areas.

CDBG program funds were allocated to programs within the Entitlement Area (Fillmore, Moorpark, Ojai, Port Hueneme, and Santa Paula) and the unincorporated area according to the three-year Cooperation Agreements that address geographic distribution and programmatic use of funds.

HOME funds are distributed to projects that are responsive to priority needs, are timely, and meet other evaluation factors that indicate a strong probability that the project will come to fruition. HOME funds must be used for eligible projects within the Ventura County HOME Consortium's boundaries (Entitlement Area plus the Cities of Thousand Oaks, Simi Valley and Camarillo), or for joint projects within the boundaries of contiguous local jurisdictions which serve residents from both jurisdictions. To the extent possible, efforts are made to allocate funding to projects located in each of the HOME Consortium communities.

As of the end of the reporting period, two HOME-assisted projects, located in the Cities of Ventura and Santa Paula were completed. One HOME-assisted project in the unincorporated area outside of Camarillo was in construction and four projects have a reservation of HOME funds and are in predevelopment, to be located in the Cities of Fillmore, Ojai, Thousand Oaks and Moorpark.

No direct federal ESG funds were awarded for 2024-25 program year.

## **Leveraging**

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

### HOME Program

FY2024-25 HOME funds were preliminarily reserved to Westview Village II and Arroyo Spring Apartments, which are expected to jointly leverage more than \$75 million in other private, state and local funds.

### ESG Program

No direct federal ESG funds were awarded for 2024-25.

### Publicly Owned Land

The County of Ventura owns property throughout the County, most of which is currently used to house County operations or is deed-restricted, limiting its feasibility for new uses. The County has been evaluating the land it owns, as it becomes available, for the purpose of providing affordable housing and will continue to consider land that is deemed as surplus for the needs identified in the Regional Consolidated Plan. Additionally, the County's Behavioral Health Department issued a Request for Qualifications and selected a development team to develop a County-owned property with a 50-unit affordable housing project for seniors, with a set-aside of permanent supportive housing units for seniors with mental illness who are experiencing homelessness. Construction began in 2023 and is scheduled to be completed in fall 2025. The County is utilizing County owned property in the unincorporated area to develop 88 units of permanent supportive housing units through the California State's Homekey program. In addition, the County is evaluating two County owned sites for possible development of affordable housing on those sites.

### HOME Match, Program Income and MBE/WBE Report

The County reported \$21,144,694.09 in excess match carried over in its 2023-24 CAPER. During the current fiscal year \$1,800,335.64 was contributed in match with a total match of \$22,945,029.73 available for the current federal fiscal year.

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	21,144,694
2. Match contributed during current Federal fiscal year	1,800,336
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	22,945,030
4. Match liability for current Federal fiscal year	137,191
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	22,807,839

**Table 5 – Fiscal Year Summary - HOME Match Report**

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
College Community Courts	03/01/2025	1,800,336	0	0	0	0	0	1,800,336

Table 6 – Match Contribution for the Federal Fiscal Year

## HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
0	0	0	0	0

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	25,846,469	0	0	0	0	25,846,469
Number	1	0	0	0	0	1
Sub-Contracts						
Number	25	0	0	0	1	24
Dollar Amount	8,184,262	0	0	0	208,956	7,975,306
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	25,846,469	0	25,846,469			
Number	1	0	1			
Sub-Contracts						
Number	25	1	24			
Dollar Amount	8,184,262	114,735	8,069,527			

**Table 8 - Minority Business and Women Business Enterprises**

<b>Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted</b>						
	<b>Total</b>	<b>Minority Property Owners</b>				<b>White Non-Hispanic</b>
		<b>Alaskan Native or American Indian</b>	<b>Asian or Pacific Islander</b>	<b>Black Non-Hispanic</b>	<b>Hispanic</b>	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

**Table 9 – Minority Owners of Rental Property**

<b>Relocation and Real Property Acquisition</b> – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

**Table 10 – Relocation and Real Property Acquisition**

## CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	5
Number of Non-Homeless households to be provided affordable housing units	13	195
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>13</b>	<b>200</b>

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	3	14
Number of households supported through Rehab of Existing Units	6	184
Number of households supported through Acquisition of Existing Units	4	2
<b>Total</b>	<b>13</b>	<b>200</b>

Table 12 – Number of Households Supported

**Discuss the difference between goals and outcomes and problems encountered in meeting these goals.**

Two projects identified in the FY2024-25 (Westview Village II and People's Place) were completed in 2024.

One CDBG homeowner rehabilitation was completed this program year, using prior year allocations. Seven others are in process. Two multi-family rental property rehabilitations were completed this year, also using prior year allocations. One remaining multi-family rehabilitation, funded in 2023-24 was

completed but waiting for final inspection prior to project close out and reporting. One multi-family rental rehabilitation funded this program year was cancelled due to a failure to meet milestone. However, two (2) beneficiaries were met for down payment assistance.

No ESG funds were awarded for this program year.

**Discuss how these outcomes will impact future annual action plans.**

Due to the nature of affordable housing development, it is very challenging to commit funds to a project and complete construction before the end of a single program year. Thus, it is anticipated that housing developments funded in any given Annual Action Plan year will be carried over and completed in subsequent year's Consolidated Annual Performance and Evaluation Reports (CAPER).

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	9	9
Low-income	118	5
Moderate-income	58	0
<b>Total</b>	<b>185</b>	<b>14</b>

**Table 13 – Number of Households Served**

**Narrative Information**

CDBG was used to fund a first-time homebuyer assistance program, providing funds to two low- to moderate- income households. In addition, a home repair program assisted one household. Rehabilitation of 183 affordable housing units at The Courtyard at Harvard and The Santa Paula Apartments, both in Santa Paula, were completed; only one of these units is not occupied by extremely low-income, low-income, or moderate-income persons and is therefore not included in the table above.

Deeply targeted units ( $\leq 50\%$  AMI) provide opportunities for the most vulnerable households, including those paying more than 30% of their income for rent, those living in substandard housing and those who are homeless, disabled or who have been displaced, to obtain clean, safe and affordable housing.

Please see CR-50 for information on other actions taken to foster and maintain affordable housing in the community.

Worst-case housing needs, defined by HUD as low-income renter households who pay more than half of their income for rent, live in seriously substandard housing (which includes persons who are unhoused), or have been voluntarily displaced are met through a variety of strategies. The County implements



scoring preferences for projects requesting HOME funds that serve vulnerable populations including those who are unhoused and households at or below 50% AMI (very low-income). HOME funds are also utilized to leverage additional financial resources to create more income-restricted housing than could be supported through local HOME-assistance alone. The County also uses a portion of CDBG admin to contract with the Housing Rights Center for fair housing services.

## **CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

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

The County coordinates homeless services across the county, partnering with healthcare providers and community partners through the Coordinated Entry System (CES) for increased access to housing, shelter, and other resources. The Homeless Management Information System (HMIS) hosts the CES and referral process. The VC CoC now includes over 50 provider agencies and 320 licensed HMIS users. In FY24-25, there were 4,543 new CES entries, with 5,924 individuals assisted. Four hundred and five households were placed in Permanent Supportive Housing or ongoing rental subsidies, and 1,297 persons achieved positive placements into permanent housing, while 351 were placed temporarily.

To address system needs and gaps, Ventura County engaged LeSar Development Consultants to create a Five-Year Homelessness Plan, adopted in December 2023 by the Board of Supervisors and CoC Board. The plan's priorities include Housing Prioritization & Funding, Regional Coordination & Leadership, Outreach & Service Delivery, Data-Driven Decision-Making, and Representation & Inclusivity. Since adoption, State funds have supported new crisis response resources: shelters and transitional housing for youth ages 18–24, expanded rapid rehousing, countywide prevention funding, increased outreach, and healthcare-linked supportive services. The CoC also secured Encampment Resolution Funding with multiple cities to address encampments through housing, shelter, and cleanup efforts. Dedicated efforts to end Veteran homelessness include use of VASH vouchers, SSVF, and GPD Transitional Housing. An additional 45 VASH units have expanded permanent supportive housing for Veterans in 2024–25.

Outreach partnerships extend to law enforcement, businesses, faith-based groups, nonprofits, youth services, and 2-1-1, and have been expanded with State funding. The CoC's Youth Collaborative coordinates services for youth ages 12–24, including support from RHY providers and the Ventura County Office of Education, ensuring countywide connections. State HHAP funding expanded youth rental assistance, non-congregate shelter, and basic needs support at local community colleges.

The CoC also employs a Vulnerability Assessment Tool (VAT) to prioritize vulnerable populations for housing. In partnership with 2-1-1, the VAT supports screenings and referrals, with 2-1-1 providing 24/7 resource connections. The tool was developed locally to ensure equitable access and better meet community needs, especially for underserved populations.

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

Ventura County continues to expand its crisis response system with State funds supporting new non-congregate shelter options. Project Roomkey operated from 2020–2024 to serve vulnerable older

adults. Year-round congregate shelters remain in Ventura, Oxnard, and Santa Paula. A new 30-bed non-congregate navigation center opened in Thousand Oaks with Encampment Resolution Funding and a City-County cost-sharing agreement. The Board of Supervisors also provides match funds to cities for shelter construction, renovation, and operations. Youth sheltering, including for Transitional Aged Youth (TAY), continues with State support, while ESG funds remain vital for small-scale shelters serving priority populations.

The CoC's Coordinated Entry System (CES) prioritizes shelter for the most vulnerable, including those experiencing chronic homelessness and high service needs. The County also operates a prevention and landlord engagement program, providing security deposits, holding fees, back rent, and subsidies to secure and retain housing.

**Current shelters and transitional housing programs include:**

- **Mental health and veteran-focused programs** – Turning Point Safe Haven Shelter, Veteran Transitional Housing, and Salvation Army emergency/transitional housing.
- **Family and women's programs** – RAIN TLC, The Kingdom Center, Human Services Agency shelters, The City Center, Tender Life, and Sarah's House Maternity Home.
- **Youth-focused programs** – Shelter Care Resources vouchers, VC Behavioral Health motel vouchers for youth ages 18–24, CSU Channel Islands on-campus housing, and ICFS specialized shelters for minors and young adults.
- **Motel voucher/non-congregate programs** – County PRK vouchers (COVID response), City of Camarillo vouchers, and City of Oxnard encampment resolution support.
- **Faith- and nonprofit-based programs** – Rescue Mission shelters, Coalition for Family Harmony & ICFS domestic violence/trafficking shelters.
- **Mercy House programs** – Oxnard Navigation Center and Ventura ARCH Shelter
- **Geographic-specific programs** – Santa Paula Harvard Shelter, seasonal winter shelters in Ojai, Simi Valley, and Ventura, and Thousand Oaks Thrive Grove Navigation Center.
- **Specialized services** – National Health Foundation recuperative care for unhoused hospital discharges.

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

The Ventura County CoC is partnering with publicly funded institutions such as hospitals, mental health facilities, foster care systems, and correctional facilities to prevent discharges into homelessness. The CoC created partnerships between the local public defender's office, the probation department, and behavioral health providers to increase cross systems collaboration. These partners are utilizing the Homeless Management Information System to coordinate services with the homelessness response

system and are connecting participants to the County's Coordinated Entry System. The National Health Foundation operates a 50-bed recuperative care program with partnership and funding from all hospitals within the county to provide a place to discharge patients who are homeless and need additional care to prevent readmission to hospitals and link them to shelter and housing options. Hospitals and behavioral health facilities use motel vouchers for short-term emergency placement while linking persons to permanent housing options.

The Ventura County CoC is prioritizing permanent supportive housing for highly vulnerable chronically homeless individuals which include high utilizers of emergency services and those cycling through public institutions as a result of their lack of housing. The CoC has fostered partnerships with these various systems of care to have the systems serve as points of entry into the homeless services system. The system has challenges with lack of housing resources and needs for more data sharing across systems. All partners are working together to improve the system process and prevent discharges to homelessness.

**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**

The Ventura County CoC is focusing efforts on subpopulations including individuals and families, veterans, chronically homeless persons, and unaccompanied youth. In the 2024 calendar year, 1,297 persons were permanently housed through the regional system with a 96% retention rate. The CoC established strong partnerships with the Veterans Administration, Gold Coast Veterans Foundation, and local GPD, SSVF, and VASH providers to create and manage a by-name list of veterans. This collaboration increased coordination and enabled the rapid transition of veterans from the streets to interim and permanent housing, resulting in a significant decrease in unsheltered veterans.

Chronically homeless persons and families with the longest time experiencing homelessness and highest service needs are prioritized for permanent supportive housing using a housing first approach with wraparound services. The expansion of Emergency Housing Vouchers (EHVs) provided more permanent housing options, coordinated through CES with the County, housing authorities, and community partners. HHAP funds supported shelter and on-site navigation to expedite voucher lease-ups, positioning Ventura County to receive additional EHVs as they became available.

Individuals and families are primarily assisted through Homeless Prevention and Rapid Re-Housing resources from CoC, ESG, HHAP, CalWORKS, local government, and private funding. Veterans are prioritized for VASH and SSVF support through the CoC's One Team Case Conferencing Committee. The CoC also funds one permanent supportive housing project dedicated to Transition Age Youth (TAY) and continues to engage youth providers to expand housing and service options for this population.

The CoC is evaluating system performance data including: 1) length of time homeless, 2) exits to permanent housing, and 3) returns to homelessness, and implementing strategies to improve in each area. The CoC Board has adopted a Strategic Plan to expand housing inventory, strengthen services, and establish a robust countywide prevention program.

The CoC also funds the United Way of Ventura County's Landlord Engagement Program to increase acceptance of housing vouchers and expand placement options. Incentives supported by HHAP include signing bonuses, holding fees, and double deposits. These strategies have expanded system access to housing, improved voucher utilization, and shortened move-in timelines. Efforts to build new emergency shelter beds and expand rapid rehousing programs through ESG and HHAP are directly tied to system performance goals of reducing the length of time people experience homelessness and increasing placements into permanent housing.

## **CR-30 - Public Housing 91.220(h); 91.320(j)**

### **Actions taken to address the needs of public housing**

#### **Area Housing Authority of County of Ventura**

The Area Housing Authority of the County of Ventura (AHACV) owns and operates 355 units of public housing in seven complexes which serve Camarillo, Fillmore, Moorpark, Ojai, Simi Valley, Thousand Oaks, and the unincorporated areas of Ventura County. Three of the complexes (165 units) are located within 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).

In addition to owning and operating seven public housing sites, the AHACV serves low-income residents through other programs and housing. In the entitlement area, the AHA also operates Colina Vista in Piru with 35 rental units (two are handicapped accessible), a 15-unit apartment complex known as Summerwind Apartments located in the unincorporated area outside Fillmore, a 24-unit (Walnut Street Apartments) and a 20-unit (Charles Street Apartments) in the City of Moorpark. Additionally, the AHACV, in partnership with Many Mansions, provides 77 units of affordable family housing in Fillmore (Mountain View Apartments). These are not public housing units and receive no operational HUD subsidy.

The AHACV 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 AHACV is to promote affordable housing that is attractive and well maintained, that are indistinguishable from market-rate housing. AHACV continues its efforts to enhance affordable housing through collaborative efforts with other local agencies.

#### **Port Hueneme Housing Authority (PHHA)**

The PHHA administers 90 public housing units, consisting of 30 family units that range from 1, 2 and 3 bedrooms. The remaining 60 units consist of 40 studio apartments and 20 one-bedroom units occupied by persons who are 62 years or older or disabled.

The PHHA 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 were offered. The PHHA will support ongoing programs such as Meals on Wheels and the senior nutrition program.

#### **Housing Authority of the City of Santa Paula (SPHA)**

Although the SPHA does not own or operate any public housing units, it does own and operate seven affordable housing complexes with a total of 85 units for seniors and families. The SPHA is also the Administrative Managing Partner of the Harvard Place Apartments, a 40-unit affordable rental

development for seniors and persons with special needs. The total number of affordable units owned by the Santa Paula Housing Authority is 117.

The SPHA administers subsidized rental housing programs for Housing Choice Voucher Tenant Based Vouchers (Section 8), Project Based Housing Choice (Section 8) Vouchers, and affordable housing owned by the Authority. Under the Housing Choice Voucher Program, the Authority provides affordable housing for 525 families, with an additional 790 applicants on the waiting list. SPHA is currently working with two affordable housing developers and one private owner to partner and work towards developing a possible total of 284 additional affordable housing units in the City of Santa Paula over the next two - three years.

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

The AHACV 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 AHACV's Board of Commissioners. The AHACV encourages clients who have been assisted under the Section 8 Program for at least one year to become 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.

The Port Hueneme Housing Authority has established its resident council. A five-member board is now available to address the concerns of the Mar Vista Residents. The PHHA encouraged Public Housing residents to become Resident Commissioners and encouraged their participation with other organizations. The PHHA continued to inform Public Housing Residents of options available for First Time Homebuyers.

The Santa Paula Housing Authority encourages resident interaction with numerous social service agencies and staff through various referrals, recommendations and events. SPHA provides portability opportunities for program participants from other Housing Authority jurisdictions. In addition, SPHA plans to implement the Family Self- Sufficiency and Housing Choice Voucher Homeownership Programs to provide additional financial literacy to help Housing Choice Voucher Families prepare for homeownership.

### **Actions taken to provide assistance to troubled PHAs**

There were no troubled PHAs identified in the County.

## **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken 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. 91.220 (j); 91.320 (i)**

### **County of Ventura**

Williams Homes is building two subdivisions: the Finch Tract in Piru (175 units, 10,800 sq. ft. of commercial, 18 affordable) with 81 units occupied, and the Reider Tract (49 units, seven affordable) pending permits. Two major projects finished in 2024: the Somis Ranch Farmworker Housing Project (360 affordable units) and the Mesa Farm Tiny Home Community for Transitional Aged Youth. The Camino de Salud project (49 supportive units) is in predevelopment.

Policy updates included ADU/JADU amendments to the NCZO (June 2024) and parallel Coastal Zone updates expected by 2026. A General Plan amendment (July 2024) added disadvantaged communities in Oxnard, Santa Paula, and Ventura with new public noticing requirements. The County also finalized Initial Study Assessment Guidelines (2025) and adopted Density Bonus/Special Needs Housing amendments (2024).

Proposed changes to the Residential High Density Zone would drop the 100% affordability requirement, add compliance alternatives, and address water access constraints, with Board adoption expected Sept. 2025. Work also began on Program LU-C to allow new housing types such as tiny homes and co-housing.

### **City of Moorpark**

Moorpark is updating its Downtown Specific Plan with REAP 2.0 funds to support housing near the Metrolink station. The SPARK Program expedites plan review, while the City continues to offer density bonus incentives, support LIHTC projects, and monitor Housing Element implementation.

### **City of Port Hueneme**

Port Hueneme adopted the Neighborhood Infill Overlay Ordinance (Jan. 2025) to support compatible infill. In Dec. 2024, the City repealed a pending ADU ordinance, updated the Density Bonus Ordinance, and rezoned sites to mixed-use and higher-density consistent with the 2045 General Plan.

### **City of Ojai**

Ojai contracted with Design Path Studio to prepare pre-approved ADU plans to make small-scale housing easier.

### **City of Fillmore**

Fillmore's Housing Element was certified in Dec. 2024. The City approved Fillmore Terrace (50 affordable/supportive units by People Self-Help Housing) and entitled the Creekside Subdivision (134 single-family homes, 18 with ADUs).



## **Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

### **County of Ventura**

The County maintains a Mobile Home Park Rent Control program covering 24 parks. An update to the El Rio/Del Norte Area Plan began in 2025, the first since 1996, with draft documents under public review.

The Farmworker Housing Study and Action Plan continues, with surveys of 417 farmworkers and 40 employers completed in 2024 and Phases 4–5 launched in 2025 using \$499,991 in REAP 2.0 funds. A bilingual Guide to Agricultural Worker Housing was also published.

General Plan Program LU-Q identified new disadvantaged communities in North Ventura Avenue, Oxnard Plain, and Santa Paula. Adopted in July 2024, it also proposed NCZO changes to ease water access in El Rio’s Residential High Density zone.

### **City of Moorpark**

Moorpark adopted Inclusionary Housing Requirements, contributed \$200,000 to the Housing Trust Fund Ventura County, and partners with groups such as Habitat for Humanity and Moorpark Pantry Plus. Two affordable projects are nearing completion: High Street Depot (12 moderate-income units) and Vendra Gardens (198 affordable units).

### **City of Santa Paula**

Santa Paula is implementing its Housing Element, using REAP 2.0 funds to analyze potential housing sites, expand transitional housing, and develop a range of housing for low-income households, seniors, and persons with disabilities.

### **City of Fillmore**

Fillmore’s Housing Element was certified by HCD in Dec. 2024.

### **City of Ojai**

Ojai’s Housing Element includes 19 programs. Since 2021, the City has piloted movable tiny homes, adopted a tiny house ordinance (2025), and extended its Second Dwelling Compliance Program, which legalized 99 units. Ojai also allows home-splitting and is considering County pre-approved ADU plans with local design options.

### **Ventura County Behavioral Health (VCBH)**

VCBH partners with nonprofits through MHSA funds to create affordable units for individuals with serious mental illness and provides supportive services. The Community Care Expansion program funds board and care improvements and subsidies. With Bridge Housing funds, VCBH supports interim housing, family rental assistance, and secured 40 restricted units at the Valentine Road project for clients with subsidies and navigation services.

### **Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

The Code Compliance Division works with residents, tenants, and landlords to promote safe housing conditions. Officers respond to complaints about blighted properties and substandard housing, addressing violations under Health and Safety Code 17920.3. Issues range from exterior deterioration and lack of weather protection to interior hazards such as inadequate sanitation or lead-based paint.

The Childhood Lead Poisoning Prevention Program (CLPPP) increases awareness of lead hazards, ensures children are tested, and provides case management for those with elevated blood lead levels (BLLs). CLPPP partners with Healthy Homes Ventura County (HHVC) to fund lead assessments and abatement in eligible homes.

Children enrolled in Medi-Cal or WIC must receive lead testing at 12 and 24 months, with catch-up testing for those up to age six. CLPPP collaborates with the California Department of Public Health to ensure providers conduct risk assessments, inquire about older housing, and refer families for testing. In FY 24–25, CLPPP reached 14,288 medical providers and staff and distributed 60,562 educational materials.

Case management follows updated state guidelines using a blood lead reference value of 3.5 mcg/dL. Children at or above this threshold receive basic case management until their levels decline. Enhanced case management is provided for confirmed venous BLLs of 9.5–14.4 mcg/dL and for single results  $\geq 14.5$  mcg/dL, with continued support until levels remain below 9.5 mcg/dL for one year and trend under 3.5 mcg/dL.

Healthy Homes Ventura County (HHVC) provides inspections, assessments, abatement, and education. In FY 24–25, HHVC conducted 47 lead inspections and made 18 homes lead safe. Federal funding has expanded outreach and services to reach more families.

Together, CLPPP and HHVC collaborate with local building departments, housing agencies, code enforcement, and environmental health to prevent lead exposure. Teams include public health nurses providing case management and home visits, and environmental health specialists conducting full assessments.

In FY 24–25, the programs engaged in 198 outreach events, reaching over 99,631 residents through presentations, mailers, and educational activities. These efforts significantly increased public awareness and reduced exposure risks across Ventura County.

### **Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

In December 2024, the Board of Supervisors adopted ordinance amendments to implement Housing Element Program HE-N (Special Needs Housing). The amendments codified into the NCZO housing types such as transitional and supportive housing, low-barrier navigation centers, emergency shelters,

residential care facilities, and reasonable accommodations. These changes create a clear permitting pathway for special needs housing that combines affordability with tailored support services.

The Workforce Development Board (WDB) of Ventura County works to reduce poverty and underemployment by connecting residents with quality jobs offering living wages and benefits. Through two American Job Centers, WDB provides job readiness, placement, and transition services, while supporting employers with recruitment and retention. Programs prioritize underserved groups including youth ages 14–24, formerly incarcerated individuals, people with disabilities, and those experiencing homelessness. Services include job training, subsidized employment, and pre-apprenticeships in fields such as construction. WDB’s goal is to equip residents with skills for long-term economic stability and career growth.

The Economic Development Collaborative (EDC) drives regional economic vitality by supporting small business growth, access to resources, and public–private partnerships. In 2024, EDC:

- Supported 3,200+ businesses, resulting in 1,000 jobs created.
- Facilitated \$50 million in business capital access.
- Provided \$2.4 million in direct loans.
- Trained 246 adult learners in computer basics, 175 in ICT, and 62 business owners in e-commerce.
- Advanced technology entrepreneurship through the Inclusive Innovation Hub.
- Delivered business support with County ARPA funding.
- Partnered on the Isabella Project, expanding early childhood education in Santa Paula, by supporting childcare providers with technical assistance and forgivable loans.
- Advocated for broadband deployment as fiscal agent of the Broadband Consortium of the Pacific Coast.
- Gathered community input as fiscal agent of the Uplift Central Coast Coalition, helping secure \$9 million in grants for regional nonprofits and educational institutions.

Together, these initiatives address housing, workforce readiness, and business development, advancing inclusive economic growth and improving access to housing and jobs for Ventura County residents.

### **Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

The County continues to strengthen the systems needed to prevent and end homelessness by fostering collaboration, leveraging funding, and supporting innovative housing solutions. As the Collaborative Applicant for the Ventura County Continuum of Care (CoC), the County coordinates local governments, nonprofits, and agencies with a shared vision of ending homelessness.

In FY 2024–25, the County was awarded \$3.3 million in HUD CoC funds and \$16.1 million in State HHAP funds to support strategic initiatives, including public engagement and landlord recruitment. The CoC website was expanded to share housing resources and opportunities for involvement.

The CoC funds the United Way’s Landlord Engagement Program, which has helped 110 households

secure permanent housing by recruiting landlords to accept vouchers and subsidies, addressing a key barrier in the rental market.

To increase housing production, all cities and the County continue to support the Housing Trust Fund of Ventura County. In 2024–25, the County allocated \$441,173 in PLHA funds to strengthen its affordable housing pipeline.

Recognizing the need for shelter and navigation services, the Board of Supervisors committed to match infrastructure and operating costs for cities building new facilities. This has led to permanent navigation centers in Oxnard and Ventura and planning for a 49-bed regional shelter in Santa Paula/Fillmore with County support.

Institutional coordination also advanced through a countywide MOU approved by all ten cities and the County, formalizing collaboration on sheltering, housing, and the Pathways to Home system. The County also partnered with cities and school districts to secure SCAG funding to assess publicly owned land for future affordable housing.

Operationally, the County provides funding for interim shelters, including Oxnard’s 24-hour facility near the airport, and has finalized cost-sharing agreements with Ventura and soon, Oxnard to sustain operations.

A major institutional initiative is the Countywide Farmworker Housing Study and Action Plan, led by the County and House Farm Workers! in partnership with all ten cities, the Ventura County Transportation Commission, advocacy groups, and agricultural businesses. Supported by REAP 2.0 funding, this project will create a countywide strategy for farmworker housing, advancing fair housing and supporting a stable agricultural workforce. The plan is expected to be completed in 2026 and will provide a framework for shared responsibility, cross-jurisdictional planning, and equitable partnerships.

### **Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

The County and all ten cities collaborated on the second **Regional Consolidated Plan (RCP) for 2025-29**, strengthening coordination among local governments, housing developers, property managers, and social service agencies. Developers and property managers now commit units for permanent supportive housing with services coordinated by partner agencies.

The County was awarded \$2.2 million under the DOJ Second Chance Act Pay for Success Initiative, a joint DOJ–HUD program to promote housing stability, reduce justice involvement, and lower health care costs through permanent supportive housing. The program, titled “Venture Home,” was delayed by COVID-19 but is moving forward with a consultant assisting in project deliverables.

The first Economic Vitality Strategic Plan (EVSP), approved in 2017 and updated in 2019, identified 30

action steps to support equitable economic opportunity and added recovery and resilience efforts after natural disasters. A key action was creating a Housing Solutions Coalition with the Economic Development Collaborative, Ventura County Civic Alliance, local Housing Authorities, and California Lutheran University. This coalition raises awareness of housing affordability and collaborates with the CoC to address homelessness impacts on businesses and the community.

The CoC's Public Information and Outreach Committee supports collaboration across agencies and develops materials to educate the public on the coordinated entry system, permanent supportive housing, and rapid re-housing.

Preparation of the Residential High Density (RHD) Zone Ordinance Amendment (Program HE-H) required broad stakeholder engagement. Planning staff convened an infrastructure forum with service providers, cities, LAFCO, and housing developers; conducted direct outreach to property owners of RHD sites; and presented proposals to local advisory councils. Additional outreach included engagement with homeowner associations, social media advertising, and targeted communication to interested parties. These actions aimed to improve coordination and inform community members prior to the Board's adoption hearing.

Robust outreach also supported the Countywide Farmworker Housing Study and Action Plan. In 2024–25, County and House Farm Worker! staff presented survey findings from Phases 2–3 to groups including the Board of Supervisors, HOME conference, Ventura City Committee, Ventura County Community Foundation, CCRH, and the VCTC Board. This extensive engagement builds momentum for Phases 4–5, now underway.

### **Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

The County contracts with the Southern California Housing Rights Center (HRC) to assist in the administration of the County's Fair Housing Program. During Fiscal Year (FY) 2024-25, HRC assisted 503 Ventura County residents with housing concerns, including landlord-tenant relations and housing discrimination. Seventy-Five individuals (15%) presented the agency with questions regarding, and allegations of, housing discrimination. HRC's staff resolved 48 of these matters through appropriate counseling, referred seven matters to outside agencies for further review, and was reviewing an additional seven matters at the close of the program year. HRC opened discrimination investigations into the remaining 13 discrimination allegations.

Of the 13 cases opened, 5 (38%) involved allegations of discrimination based on physical disability, three (23%) on mental disability, three (23%) on source of income, one (8%) on gender, and one (8%) on sexual orientation. By the conclusion of the program year, HRC had successfully referred 1 case to the California Civil Rights Department and closed six cases for lack of meaningful enforcement. In addition, 6 cases are currently pending for further investigation at the end of the program year.

The balance of 428 client contacts during the program year addressed a wide variety of general housing concerns, with the emphasis on notices and rent increase issues (27%), repairs and substandard conditions (18%), and seeking housing (9%). HRC's housing counselors resolved 112 (26%) of these landlord/tenant inquiries and made appropriate referrals for the remainder.

Of the 503 Ventura County residents served during the program year, all were moderate to extremely low income, with 92% not exceeding low income. Twenty-eight (5.5%) were female heads of households, 94 (19%) were seniors, and 70 (14%) were individuals with disabilities. A total of 136 individuals served by HRC (27%) reported their ethnicity as Hispanic/Latino.

During FY 2023-24, HRC conducted extensive outreach activities of interest to and impacting residents throughout HRC's Los Angeles and Ventura County service areas, aimed primarily at the prevention of incidences of housing discrimination. Selected activities and events of highest relevance are reported quarterly to the County, with additional details available from HRC upon request.

## **CR-40 - Monitoring 91.220 and 91.230**

**Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

Planned monitoring of CDBG-funded projects varies depending upon a risk analysis of the subrecipient and type of project or program (i.e. construction, economic development, public service, etc.). While monitoring is almost always intended to ensure program compliance, it may also entail measures to improve performance. Monitoring may be fiscal or performance monitoring, Fair Labor Standards Act compliance (Davis-Bacon) and/or environmental review compliance.

Financial Monitoring: The County reviewed monthly Expense Summary (ES) documents received from the participating jurisdictions and subrecipients. Expenditures were reviewed to ensure compliance with cost eligibility and allocation regulations. Single audits are provided by subrecipients and reviewed as necessary. All projects are routinely monitored for expenditures to ensure no more than 1.5 times the annual CDBG grant is in the line of credit on April 30 of each year.

Performance Monitoring: In addition, County staff reviewed Quarterly Status Reports (QSRs) for the CDBG program each quarter to ensure performance is adequate and timely compared to the goals stated in the Annual Plan and five-year goals stated in the Regional Consolidated Plan. These reports were completed by all subrecipients and include information on milestones, status and accomplishments. Progress delays were addressed and resolved. Additional technical assistance was provided to subrecipients as needed to ensure proper beneficiary collection and reporting.

HOME Monitoring: All HOME-funded projects are monitored at the following times for compliance with HOME program requirements: 1) during construction; 2) upon completion of construction; and 3) annually during the affordability period, with on-site monitoring occurring for each project every three years. See CR-50 for more detailed information on HOME-assisted projects monitored during the reporting period.

ESG Monitoring: The Ventura County CoC has adopted written standards for CoC and ESG funding. CoC and ESG staff monitored programs through desk monitoring, on-site monitoring and by providing technical assistance to funded providers. ESG projects are monitored on a quarterly basis and at a minimum annually. All funded projects provided quarterly status reports which include performance data and narrative on successes and challenges within the program.

CDBG-CV: Staff monitored programs through desk monitoring, on-site monitoring and by providing technical assistance to funded providers. Projects are monitored on a quarterly basis and at a minimum annually. All funded projects provided quarterly status reports until program completion, which include performance data and narrative on successes and challenges within the program.

**Citizen Participation Plan 91.105(d); 91.115(d)****Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

Pursuant to 24 CFR 91.105(d), citizens were provided with reasonable notice and an opportunity to comment on the Consolidated Annual Performance and Evaluation Report (CAPER). The public comment period was opened from September 4, 2025 through September 19, 2025. The public notices included in Attachment 5 were published in the Ventura County Star on September 4, 2025 and in a local Spanish publication, *VIDA*, on September 4, 2025. The draft Consolidated Annual Performance and Evaluation Report (CAPER) was also made available on the County webpage: <https://www.ventura.org/county-executive-office/community-development/hud-plans-reports/>. No public comments were received during the public comment period.



## **CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

In a continuation of last year's challenges, most construction related grants have continued to struggle. They continue to face a variety of challenges including staff turnover, materials shortages, and most significantly, difficulty in procuring consultants and contractors. The continuing aftermath of the devastating fires in recent years have compounded existing problems while creating new ones.

Rising housing costs and inflation have significantly affected our Homebuyer Assistance program. Despite an adjustment to our program to increase per household assistance from \$40,000 to \$60,000, only two households were served this past year. As part of our efforts to remain timely in our expenditures, this activity was not awarded first tier funding in Program Year 2025-26. If funds are awarded, we will only guarantee funding for a minimal number of households with authorization to fund more based upon need and availability of funds.

The County continues to evaluate the reasons behind reprogramming needs to better allocate funds in future cycles. As evidenced by prior year experiences, a major obstacle has been identifying affordable housing projects that are able to move forward in a timely fashion. Such developments address an extremely high priority need, and we are committed to identifying those projects and subrecipients that can most efficiently use these funds.

We also have many nonprofit service provider organizations that would like to use funds to renovate or expand their facilities. Unfortunately, the CDBG requirements (environmental reviews, procurement processes, labor standards, etc.) are too extensive and onerous, ultimately prohibiting these agencies from being able to use available CDBG funds. We have shifted our focus to support rehabilitation of aging affordable housing developments, as well as infrastructure.

The County also continues to emphasize subrecipient capacity as related to CDBG regulations and reporting requirements.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**

## **CR-50 - HOME 24 CFR 91.520(d)**

### **Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations**

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

Completion Inspections: completion inspections were completed for Westview Village II and People's Place in 2024. Those projects were not closed in IDIS last year when they were completed as there were some items the County was still collecting from the developers to deem them complete. However, both projects had completion inspections and were completed within IDIS.

Ongoing Monitoring of HOME-Assisted Housing: All completed HOME-assisted projects were reviewed as part of the annual desk monitoring process. County staff completed monitoring of HOME-assisted properties by the end of the reporting period with no significant findings.

On-site inspections are required of all HOME-assisted properties every three years, with seven (7) site inspections scheduled during the reporting period. The County contracted out services to perform onsite inspections in spring 2025. All inspections were conducted prior to the end of fiscal year.

### **Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)**

All HOME subrecipients are required to adopt affirmative marketing procedures for HOME-assisted housing project(s). Subrecipients are also required to report annually on their affirmative marketing activities.

During the reporting period, a variety of methods were used to reach out to potential beneficiaries of the HOME program including: posting of the Fair Housing Poster and Affirmative Fair Housing Marketing Plan in offices; display of the HUD approved Equal Housing Opportunity logo at the entrance to HOME-assisted properties and on all materials for public distribution related to the property(ies); coordination with civic and community contacts/organizations to promote the housing opportunity to low-income households and any populations identified as under-served; and advertising in electronic and print media.

### **Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics**

During the reporting period (the federal fiscal year), no program income was received for HOME programs.

**Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)**

People's Place, an affordable housing development, that was included in the 2021-22 Action Plan began construction in 2022 and was completed in 2024. The project has eight (8) units of HOME-assisted housing in a 68 unit affordable housing complex. Another affordable housing development, Villages at Westview Phase II, included in the 2018-19 Action Plan also began construction in 2021-22 and was completed in 2024. This project has six (6) units of HOME-assisted housing in a 50-unit affordable housing complex. Rancho Sierra Senior Apartments a 50-unit senior affordable housing complex included in the 2021-22 Action Plan began construction in spring 2023 and will have two (2) HOME assisted units.

The project funded during the 2020-21 and 2022-23 Action Plans, Fillmore Terrace, a 50-unit affordable housing complex with nine (9) County HOME-assisted units for very low-income households remains in predevelopment. The project funded during the 2022-23 and 2024-25 Action Plan, Arroyo Spring Apartments, a 138-unit affordable housing complex with five (5) County HOME-assisted units and two (2) HOME-ARP units remains in predevelopment.

The HOME funds available for the development of affordable housing are often used by developers to leverage other financing, including Low Income Housing Tax Credits, private investments, state and local funds.

In May of 2015, the County Board of Supervisors approved a one-time appropriation of \$1 million for the development of farmworker housing. Two projects are completed and leased and the final project is scheduled to be completed in summer 2025.

The State's Permanent Local Housing Allocation program, provides an ongoing permanent source of funding to local governments to address the state's housing crisis. The County administers this funding for the Ventura Urban County Entitlement Area jurisdictions and the City of Thousand Oaks. During the 2024-25 program year, a portion of funding went towards a Homekey project that serve transitional age youth and another portion of PLHA funds were reserved towards a down payment assistance program for individuals making up to 120% of AMI.

The County of Ventura also received CDBG-Disaster Recovery Multifamily Housing Program (CDBG-DR MHP) funds in response to the Thomas and Woolsey Fires in 2017 and 2018. During the 2021-22 program year, three affordable housing projects that received 2017 CDBG-DR funding began construction. All three projects were completed in 2024.

The County is contributing \$18,160,000 in general funds towards the development of affordable housing. Four projects are in predevelopment, and one began construction in spring 2025.

Finally, during the 2021-22 program year, the County received State of California Homekey funds for the rehabilitation and/or development of a total of 39 units of transitional housing for transitional age youth for two projects. One of these projects was completed in June 2024 and serves 12 TAY. The other project completed a portion of its rehabilitation project with 18 units complete and 9 units to be completed in 2025. The County also partnered with the Housing Authority of San Buenaventura for a Homekey project to bring a total of 83 permanent supportive housing and an additional 55 units of affordable housing.

## CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	2	2	0	0	0
Total Labor Hours	0	225,904			
Total Section 3 Worker Hours	0	32,287			
Total Targeted Section 3 Worker Hours	0	8,736			

**Table 14 – Total Labor Hours**

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.		1			
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.		1			
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					
Other.					

**Table 15 – Qualitative Efforts - Number of Activities by Program**

## **Narrative**

The County enforced its Section 3 Policy on all construction related projects assisted with federal funding. Section 3 fosters local economic development, neighborhood economic improvement, and individual self-sufficiency and ensures 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.

For projects awarded or committed prior to July 1, 2021, the County's 2015 Section 3 Plan (24 CFR Part 135) applies; for those awarded or committed on or after this date, the County's 2021 Section 3 Plan (24 CFR 75) applies.

Under the CDBG program, two activities subject to Section 3 requirements under 24 CFR 75 are ongoing. Section 3 hours will be reported upon project completion.

Under the HOME program, two projects were completed. The remaining HOME-assisted projects will be subject to the County's 2021 Section 3 Plan and will report data in the CAPER in the year each project was completed. People's Place did not meet their Section 3 goals, therefore they engaged in outreach efforts to generate job applicants and outreach efforts to identify and secure Section 3 bids.

# ATTACHMENT 1

**VENTURA COUNTY**

**CONSOLIDATED ANNUAL PERFORMANCE EVALUATION  
REPORT FINAL  
2024**

*CDBG & HOME*



# Attachment 1: Highlights of 24-25 CAPER

## County of Ventura FY 2024-25 Consolidated Annual Performance and Evaluation Report

Highlights from this year include the following accomplishments:

### CDBG

Programs included activities in support of Affordable Housing, Homeless Services, Housing Rehabilitation, Social Services, Public Facilities, Planning and Administration, and Fair Housing Services. A summary of the status of each project is included below.

Projects funded and completed in the current program year:

- Community Economic Development Corporation – Santa Paulan Apartments Rehabilitation: Originally funded in 2019-20, additional funds were allocated in 2022-23. Sewer system repairs and the security camera system upgrade were completed in previous years, but additional funds were required for ADA security doors and related upgrades. After considerable delays, work was completed in June 2025.
- Saticoy Sanitary District – Wastewater Treatment Plant Rehabilitation: Funds were used to provide improvements to the Jose Flores Wastewater Treatment Plant, serving the unincorporated areas of Saticoy. Originally funded in 2020-21, this project continued to receive additional allocations in subsequent years. The final phase which included recoating of the two sequencing batch reactors, structural repairs, headworks rehabilitation, and new manhole, was completed in December 2024.
- Community Economic Development Corporation – Courtyard at Harvard Apartments Rehabilitation: Originally funded in 2022-23, this project was completed in August 2024, with final inspection completed in November 2024. CDBG funds were used to replace central boilers in all four buildings.
- Catholic Charities – Moorpark Community Service Center (Moorpark Pantry Plus): This program provides essential safety net services and outreach programs for low-income individuals in the Moorpark area. The Center offers supplemental food, clothing, eviction prevention assistance, utility assistance, and information and referrals. 2,128 persons were served this year, of a goal of 2,191 persons.
- Mesa – Transitional Age Youth Transitional and Supportive Services: This new 12-unit facility in the Ojai area provides transitional housing and supportive services to young adults aged 18-24 who are either currently homeless or at risk of becoming homeless. Youth were welcomed beginning August 1, 2024. A total of 17 youth were served during the program year, exceeding their goal of 12 youth.



- Mixteco/Indigena Community Organizing Project (MICOP) – Domestic Violence Education for the Mixteco/Indigenous Community: The program uses promotoras (women leaders) to conduct outreach and education about general domestic violence awareness to Mixteco and other indigenous communities that are difficult to reach with traditional community education and outreach methods. During the year, 105 of the 100 persons goal were served.
- Spirit of Santa Paula – Homeless Services: This program provides operational support for the Harvard Homeless Shelter and Resource Center (Street Outreach). A total of 425 persons were served of their 305 person goal. 245 persons were provided with overnight shelter, and eight (8) new beds were created.
- Habitat for Humanity – Home Repair Program: This program reaches out to owner occupied low- to moderate-income households that have home rehabilitation needs and are otherwise not able to perform the work on their own or pay full cost for a general contractor and is essential in preserving the County’s aging affordable housing supply. Of the six-household goal, only one home repair was completed. Six others received their Notice to Proceed and are slated for completion by the end of October 2025.
- Planning, Administration, and Fair Housing Services: Administration allowance funds were used to provide administration and compliance guidance for CDBG activities, including technical support to subrecipients. Funds were also used for the County’s fair housing services program, which is administered by a consultant.
- Ventura County Community Development Corporation – Hope to Home. This program provides first-time Homebuyer Financial Assistance to low- to moderate-income Entitlement Areas residents. Two households received assistance during the current program year. This program has been adjusted from the prior program year to provide a higher maximum level of assistance (up to \$60,000 from \$40,000 per household) in hopes of making it more viable in this aggressive housing market.

Continuing projects funded in prior years:

- Community Economic Development Corporation – Rancho Sespe Apartments: CDBG funds were awarded in 2023-24 to this project to rebuild the deteriorated water system at this affordable farmworker housing development located on the outskirts of the City of Fillmore in the unincorporated area. However, in November 2023 the facility received a Notice of Violation from the Fire Department, requiring immediate repair of the inoperable fire suppression system. Emergency repairs have been completed, pending final testing and approval by the Fire Department.
- Fillmore/Piru Veterans Memorial District – Facility Rehabilitation: Originally funded in 2022-23, this program has struggled to move forward. Along with just over \$800,000 in County CDBG funds, this project received over \$1.2 million in CDBG-MIT-RIP funds from

the State of California. The original scope of work included roof repairs, hazardous materials abatement, seismic retrofitting, ADA, fire code and energy upgrades, along with general facility upgrades, to ensure use of this facility as a Community Resiliency Center. However, during the lengthy (and ongoing) process of receiving a Notice to Proceed from the State, heavy rains over two winters caused the roofs at both building to fail, resulting in their being condemned.

Phase 1 is now underway, which includes removal of the defunct HVAC equipment, roof replacement, including structural improvements, removal/mitigation of asbestos and lead containing materials.

Phase 2 is under development, with the intent to include a new HVAC system and related electrical upgrades, minimal ADA compliant upgrades, and other items needed to obtain a Certificate of Occupancy. The project anticipates receiving a second round of CDBG-MIT-RIP funds from the State.

Other:

- The 2024-25 Action Plan (AP) included a set-aside of \$250,000 in support of the design and build of a new storm water channel and sinkhole damage repair at the affordable Valle Naranjal Apartments in Piru. Due to a failure to meet program milestones, the activity was cancelled.

## HOME

### *Completed Project(s)*

- People's Place, an affordable housing development, was funded during the 2021-22 Action Plan and began construction in spring 2022. Additional HOME funds were committed to the project as part of the Community Housing Development Organization HOME allocation in 2023-24 funding cycle. With the additional funds, the project has eight units of HOME-assisted housing in a 68 unit affordable housing complex and was completed in FY 2024-25.
- Villages at Westview Phase II, funded during the 2018-19 Action Plan also began construction in spring 2022. An additional allocation of HOME funds was provided to the project in FY 2024-25 and it has six units of HOME-assisted housing in a 50-unit senior affordable housing complex and was completed in 2024-25.

### *Projects in Construction*

- Rancho Sierra Senior Apartments located in Unincorporated Ventura County outside the

City of Camarillo began construction in spring 2023. The project will have two HOME-assisted unit in a 50 unit affordable housing complex and is scheduled to be completed in 2025.

### *Projects in Pre-Development*

- In FY 20-21 and FY 22-23, the County made preliminary reservations of HOME funding to Fillmore Terrace, a 50-unit affordable housing complex with nine (9) County HOME-assisted units for very low-income households. Due to the lengthy nature of affordable housing development, the project was not completed.
- The project funded during the 2022-23 and 2024-25 Action Plan, Arroyo Spring Apartments, a 138-unit affordable housing complex with five (5) County HOME-assisted units and two (2) HOME-ARP units remains in predevelopment.

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

### ESG

No direct federal ESG funds were awarded in 2024-25.

### CDBG-CV

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

- Mercy House – Project Homekey Non-Congregate Shelter Operations: During the program year, the project successfully completed the first phase of the project's transition process, marking a pivotal step in transitioning the program from a non-congregate emergency shelter model to fully operational permanent supportive housing (PSH) units. This achievement involved securing PBV agreements, preparing units for occupancy, and ensuring that they meet all standards for habitability and accessibility. Additionally, the project initiated the process of matching clients to units based on their needs and eligibility criteria, further supporting a client-centered approach to housing stability.

One of the key successes was the project's active involvement and collaboration with Mercy House, County staff, the Coordinated Entry System (CES), the Housing Authority, and property management partners. By engaging with CES, the team ensured efficient client referrals and prioritized households with the highest needs for housing placement. Close coordination with the Housing Authority facilitated the timely processing of housing vouchers, streamlining the transition from shelter to permanent supportive housing.

This proactive approach strengthened relationships among all stakeholders, resulting in faster move-ins and improved housing transition for clients. Through these efforts, the project demonstrated the importance of collaboration in overcoming barriers and achieving successful housing outcomes.

- Premier Inn, Thousand Oaks & Vagabond Hotel, Ventura – Project Homekey Non-Congregate Shelter Operations: During the program year, the program served 121 unique individuals with shelter, food and case management services to prepare them for permanent housing or other appropriate placement depending upon need.

# ATTACHMENT 2

**VENTURA COUNTY**

**CONSOLIDATED ANNUAL PERFORMANCE EVALUATION  
REPORT FINAL  
2024**

*CDBG & HOME*



**AFFIDAVIT OF PUBLICATION**


Edith Bell  
County Executive Office  
800 S. Victoria Avenue, L#1940  
Ventura CA 93009

STATE OF WISCONSIN, COUNTY OF BROWN

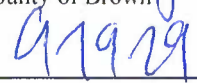
The Ventura County Star, a newspaper published in the city of Camarillo, Ventura County, State of California, with circulation in the County of Ventura, State of California; and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue:

09/04/2025

and that the fees charged are legal.  
Sworn to and subscribed before on 09/04/2025

  
\_\_\_\_\_  
Legal Clerk

  
\_\_\_\_\_  
Notary, State of WI, County of Brown

  
\_\_\_\_\_  
My commission expires

Publication Cost:	\$280.34	
Tax Amount:	\$0.00	
Payment Cost:	\$280.34	
Order No:	11621337	# of Copies:
Customer No:	1217309	1
PO #:		

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*

VICKY FELTY  
Notary Public  
State of Wisconsin

**NOTICE OF DOCUMENT AVAILABILITY  
COUNTY OF VENTURA  
DRAFT FY 2024-25  
CONSOLIDATED ANNUAL PERFORMANCE AND  
EVALUATION REPORT  
FOR CDBG & HOME FUNDED ACTIVITIES**

The County of Ventura has prepared the FY 2024-25 Consolidated Annual Performance and Evaluation Report (CAPER) in accordance with requirements of the Department of Housing and Urban Development (HUD). The CAPER covers activities funded during the period of July 1, 2024, through June 30, 2025, through the Community Development Block Grant (CDBG) Urban County Entitlement Program and the HOME Investment Partnerships Program (HOME). HUD uses this report to assess implementation of the 2020-24 Consolidated Plan goals and FY 2024-25 Annual Action Plan activities, which provide maximum benefit to low-moderate income persons.

Activities funded included housing rehabilitation and construction, public facilities improvements, fair housing, and other public services located in the cities of Fillmore, Moorpark, Ojai, Port Hueneme, and Santa Paula and within the unincorporated areas of Ventura County. HOME funds serve these communities as well as Camarillo, Thousand Oaks, and Simi Valley.

The CAPER will be available for review beginning September 4, 2025, online at <https://www.ventura.org/county-executive-office/community-development/hud-plans-reports/>.

All comments on the CAPER should be directed to Community Development at the County Executive Office, 800 S. Victoria Avenue, Admin Bldg. 4th floor, Ventura, CA 93009, (805) 662 6870 (for relay services, dial 711 or (866) 660-4288) or via e-mail to [Community.Development@ventura.org](mailto:Community.Development@ventura.org) no later than 5 PM, September 19, 2025. If you require translation services of the CAPER, please email [community.development@ventura.org](mailto:community.development@ventura.org).  
Pub: September 4, 2025; #11621337

PUBLIC NOTICES

Fictitious Business

**FICTITIOUS BUSINESS NAME STATEMENT**  
FILE NO. 2025100009523  
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS:  
CHANNEL ISLANDS PROPERTIES, LLC  
2947 WEST FIFTH STREET  
OXNARD, CA 93030  
County of VENTURA  
State of Incorporation/ Organization: CA  
Full Name of Registrant: CHANNEL ISLANDS PROPERTIES, LLC  
2947 WEST FIFTH ST, OXNARD CA 93030  
This business is conducted by A Limited Liability Company  
The registrant commenced transacting business under the fictitious business name or names listed above on 08/01/2025  
I declare that all information in this statement is true and correct. (A registrant who declares information as true any material matter pursuant to Section 17913 of Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one

Fictitious Business

thousand dollars (\$1,000).) /s/ Leslie Schmidt  
THIS STATEMENT WAS FILED WITH THE COUNTY CLERK OF VENTURA COUNTY ON August 14, 2025  
NOTICE - In accordance with subdivision (a) of Section 17920, a fictitious name statement generally expires at the end of five years from the date on which it was filed in the office of the county clerk, except, as provided in subdivision section 17920 where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in residence address or registered owner. A NEW FICTITIOUS BUSINESS NAME STATEMENT MUST BE FILED BEFORE THE EXPIRATION. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under Federal, State, or Common Law (See Section 14411 ET SEQ., B & P Code).  
August 21, 28, September 4, 11 2025  
LYRK0355285


**Find the Purr-fect Pet Supplies**  
Check the classified listings.

Public Notices

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME**  
Denise Ortiz  
CASE NUMBER:  
2025CUP048250  
TO ALL INTERESTED PERSONS:  
1. Petitioner Denise Ortiz filed a petition with this court for a decree changing name as follows:  
Present Name: Denise Ortiz  
Proposed name: Denise Ortiz Albor  
2. THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.  
NOTICE OF HEARING Date: September 30, 2025  
Time: 08:30 AM  
Dept. 21  
800 South Victoria Avenue  
Ventura, CA 93009  
Hall of Justice

Public Notices

A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation printed in this county: Ventura County Star  
Dated: August 12, 2025  
/s/ k. Bieker  
Judge of the Superior Court  
August 21, 28, September 4, 11 2025  
LYRK0355330

  
**Looking to Buy a Car?**  
Check the classified listings everyday.

Govt Public Notices

**NOTICE OF DOCUMENT AVAILABILITY**  
**COUNTY OF VENTURA**  
**DRAFT FY 2024-25**  
**CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT**  
**FOR CDBG & HOME FUNDED ACTIVITIES**  
The County of Ventura has prepared the FY 2024-25 Consolidated Annual Performance and Evaluation Report (CAPER) in accordance with requirements of the Department of Housing and Urban Development (HUD). The CAPER covers activities funded during the period of July 1, 2024, through June 30, 2025, through the Community Development Block Grant (CDBG) Urban County Entitlement Program and the HOME Investment Partnerships Program (HOME). HUD uses this report to assess implementation of the 2020-24 Consolidated Plan goals and FY 2024-25 Annual Action Plan activities, which provide maximum benefit to low-moderate income persons.  
Activities funded included housing rehabilitation and construction, public facilities improvements, fair housing, and other public services located in the cities of Fillmore, Moorpark, Ojai, Port Hueneme, and Santa Paula and within the unincorporated areas of Ventura County. HOME funds serve these communities as well as Camarillo, Thousand Oaks, and Simi Valley.  
The CAPER will be available for review beginning September 4, 2025, online at <https://www.ventura.org/county-executive-office/community-development/hud-plans-report>.  
All comments on the CAPER should be directed to Community Development at the County Executive Office, 800 S. Victoria Avenue, Admin Bldg. 4th floor, Ventura, CA 93009, (805) 662 6870 (for relay services, dial 711 or (866) 660-4288) or via e-mail to [Community.Development@ventura.org](mailto:Community.Development@ventura.org) no later than 5 PM, September 19, 2025. If you require translation services of the CAPER, please email [community.development@ventura.org](mailto:community.development@ventura.org).  
Pub: September 4, 2025; #11621337

Garage Sales Work

Clear out your clutter!  
Place your ad today.

PROPERTY TAX DEFAULT (DELINQUENT) LIST									
Made pursuant to section 3371, Revenue and Taxation Code									
I, Sue Horgan, Ventura County Tax Collector, State of California, certify that:									
The real properties listed below were declared to be in tax default at 12:01 a.m. on July 1, 2022, by operation of law pursuant to Revenue and Taxation Code 3436. The declaration of default was due to non-payment of the total amount due for the taxes, assessments and other charges levied in fiscal year 2021/2022 against the listed real property. Tax-defaulted real property may be redeemed by payment of all unpaid taxes and assessments, together with the additional penalties and fees, as prescribed by law, or it may be redeemed under an installment plan of redemption. The amount to redeem, including all penalties and fees, as of September 2025, is shown opposite the parcel number and next to the name of the assessee. All information concerning redemption of tax-defaulted property will be furnished, upon request, by Sue Horgan, 800 S. Victoria Ave., Ventura, CA 93009-1250, 805-664-3744.									
PARCEL NUMBERING SYSTEM EXPLANATION									
The Assessor's Parcel Number (APN), when used to describe property in this list, refers to the Assessor's map book, the map page, the block on the map, if applicable, and the individual parcel on the map page or in the block. The Assessor's maps and further explanation of the parcel numbering system are available in the County Assessor's Office.									
Property tax defaulted on July 1, 2022, for the taxes, assessments and other charges for the fiscal year 2021/2022:									
APN	ASSESSEE	AMOUNT							
002-0-140-245	JOSE ROLANDO ESPARZA	\$0,798.05							
008-0-170-175	CANALES ALEXA F TR	\$68,544.35							
017-0-102-030	SUTHERLAND MARK D MARITAL TR	\$43,196.66							
017-0-322-095	MCQUINN KRISTEN	\$2,632.98							
017-0-342-275	TADRIMIA THEO COM INC LSR	\$14,309.79							
017-0-343-365	ROE CHELSEA	\$102.81							
018-0-010-310	HAGGEGE LOGAN M-MISTY	\$345.92							
018-0-071-130	MCNERNEY FRANK A-PHYLLIS TR	\$17,096.63							
018-0-200-225	BEHRENDTSEN OLE	\$27,503.41							
018-0-200-235	BEHRENDTSEN OLE	\$3,930.05							
022-0-021-080	FAIRCHILD KIRBY J	\$24,682.91							
024-0-072-245	LOTTIS MATTHEW-CAROL TR	\$739.83							
024-0-103-100	ALVAREZ VANESSA R-MICHAEL P	\$33,666.65							
024-0-112-300	WALLACE MARILYN SEP PROP TR	\$47,672.21							
028-0-120-255	TELOS OJAH LLC	\$18,763.40							
029-0-090-120	TULLY ELIZABETH M	\$25,158.19							
031-0-173-045	REHM ARNOLD G	\$12,936.71							
033-0-100-045	STEINKE SUOTT M	\$39,277.17							
034-0-191-015	KAUER JERI A	\$20,280.21							
038-0-080-015	GUZMAN GUADALUPE A	\$70,409.60							
038-0-080-025	GUZMAN GUADALUPE A	\$15,233.35							
040-0-090-050	CLARK E P ET AL	\$111.20							
040-0-240-205	OAKS DEVELOPMENT LLC	\$82.72							
041-0-260-305	PALMA JONATHAN BRIAN	\$88,250.21							
046-0-183-045	SANTA PAULA HAY-IRRAWI-RANCHES	\$75,344.06							
046-0-212-050	SWETMAN FREDERICK A-HEATHER	\$27,548.00							
050-0-154-220	SOFIA SALVADOR	\$5,642.23							
050-0-192-230	GARCIA ANDREW M-TIANNA R	\$12,666.48							
052-0-041-225	RODRIGUEZ ADRIAN	\$4,815.48							
052-0-062-195	HERNANDEZ JUAN-GISELLA	\$6,744.72							
053-0-042-285	WIGI LAUREN E	\$105.03							
053-0-151-030	SANDOVAL EDWIN E	\$2,620.19							
053-0-170-455	IGNACIO BRIAN J	\$1,127.88							
053-0-210-455	MOORE FABIAN D-JOYCE A	\$154.91							
054-0-040-155	OSCHOA MIGUEL A	\$431.52							
054-0-060-165	MONCE CESAR A-AUCIA B	\$4,677.99							
054-0-071-155	GONZALEZ DAVID	\$3,633.30							
054-0-071-185	RENE D HERNANDEZ	\$2,056.78							
054-0-130-565	RODRIGUEZ SERGIO E	\$5,723.28							
056-0-130-085	CAMULOS MTN HISTORIC PRESERV	\$2,564.54							
055-0-140-125	CA RESOURCES PETROLEUM CORP	\$9,640.95							
060-0-040-070	FARIA BEACH INV LLC	\$8,334.22							
060-0-074-165	MARBELLA REAL ESTATE INC	\$26,558.45							
060-0-120-020	FARIA HEACH INV LLC	\$5,137.16							
061-0-031-355	675 MADONEY IREVEY TR	\$30,218.05							
061-0-212-280	HODGE JAMES A-CHRISTINA L	\$1,396.21							
062-0-050-045	GUZMAN GUADALUPE A-M C R TR	\$42,906.24							
062-0-050-055	GUZMAN GUADALUPE A-M C R TR	\$78,161.70							
062-0-070-055	GUZMAN GUADALUPE A	\$130,279.26							
062-0-070-065	GUZMAN GUADALUPE A	\$20,387.76							
064-0-070-025	GUZMAN GUADALUPE A	\$74,814.27							
065-0-042-075	KRANZ HEIDI Y TR	\$1,057.09							
065-0-074-035	ROSE MASON-BEVERLY	\$1,728.88							
069-0-290-755	CHEN FU KAI	\$3,924.16							
069-0-300-285	PEDDICORD CYNTHIA	\$14,384.41							
071-0-180-040	POLSON ROBERT B	\$22,094.36							
073-0-072-100	HONG DUKE P	\$4,528.49							
074-0-100-040	RHOZI RAMIN	\$13,774.00							
075-0-070-440	GIWENDOLYN ALLEY	\$4,685.60							
076-0-122-015	BREDAHL JAGGER	\$4,874.04							
079-0-351-305	SUMALPONG PILAR	\$6,417.31							
080-0-274-135	KELLY MARYANN A TR	\$10,918.17							
087-0-071-255	FLORES BARTOLO	\$163.01							
087-0-076-015	BARTLETT LANCE-JILL	\$9,339.75							
087-0-092-115	DALBA STEVEN J-JEANETTE	\$4,008.43							
088-0-243-015	INUKAMI KATSU LLC	\$25,587.28							
089-0-022-025	ROBERT A ALMILLO	\$11,906.76							
089-0-117-025	COLIN MARTIN G-ELIZABETH L	\$1,554.40							
089-0-150-855	MONTEZ JULIEL-AIDE H	\$6,466.67							
090-0-200-235	GUZMAN GUADALUPE A-OFELIA TR	\$125,182.84							
098-0-030-245	JOHNSON TR	\$3,710.33							
100-0-040-105	SORIANO IVAN	\$7,036.97							
100-0-040-225	PRICE R SUOTT TR	\$3,942.16							
100-0-040-335	CRUZ VICTOR J	\$9,170.94							
100-0-101-125	LEVER MARK J TR	\$19,246.07							
100-0-101-135	LEVER MARK J TR	\$82,472.87							
101-0-113-095	GARCIA ADRIAN M	\$2,838.08							
101-0-133-245	THURMAN GEORGE L TR	\$1,552.29							
101-0-292-085	GUZMAN IVAN-VALARIE	\$1,963.47							
101-0-350-305	MORFIN MARTA V ET AL	\$6,395.20							
102-0-023-155	MARQUEZ ESPINOZA TR EST	\$20,660.04							
102-0-181-245	HAMINEZ RIGORHOTO F-PAULA L	\$6,766.10							
102-0-250-355	RUIZ MARTIN	\$1,728.92							
102-0-292-225	RAMIREZ MARIA A	\$2,890.04							
105-0-121-425	HELL TERRY O	\$20,118.78							
105-0-191-225	ESTRADA MICHAEL	\$1,190.50							
107-0-250-495	GARCIA MANUEL	\$4,327.03							
107-0-290-275	TANNER JESSE	\$2,363.73							
107-0-290-285	PRICE PAUL D-ALEKSANDRA	\$6,006.03							
107-0-310-075	PETERSON JEFFERY-TAMARA	\$5,696.10							
107-0-310-445	CUMMINS DOUGLAS-ERICA	\$3,352.98							
107-0-320-265	FIGUEROA HECTOR A G	\$4,850.67							
107-0-330-015	LENNAR HOMES CALIFORNIA INC	\$3,467.80							
107-0-330-035	LENNAR HOMES CALIFORNIA INC	\$6,510.60							
110-0-210-190	SANTA PAULA HAY & GRAIN & RANCHES	\$58,633.25							
111-0-060-275	AYALA JOSE	\$843.82							
120-0-142-035	WEST TRACIE A	\$380.00							
128-0-091-075	LI CHRISTINA K-YU H	\$4,365.64							
131-0-140-535	BOGAN RANDI-DANTE	\$6,099.68							
132-0-251-565	FERNANDEZ GABRIEL-KIRA	\$1,701.37							
132-0-260-165	PEREZ DIANA	\$321.95							
133-0-300-215	PEREZ THOMAS F	\$1,366.31							
134-0-421-095	MAYNARD LUCIA R TR EST	\$13,648.78							
135-0-072-025	COBOS MARTIN E TR	\$2,684.85							
135-0-121-225	MILLER DOUGLAS H-CHELSEA	\$3,154.24							
135-0-141-265	JAY-RAMA CORP	\$143,676.89							
135-0-311-025	HUMPHREY TYLER	\$2,677.74							
135-0-313-065	ZAYNOUN RONY	\$4,843.46							
136-0-052-010	CHARLES E JR AND LARA M FERGUSON LIVING TRUST DATED 10 11 2015	\$5,515.16							
136-0-077-055	COBOS MARTIN E TR	\$4,039.63							
136-0-201-065	DUBOUX JEANINE	\$24,966.58							
137-0-110-525	UWANAWICH KATIE	\$5,993.97							
137-0-130-085	BARRON SAMANTHA	\$10,680.85							
139-0-111-115	CHARLES FRANK BODEN TRUST	\$13,349.02							
139-0-113-145	JOHN J BODEN, III	\$12,861.21							
139-0-134-195	REYES RAFAEL*	\$12,062.73							
139-0-137-025	RUSSEY TEOFLA	\$12,731.44							
139-0-190-235	HERNANDEZ NATALY P	\$902.45							
139-0-320-245	LOPEZ ARTURO A	\$871.16							
139-0-340-025	STOCKTON JAKE V S	\$1,593.69							
139-0-391-045	JOHN J BODEN, III	\$8,752.31							
139-0-470-165	ANDERSON TANYA L	\$5,720.35							
140-0-045-205	ESPINOZA LETICIA	\$1,483.28							
142-0-240-325	ROMAN LUCIO M-ALMA D	\$2,523.20							
145-0-012-020	SEGOVIA CHARLES M JR	\$1,325.58							
145-0-153-220	TUCKER CHRISTOPHER A D-LORI	\$13,676.10							
152-0-071-045	JACKSON ROSALEE H	\$16,513.24							
152-0-430-015	LARUE THERESA J TR	\$11,011.44							
155-0-110-345	EVANS GARY D-KAREN G TRUST	\$13,136.53							
157-0-240-075	ZENDEJAS ESTHER	\$418.10							
157-0-260-415	MICHAEL MILEY	\$6,657.01							
160-0-241-205	HUGHES SUSAN L TR	\$21,540.52							
160-0-304-155	HADJATIN MARWAN	\$11,322.93							
161-0-091-020	GUTIERREZ DE LA ROSA JUAN F	\$18,028.83							
162-0-012-100	RAUL ROCHA FERNANDEZ	\$21,010.04							
162-0-203-115	HART ERIC A TR	\$1,629.62							
163-0-080-455	MOJALLES CASEY	\$478.71							
165-0-051-385	MARGARET LIEN THORNE TRUST EST	\$22,584.62							
165-0-153-145	OROPILLA DOMINADOR G A-ARVIE	\$7,210.00							
165-0-280-130	JILER HILLARY F	\$29,035.77							
165-0-470-395	SALCEDO TERESA O	\$361.26							
166-0-141-015	BOWERS CRAIG C	\$10,80808.							

# In the Superior Court of the State of California

IN AND FOR THE COUNTY OF VENTURA

## CERTIFICATE OF PUBLICATION

### TYPE OF NOTICE

NOTIFICACIÓN DE DISPONIBILIDAD  
DE DOCUMENTOS  
CONDADO DE VENTURA  
BORRADOR AÑO FISCAL 2024-25

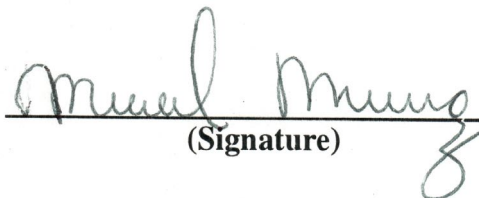
STATE OF CALIFORNIA  
COUNTY OF VENTURA

I Manuel Muñoz  
hereby certify that Ventura County VIDA  
Newspaper, is a newspaper of general  
circulation within the provision of the  
Government Code of the State of California,  
printed and published in the County  
of Ventura, State of California; that I am  
the Principal Clerk of said newspaper;  
that the annexed clipping is a true printed  
copy and published in said newspaper on  
the following dates, to wit.

September 4, 2025

I certify under penalty of perjury that the  
foregoing is true and correct, at Oxnard,  
County of Ventura, State of  
California, on the

4th day of September 2025

  
(Signature)

### NOTIFICACIÓN DE DISPONIBILIDAD DE DOCUMENTOS

#### CONDADO DE VENTURA

#### BORRADOR AÑO FISCAL 2024-25

### INFORME ANUAL CONSOLIDADO DE DESEMPEÑO Y EVALUACIÓN PARA CDBG Y ACTIVIDADES SOLVENTADAS POR HOME

El Condado de Ventura ha preparado el Informe Consolidado de Desempeño y Evaluación Anual 2024-25 (CAPER, por sus siglas en inglés), de acuerdo con los requerimientos del Departamento de Vivienda y Desarrollo Urbano (HUD). El CAPER cubre las actividades solventadas durante el periodo del 1º de julio de 2024 al 30 de junio de 2025, por medio del Subsidio de Desarrollo Comunitario (CDBG) y Programa de Asociaciones de Inversión HOME. HUD utiliza este informe para evaluar la implementación de las metas del Plan Consolidado 2020-24 y las actividades del Plan de Acción Anual del año fiscal 2024-25, que brindan el máximo beneficio a las personas de ingresos bajos a moderados.

Las actividades solventadas incluyen rehabilitación de vivienda y construcción, mejoramiento de instalaciones públicas, vivienda justa y otros servicios públicos localizados en las ciudades de Fillmore, Moorpark, Ojai, Port Hueneme y Santa Paula y dentro de las áreas no incorporadas del Condado de Ventura. Los fondos del programa HOME apoyan a estas comunidades, así como a Camarillo, Thousand Oaks y Simi Valley.

El CAPER estará disponible a partir del 4 de septiembre de 2025 en el sitio web <https://www.ventura.org/county-executive-office/community-development/hud-plans-reports/>.

Todo comentario sobre el CAPER deberá ser dirigido por escrito a Community Development County Executive Office, 800 S. Victoria Ave., Edificio Administrativo, 4º Piso, Ventura CA 93009, (805) 662-6870, (para servicios de relevo en español, marque 711 o (800) 855-3000), o por correo electrónico a [Community.Development@ventura.org](mailto:Community.Development@ventura.org) a más tardar a las 5 p.m. el 19 de septiembre de 2025. Si requiere servicio de traducción del CAPER, por favor mande un correo electrónico a [Community.Development@ventura.org](mailto:Community.Development@ventura.org).

Published: VCVN September 4, 2025



# Twice As Mexican: Charro Beans

Charro beans are one of Mexico’s most appreciated dishes. Charros, or traditional Mexican horsemen, bequeathed their name to the plate.

The charro figure goes back to the 19th-century rural noblemen who raised cattle in ranches. Charros had a set of values, including bravery, fraternal sentiments and honor. They have always been very proud of their clothing, including big, decorated sombreros.

Charros became an emblem of Mexico in the 20th century. Beans are one of Mexico’s most important crops. So, Mexicans consider charro beans to have a double Mexican heritage; they are “twice as Mexican.”

Working in a land that experienced periods of intense heat and drought, charros sometimes had to improvise at mealtimes. Legend has it that they once mixed leftover vegetables, spices, peppers and beans into a stew that had to feed a whole ranch. This dish came to be known as charro beans.

To prepare charro beans, Mexicans cook together kidney beans, peppers, onion, garlic, cilantro, sausages, bacon, chorizo, ham and pork rinds. Some people add other types of cold cuts. These days, it is easier to prepare the dish in a slow

cooker.

“Charro beans are a dish that is, as people say, hearty,” said Gilberto Lara Ochoa, a gastronomy graduate from the Universidad de Oriente, in Veracruz. “Having so many ingredients, charro beans are considered an entrée with a very intense flavor. Depending on whether you add avocado leaf or cilantro, the flavor will be more intense.”

Through trade and travel, the charro bean recipe spread throughout the country, and today different states serve variations of the stew. In Jalisco, people let it dry and top the dish with salsa ranchera (made with tomato, chili and onion.) In the center of the country, Mexicans enjoy their beans with broth and serve them as a side dish with carne asada or tacos.

“I usually make them for meetings or parties. It is a stew that adapts very well to [different] meat cold cuts,” said Guadalupe Ramírez Jácome, a housewife based in the city of Boca del Río, Veracruz. “However, I also add pork rinds. My friends really like that I serve them as a starter before carne asada. People get a little full, and they don’t just eat meat.”

Cooks from the Coahuila area in northern Mexico do not prepare their charro beans with kidney beans, but instead with mayflower



Legend has it that charros once mixed leftover vegetables, spices, peppers and beans into a stew that had to feed a whole ranch. This dish came to be known as charro beans.

beans. Meanwhile, in Monterrey, people use canary beans. In addition to the original ingredients, they add pork skins, which they consider the dish’s outstanding element.

All the varieties bear witness to how essential charro beans are to Mexican cuisine.

“It is one of the favorite dishes of all Mexicans,” said Lara Ochoa, and Mexicans all over the country might agree.

# Dos Veces Mexicano: Frijoles Charros

los sentimientos fraternales y el honor. Siempre han estado muy orgullosos de su ropa , incluidos los grandes sombreros decorados.

Charros se convirtió en un emblema de México en el siglo XX. El frijol es uno de los cultivos más importantes de México. Entonces, los mexicanos consideran que los frijoles charros tienen una doble herencia mexicana; son “el doble de mexicanos”.

Trabajando en una tierra que experimentó períodos de intenso calor y sequía, los charros a veces tenían que improvisar a la hora de comer. Cuenta la leyenda que una vez mezclaron sobras de verduras, especias, pimientos y frijoles en un guiso que tenía que alimentar a todo un rancho. Este plato llegó a ser conocido como frijoles charros.

Para preparar los frijoles charros , los mexicanos cocinan juntos frijoles, pimientos, cebolla, ajo, cilantro , salchichas, tocino, chorizo , jamón y chicharrón. Algunas personas agregan otros tipos de ingredientes. En estos días, es más fácil preparar el plato en una olla de cocción lenta.

“Los frijoles charros son un platillo, como dicen, sustancioso”, dijo Gilberto Lara Ochoa, egresado de gastronomía de la Universidad de Oriente, en Veracruz. “Al tener tantos ingredientes, los frijoles charros se consideran un plato principal con un sabor muy intenso. Según le agregues hoja de aguacate o cilantro, el sabor será más intenso”.

A través del comercio y los viajes, la

receta del frijol charro se extendió por todo el país, y hoy en día diferentes estados sirven variaciones del guiso. En Jalisco, la gente lo deja secar y cubre el plato con salsa ranchera (hecha con tomate, chile y cebolla). En el centro del país, los mexicanos disfrutaban sus frijoles con caldo y los sirven como guarnición con carne asada o tacos.

“Los acostumbro hacer para reuniones o fiestas. Es un guiso que se adapta muy bien a [diferentes] tipos de carne”, dijo Guadalupe Ramírez Jácome, ama de casa radicada en la ciudad de Boca del Río, Veracruz. “Sin embargo, también le agrego chicharrones. A mis amigos les gusta mucho que los sirva como entrada antes de la carne asada. La gente se llena un poco y no solo come carne”.

Los cocineros de la zona de Coahuila, en el norte de México, no preparan sus frijoles charros con frijoles rojos, sino con frijoles flor de mayo. Mientras tanto, en Monterrey, la gente usa frijol canario. Además de los ingredientes originales, añaden cueritos de cerdo, que consideran el elemento destacado del plato.

Todas las variedades dan testimonio de lo esencial que es el frijol charro en la cocina mexicana.

“Es uno de los platillos favoritos de todos los mexicanos”, dijo Lara Ochoa, y los mexicanos de todo el país podrían estar de acuerdo.

## NOTIFICACIÓN DE DISPONIBILIDAD DE DOCUMENTOS CONDADO DE VENTURA BORRADOR AÑO FISCAL 2024-25 INFORME ANUAL CONSOLIDADO DE DESEMPEÑO Y EVALUACIÓN PARA CDBG Y ACTIVIDADES SOLVENTADAS POR HOME

El Condado de Ventura ha preparado el Informe Consolidado de Desempeño y Evaluación Anual 2024-25 (CAPER, por sus siglas en inglés), de acuerdo con los requerimientos del Departamento de Vivienda y Desarrollo Urbano (HUD). El CAPER cubre las actividades solventadas durante el periodo del 1º de julio de 2024 al 30 de junio de 2025, por medio del Subsidio de Desarrollo Comunitario (CDBG) y Programa de Asociaciones de Inversión HOME. HUD utiliza este informe para evaluar la implementación de las metas del Plan Consolidado 2020-24 y las actividades del Plan de Acción Anual del año fiscal 2024-25, que brindan el máximo beneficio a las personas de ingresos bajos a moderados.

Las actividades solventadas incluyen rehabilitación de vivienda y construcción, mejoramiento de instalaciones públicas, vivienda justa y otros servicios públicos localizados en las ciudades de Fillmore, Moorpark, Ojai, Port Hueneme y Santa Paula y dentro de las áreas no incorporadas del Condado de Ventura. Los fondos del programa HOME apoyan a estas comunidades, así como a Camarillo, Thousand Oaks y Simi Valley.

El CAPER estará disponible a partir del 4 de septiembre de 2025 en el sitio web <https://www.ventura.org/county-executive-office/community-development/hud-plans-reports/>.

Todo comentario sobre el CAPER deberá ser dirigido por escrito a Community Development County Executive Office, 800 S. Victoria Ave., Edificio Administrativo, 4º Piso, Ventura CA 93009, (805) 662-6870, (para servicios de relevo en español, marque 711 o (800) 855-3000), o por correo electrónico a [Community.Development@ventura.org](mailto:Community.Development@ventura.org) a más tardar a las 5 p.m. el 19 de septiembre de 2025. Si requiere servicio de traducción del CAPER, por favor mande un correo electrónico a [Community.Development@ventura.org](mailto:Community.Development@ventura.org).

Published: VCVN September 4, 2025

## CITY OF OXNARD NOTICE OF THE 15-DAY PUBLIC COMMENT PERIOD AND AVAILABILITY OF THE PROGRAM YEAR 2024 DRAFT CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT

**NOTICE IS HEREBY GIVEN** that a 15-day public comment period will commence on **September 10, 2025, and end on September 24, 2025 for citizens to voice their public comments** regarding the City of Oxnard’s draft 2024 Program Year Consolidated Annual Performance and Evaluation Report (CAPER) for the period of July 1, 2024 through June 30, 2025. The CAPER is an annual end-of-the-year financial and accomplishments report required by the U.S. Department of Housing and Urban Development (HUD) that provides information on the Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and the HEARTH Emergency Solutions Grant (HESG). Additionally, CARES Act funding for CDBG-CV grant program and HOME-American Rescue Plan (ARP) Program are discussed in the 2024 CAPER.

The 2024 City of Oxnard’s draft CAPER is available for public review online at the City’s website, and at the following locations listed below:

<https://www.oxnard.gov/housing/grants-management>

- (1) Housing Administration Office, 435 South D Street, Oxnard, CA 93030
- (2) Oxnard City Clerk, 300 West Third Street, Oxnard, CA 93030
- (3) Oxnard Public Library, 251 South A Street, Oxnard, CA 93030

Written comments must be submitted and received by 4:30 p.m. on Wednesday, September 24, 2025, and should be directed to: CAPER Comments, City of Oxnard Housing Department, Attention: Grants Management, 435 South D Street, Oxnard, CA 93030. For questions or additional information, please email at [grantsmanagement@oxnard.org](mailto:grantsmanagement@oxnard.org).



PUBLISHED: VCVN SEPTEMBER 4, 2025

## CIUDAD DE OXNARD AVISO SOBRE EL PERÍODO DE 15 DÍAS PARA COMENTARIOS PÚBLICOS Y DISPONIBILIDAD DE VERSIÓN INICIAL DEL INFORME ANUAL CONSOLIDADO DE DESEMPEÑO Y EVALUACIÓN DEL PROGRAMA 2024

**POR LA PRESENTE SE NOTIFICA** que el período de 15 días para comentarios públicos comenzará el **10 de septiembre de 2025 y finalizará el 24 de septiembre de 2025 para que los ciudadanos puedan expresar sus comentarios públicos** sobre la versión inicial del Informe Anual Consolidado de Desempeño y Evaluación (CAPER) del Programa 2024 de la Ciudad de Oxnard, correspondiente al período comprendido entre el 1 de julio de 2024 y el 30 de junio de 2025. El CAPER es un informe anual de fin de año sobre finanzas y logros, requerido por el Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD), que proporciona información sobre la Subvención en Bloque para el Desarrollo Comunitario (CDBG), el Programa de Asociaciones de Inversión HOME (HOME) y la Subvención para Soluciones de Emergencia HEARTH. (HESG). Además, la financiación de la Ley CARES para el programa de subvenciones CDBG-CV y el Programa HOME-Plan de Rescate Estadounidense (ARP) se analiza en el CAPER de 2024.

La versión inicial del CAPER de la Ciudad de Oxnard para 2024 está disponible para consulta pública en línea en el sitio web de la Ciudad y en las siguientes ubicaciones:

<https://www.oxnard.gov/housing/grants-management>

- (1) Oficina de Administración de Vivienda, 435 South D Street, Oxnard, CA 93030
- (2) Secretaría Municipal de Oxnard, 300 West Third Street, Oxnard, CA 93030
- (3) Biblioteca Pública de Oxnard, 251 South A Street, Oxnard, CA 93030

Los comentarios por escrito deben enviarse y recibirse antes de las 4:30 p. m. el miércoles 24 de septiembre de 2025 y debe dirigirse a: Comentarios de CAPER, Departamento de Vivienda de la Ciudad de Oxnard, Atención: Gestión de Subvenciones, 435 South D Street, Oxnard, CA 93030. Si tiene preguntas o desea obtener información adicional, envíe un correo electrónico a [grantsmanagement@oxnard.org](mailto:grantsmanagement@oxnard.org).







## Community Development

The County of Ventura Community Development Division is dedicated to serving the diverse needs of Ventura County residents, primarily those with lower incomes, through partnerships with non-profit and government organizations to meet the unmet needs for affordable and supportive housing, community development programs, social service programs and economic development opportunities.

Community Development achieves this through a variety of projects and programs:

- Grant administration of U.S. Department of Housing and Urban Development (HUD) programs – Community Development Block Development (CDBG) grants, HOME Investment Partnerships Program, and Emergency Solutions Grants
- Management of the HUD Ventura [County Continuum of Care](#) Grant Program
- Administration of grant funding – federal, state, local and temporary funding sources
- Special Projects and Initiatives – farmworker housing, disaster recovery, Project Roomkey, [Piru Redevelopment Area](#)

### Updates

- [Draft 2024-25 CAPER](#)
- [Draft 2023-24 CAPER](#)

### Affordable Housing in Ventura County

The County of Ventura has recently received historic investments in federal, state and local funding to be used towards the development of affordable housing. To learn more about the funds and projects that are in development, in construction, or completed, a comprehensive guide may be found [here](#).

### Contact Us

For general inquiries or questions, please email [communitydevelopment@venturacounty.gov](mailto:communitydevelopment@venturacounty.gov)

### Community Development

[HOUSING – Homeowner and Rental Assistance](#)

[Fair Housing](#)

[HUD Grants](#)

[HUD Plans & Reports](#)

[Continuum of Care](#)

[Policies and Guidelines](#)

[Links](#)

### Redevelopment Agency

[County of Ventura RDA in Piru](#)

[About Piru](#)

[Project Area Map](#)

[Projects – Past and Present](#)

[Successor Agency](#)

# ATTACHMENT 3

**VENTURA COUNTY**

**CONSOLIDATED ANNUAL PERFORMANCE EVALUATION  
REPORT FINAL  
2024**

*CDBG & HOME*





**PART I: SUMMARY OF CDBG-CV RESOURCES**

01 CDBG-CV GRANT	2,318,499.00
02 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
03 FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
04 TOTAL CDBG-CV FUNDS AWARDED	2,318,499.00

**PART II: SUMMARY OF CDBG-CV EXPENDITURES**

05 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	2,228,643.28
06 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	89,855.72
07 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
08 TOTAL EXPENDITURES (SUM, LINES 05 - 07)	2,318,499.00
09 UNEXPENDED BALANCE (LINE 04 - LINE8 )	0.00

**PART III: LOWMOD BENEFIT FOR THE CDBG-CV GRANT**

10 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
11 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
12 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	2,228,643.28
13 TOTAL LOW/MOD CREDIT (SUM, LINES 10 - 12)	2,228,643.28
14 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 05)	2,228,643.28
15 PERCENT LOW/MOD CREDIT (LINE 13/LINE 14)	100.00%

**PART IV: PUBLIC SERVICE (PS) CALCULATIONS**

16 DISBURSED IN IDIS FOR PUBLIC SERVICES	2,228,643.28
17 CDBG-CV GRANT	2,318,499.00
18 PERCENT OF FUNDS DISBURSED FOR PS ACTIVITIES (LINE 16/LINE 17)	96.12%

**PART V: PLANNING AND ADMINISTRATION (PA) CAP**

19 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	89,855.72
20 CDBG-CV GRANT	2,318,499.00
21 PERCENT OF FUNDS DISBURSED FOR PA ACTIVITIES (LINE 19/LINE 20)	3.88%



Office of Community Planning and Development  
U.S. Department of Housing and Urban Development  
Integrated Disbursement and Information System  
PR26 - CDBG-CV Financial Summary Report  
VENTURA COUNTY , CA

DATE: 08-26-25  
TIME: 11:52  
PAGE: 2

LINE 10 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 10

No data returned for this view. This might be because the applied filter excludes all data.

LINE 11 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 11

No data returned for this view. This might be because the applied filter excludes all data.

LINE 12 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 12

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2020	12	1864	6739169	Mercy House - Casa Aliento Non-Congregate Shelter Operations	03T	LMC	\$33,688.98
			6744362	Mercy House - Casa Aliento Non-Congregate Shelter Operations	03T	LMC	\$312,741.34
			6754354	Mercy House - Casa Aliento Non-Congregate Shelter Operations	03T	LMC	\$84,954.19
			6790149	Mercy House - Casa Aliento Non-Congregate Shelter Operations	03T	LMC	\$43,450.65
			6790196	Mercy House - Casa Aliento Non-Congregate Shelter Operations	03T	LMC	\$57,858.59
			6835861	Mercy House - Casa Aliento Non-Congregate Shelter Operations	03T	LMC	\$19,303.05
			6884162	Mercy House - Casa Aliento Non-Congregate Shelter Operations	03T	LMC	\$86,528.03
			6897968	Mercy House - Casa Aliento Non-Congregate Shelter Operations	03T	LMC	\$307,225.34
			6904508	Mercy House - Casa Aliento Non-Congregate Shelter Operations	03T	LMC	\$177,989.88
			6915411	Mercy House - Casa Aliento Non-Congregate Shelter Operations	03T	LMC	\$122,896.74
			6930726	Mercy House - Casa Aliento Non-Congregate Shelter Operations	03T	LMC	\$97,315.21
			6977157	Mercy House - Casa Aliento Non-Congregate Shelter Operations	03T	LMC	\$55,000.00
		1865	6484227	National Health Foundation - Project Homekey Recuperative Care ADC	03T	LMC	\$34,695.28
			6500869	National Health Foundation - Project Homekey Recuperative Care ADC	03T	LMC	\$34,695.28
			6512903	National Health Foundation - Project Homekey Recuperative Care ADC	03T	LMC	\$21,385.90
			6521745	National Health Foundation - Project Homekey Recuperative Care ADC	03T	LMC	\$41,100.30
			6532499	National Health Foundation - Project Homekey Recuperative Care ADC	03T	LMC	\$49,697.30
			6556494	National Health Foundation - Project Homekey Recuperative Care ADC	03T	LMC	\$34,317.41
			6575625	National Health Foundation - Project Homekey Recuperative Care ADC	03T	LMC	\$78,580.41
			6594446	National Health Foundation - Project Homekey Recuperative Care ADC	03T	LMC	\$33,448.88
			6610098	National Health Foundation - Project Homekey Recuperative Care ADC	03T	LMC	\$53,479.24
			6758292	National Health Foundation - Project Homekey Recuperative Care ADC	03T	LMC	\$26,100.00
		1929	6977289	Project Roomkey	03T	LMC	\$422,191.28
Total							\$2,228,643.28

LINE 16 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 16

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2020	12	1864	6739169	Mercy House - Casa Aliento Non-Congregate Shelter Operations	03T	LMC	\$33,688.98
			6744362	Mercy House - Casa Aliento Non-Congregate Shelter Operations	03T	LMC	\$312,741.34
			6754354	Mercy House - Casa Aliento Non-Congregate Shelter Operations	03T	LMC	\$84,954.19
			6790149	Mercy House - Casa Aliento Non-Congregate Shelter Operations	03T	LMC	\$43,450.65
			6790196	Mercy House - Casa Aliento Non-Congregate Shelter Operations	03T	LMC	\$57,858.59
			6835861	Mercy House - Casa Aliento Non-Congregate Shelter Operations	03T	LMC	\$19,303.05
			6884162	Mercy House - Casa Aliento Non-Congregate Shelter Operations	03T	LMC	\$86,528.03
			6897968	Mercy House - Casa Aliento Non-Congregate Shelter Operations	03T	LMC	\$307,225.34

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount		
2020	12	1864	6904508	Mercy House - Casa Aliento Non-Congregate Shelter Operations	03T	LMC	\$177,989.88		
			6915411	Mercy House - Casa Aliento Non-Congregate Shelter Operations	03T	LMC	\$122,896.74		
			6930726	Mercy House - Casa Aliento Non-Congregate Shelter Operations	03T	LMC	\$97,315.21		
			6977157	Mercy House - Casa Aliento Non-Congregate Shelter Operations	03T	LMC	\$55,000.00		
		1865	6484227	National Health Foundation - Project Homekey Recuperative Care ADC	03T	LMC	\$34,695.28		
			6500869	National Health Foundation - Project Homekey Recuperative Care ADC	03T	LMC	\$34,695.28		
			6512903	National Health Foundation - Project Homekey Recuperative Care ADC	03T	LMC	\$21,385.90		
			6521745	National Health Foundation - Project Homekey Recuperative Care ADC	03T	LMC	\$41,100.30		
			6532499	National Health Foundation - Project Homekey Recuperative Care ADC	03T	LMC	\$49,697.30		
			6556494	National Health Foundation - Project Homekey Recuperative Care ADC	03T	LMC	\$34,317.41		
			6575625	National Health Foundation - Project Homekey Recuperative Care ADC	03T	LMC	\$78,580.41		
			6594446	National Health Foundation - Project Homekey Recuperative Care ADC	03T	LMC	\$33,448.88		
			6610098	National Health Foundation - Project Homekey Recuperative Care ADC	03T	LMC	\$53,479.24		
			6758292	National Health Foundation - Project Homekey Recuperative Care ADC	03T	LMC	\$26,100.00		
			1929	6977289	Project Roomkey	03T	LMC	\$422,191.28	
			<b>Total</b>						<b>\$2,228,643.28</b>

LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 19

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2020	14	1866	6484227	National Health Foundation - Project Homekey Recuperative Care PAC	21B		\$3,396.56
			6500869	National Health Foundation - Project Homekey Recuperative Care PAC	21B		\$3,396.56
			6575625	National Health Foundation - Project Homekey Recuperative Care PAC	21B		\$7,810.79
			6594446	National Health Foundation - Project Homekey Recuperative Care PAC	21B		\$3,343.53
			6610098	National Health Foundation - Project Homekey Recuperative Care PAC	21B		\$19,442.56
		1867	6605918	COUNTY - CDBG-CV Program Admin	21A		\$13,710.09
			6711163	COUNTY - CDBG-CV Program Admin	21A		\$11,585.25
			6745520	COUNTY - CDBG-CV Program Admin	21A		\$3,676.02
			6915461	COUNTY - CDBG-CV Program Admin	21A		\$23,494.36
Total							\$89,855.72

# ATTACHMENT 4

**VENTURA COUNTY**

**CONSOLIDATED ANNUAL PERFORMANCE EVALUATION  
REPORT FINAL  
2024**

*CDBG & HOME*





Office of Community Planning and Development  
U.S. Department of Housing and Urban Development  
Integrated Disbursement and Information System  
PR26 - CDBG Financial Summary Report  
Program Year 2024  
VENTURA COUNTY , CA

DATE: 08-26-25  
TIME: 11:50  
PAGE: 1

PART I: SUMMARY OF CDBG RESOURCES

01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	1,285,963.41
02 ENTITLEMENT GRANT	1,428,843.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	927.70
05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE)	0.00
06 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
06a FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	0.00
08 TOTAL AVAILABLE (SUM, LINES 01-07)	2,715,734.11

PART II: SUMMARY OF CDBG EXPENDITURES

09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	1,405,420.26
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	1,405,420.26
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	285,768.00
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0.00
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	1,691,188.26
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	1,024,545.85

PART III: LOWMOD BENEFIT THIS REPORTING PERIOD

17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	373,285.05
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	1,032,135.21
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0.00
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	1,405,420.26
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	100.00%

LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS

23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: PY: PY:
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	0.00
25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS	0.00
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	0.00%

PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS

27 DISBURSED IN IDIS FOR PUBLIC SERVICES	204,326.00
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	204,326.00
32 ENTITLEMENT GRANT	1,428,843.00
33 PRIOR YEAR PROGRAM INCOME	33,889.74
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	1,462,732.74
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	13.97%

PART V: PLANNING AND ADMINISTRATION (PA) CAP

37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	285,768.00
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	0.00
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	285,768.00
42 ENTITLEMENT GRANT	1,428,843.00
43 CURRENT YEAR PROGRAM INCOME	927.70
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	1,429,770.70
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	19.99%





Office of Community Planning and Development  
U.S. Department of Housing and Urban Development  
Integrated Disbursement and Information System  
PR26 - CDBG Financial Summary Report  
Program Year 2024  
VENTURA COUNTY , CA

DATE: 08-26-25  
TIME: 11:50  
PAGE: 2

LINE 17 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 17

No data returned for this view. This might be because the applied filter excludes all data.

LINE 18 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 18

Plan Year	IDIS Project	IDIS	Activity	Activity Name	Matrix Code	National Objective	Drawn Amount
2019	4	1822		CEDC - Santa Paulan Apartments Rehab	14B	LMH	\$202,315.00
2022	2	1892		CEDC - Courtyard at Harvard Apartments Rehab	14B	LMH	\$78,820.05
2023	2	1911		CEDC - Rancho Sespe Apartments	14B	LMH	\$92,150.00
Total					14B	Matrix Code	\$373,285.05

LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 19

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2022	9	1893	6986348	Fillmore/Piru Veterans Memorial District - Facility Rehab	03E	LMA	\$15,426.25
2022	9	1893	7015581	Fillmore/Piru Veterans Memorial District - Facility Rehab	03E	LMA	\$24,422.94
2022	9	1893	7046689	Fillmore/Piru Veterans Memorial District - Facility Rehab	03E	LMA	\$15,432.50
2022	9	1893	7054781	Fillmore/Piru Veterans Memorial District - Facility Rehab	03E	LMA	\$22,360.00
					03E	Matrix Code	\$77,641.69
2020	9	1859	6944350	Saticoy Sanitary District - Waste Water Treatment Plant Rehabilitation	03H	LMA	\$597,354.88
					03H	Matrix Code	\$597,354.88
2024	3	1920	6959754	Mesa - TAY Transitional and Supportive Services	03T	LMC	\$9,249.61
2024	3	1920	6986348	Mesa - TAY Transitional and Supportive Services	03T	LMC	\$16,387.54
2024	3	1920	7010049	Mesa - TAY Transitional and Supportive Services	03T	LMC	\$27,020.90
2024	3	1920	7035317	Mesa - TAY Transitional and Supportive Services	03T	LMC	\$16,667.95
2024	3	1922	6959754	Spirit of Santa Paula - Homeless Services	03T	LMC	\$20,873.00
2024	3	1922	6965039	Spirit of Santa Paula - Homeless Services	03T	LMC	\$37,387.05
2024	3	1922	6986348	Spirit of Santa Paula - Homeless Services	03T	LMC	\$26,739.95
					03T	Matrix Code	\$154,326.00
2024	5	1921	6959754	MICOP - DV Education	05G	LMC	\$7,955.25
2024	5	1921	6986348	MICOP - DV Education	05G	LMC	\$6,126.87
2024	5	1921	7015581	MICOP - DV Education	05G	LMC	\$7,155.23
2024	5	1921	7046689	MICOP - DV Education	05G	LMC	\$3,762.65
					05G	Matrix Code	\$25,000.00
2024	5	1918	6959754	Catholic Charities Moorpark Community Service Center	05Z	LMC	\$7,209.17
2024	5	1918	6986348	Catholic Charities Moorpark Community Service Center	05Z	LMC	\$8,449.15
2024	5	1918	7015581	Catholic Charities Moorpark Community Service Center	05Z	LMC	\$3,676.68
2024	5	1918	7046689	Catholic Charities Moorpark Community Service Center	05Z	LMC	\$5,665.00
					05Z	Matrix Code	\$25,000.00
2024	1	1925	6944350	VCCDC - Hope to Home	13B	LMH	\$80,000.00
					13B	Matrix Code	\$80,000.00
2024	2	1924	6965039	Habitat for Humanity - Home Repair Program	14A	LMH	\$1,399.29
2024	2	1924	6986348	Habitat for Humanity - Home Repair Program	14A	LMH	\$25,125.00
2024	2	1924	7022418	Habitat for Humanity - Home Repair Program	14A	LMH	\$6,033.99
2024	2	1924	7054781	Habitat for Humanity - Home Repair Program	14A	LMH	\$40,254.36
					14A	Matrix Code	\$72,812.64
Total							\$1,032,135.21

LINE 27 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 27

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity to prevent, prepare for, and respond to Coronavirus	Activity Name	Grant Number	Fund Type	Matrix Code	National Objective	Drawn Amount
2024	3	1920	6959754	No	Mesa - TAY Transitional and Supportive Services	B24UC060507	EN	03T	LMC	\$9,249.61
2024	3	1920	6986348	No	Mesa - TAY Transitional and Supportive Services	B24UC060507	EN	03T	LMC	\$16,387.54
2024	3	1920	7010049	No	Mesa - TAY Transitional and Supportive Services	B24UC060507	EN	03T	LMC	\$27,020.90
2024	3	1920	7035317	No	Mesa - TAY Transitional and Supportive Services	B24UC060507	EN	03T	LMC	\$16,667.95
2024	3	1922	6959754	No	Spirit of Santa Paula - Homeless Services	B24UC060507	EN	03T	LMC	\$20,873.00
2024	3	1922	6965039	No	Spirit of Santa Paula - Homeless Services	B24UC060507	EN	03T	LMC	\$37,387.05
2024	3	1922	6986348	No	Spirit of Santa Paula - Homeless Services	B24UC060507	EN	03T	LMC	\$26,739.95

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity to prevent, prepare for, and respond to Coronavirus	Activity Name	Grant Number	Fund Type	Matrix Code	National Objective	Drawn Amount
2024	5	1921	6959754	No	MICOP - DV Education	B24UC060507	EN	03T	Matrix Code	\$154,326.00
2024	5	1921	6986348	No	MICOP - DV Education	B24UC060507	EN	05G	LMC	\$7,955.25
2024	5	1921	7015581	No	MICOP - DV Education	B24UC060507	EN	05G	LMC	\$6,126.87
2024	5	1921	7046689	No	MICOP - DV Education	B24UC060507	EN	05G	LMC	\$7,155.23
								05G	LMC	\$3,762.65
								05G	Matrix Code	\$25,000.00
2024	5	1918	6959754	No	Catholic Charities Moorpark Community Service Center	B24UC060507	EN	05Z	LMC	\$7,209.17
2024	5	1918	6986348	No	Catholic Charities Moorpark Community Service Center	B24UC060507	EN	05Z	LMC	\$8,449.15
2024	5	1918	7015581	No	Catholic Charities Moorpark Community Service Center	B24UC060507	EN	05Z	LMC	\$3,676.68
2024	5	1918	7046689	No	Catholic Charities Moorpark Community Service Center	B24UC060507	EN	05Z	LMC	\$5,665.00
								05Z	Matrix Code	\$25,000.00
				No	Activity to prevent, prepare for, and respond to Coronavirus					\$204,326.00
Total										\$204,326.00

LINE 37 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 37

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2024	7	1931	7035317	County - Planning (24-25) (CD18)	20		\$29,284.58
					20	Matrix Code	\$29,284.58
2024	7	1927	7035317	County - CDBG Program Admin	21A		\$234,190.42
					21A	Matrix Code	\$234,190.42
2024	7	1926	6959754	Housing Right Center - Fair Housing Program	21D		\$19,695.00
2024	7	1926	6986348	Housing Right Center - Fair Housing Program	21D		\$2,598.00
					21D	Matrix Code	\$22,293.00
Total							\$285,768.00

# ATTACHMENT 5

**VENTURA COUNTY**

**CONSOLIDATED ANNUAL PERFORMANCE EVALUATION  
REPORT FINAL  
2024**

*CDBG & HOME*



# HOME Match Report

U.S. Department of Housing and Urban Development  
Office of Community Planning and Development

OMB Approval No. 2506-0171  
(exp. 08/31/2009)

Part I Participant Identification						Match Contributions for <b>Federal Fiscal Year (2024)</b>			2024
1. Participant No. (assigned by HUD) M-23-DC-06-0540		2. Name of the Participating Jurisdiction Ventura County			3. Name of Contact (person completing this report) Kimberlee Albers				
5. Street Address of the Participating Jurisdiction 800 S. Victoria Avenue, L#1940					4. Contact's Phone number (include area code) 805-654-2679				
6. City Ventura		7. State CA		8. Zip Code 93009					
Part II Fiscal Year Summary									
1. Excess match from prior Federal fiscal year (1992 thru 9/30/2022)					\$21,144,694.09				
2. Match Contributed during current Federal fiscal year (see Part III.9.)					\$1,800,335.64				
3. Total match available for current Federal fiscal year (line 1 + line 2)							\$22,945,029.73		
4. Match liability for current Federal fiscal year							\$137,190.78		
5. Excess match carried over to next Federal fiscal year (line 3 minus line 4)							\$22,807,838.95		
Part III Match Contribution for the Federal Fiscal Year									
1. Project No or Other ID	2. Date of Contribution	3. Cash (non-federal sources)	4. Foregone Taxes, Fees, Charges	5. Appraised Land/Real Property	6. Required Infrastructure	7. Site Preparation, Construction materials, Donated labor	8. Bond Financing	9. Total Match	
College Community Courts	3/20/2024	\$1,800,335.64						\$1,800,335.64	

form HUD-40107-A (12/94)

Per the HUD memo dated 9/27/2021 "Additional Revision, and Extension of December 2020 and April 2020 Memorandum - Availability of Waivers and Suspensions of the HOME Program Requirements in Response to COVID-19 Pandemic, the waiver of match requirements for FY2022 (10/1/2022 - 9/30/2023) was waived.

# Annual Performance Report HOME Program

U.S. Department of Housing  
and Urban Development  
Office of Community Planning  
and Development

OMB Approval No. 2506-0171  
(exp. 9/30/2023)

Public reporting burden for this collection of information is estimated to average 2.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

The HOME statute imposes a significant number of data collection and reporting requirements. This includes information on assisted properties, on the owners or tenants of the properties, and on other programmatic areas. The information will be used: 1) to assist HOME participants in managing their programs; 2) to track performance of participants in meeting fund commitment and expenditure deadlines; 3) to permit HUD to determine whether each participant meets the HOME statutory income targeting and affordability requirements; and 4) to permit HUD to determine compliance with other statutory and regulatory program requirements. This data collection is authorized under Title II of the Cranston-Gonzalez National Affordable Housing Act or related authorities. Access to Federal grant funds is contingent on the reporting of certain project-specific data elements. Records of information collected will be maintained by the recipients of the assistance. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when public disclosure is not required.

This form is intended to collect numeric data to be aggregated nationally as a complement to data collected through the Cash and Management Information (C/MI) System. Participants should enter the reporting period in the first block. The reporting period is October 1 to September 30. Instructions are included for each section if further explanation is needed.

Submit this form on or before December 31.	This report is for period (mm/dd/yyyy)		Date Submitted (mm/dd/yyyy)
Send one copy to the appropriate HUD Field Office and one copy to: <b>HOME Program, Rm 7176, 451 7th Street, S.W., Washington D.C. 20410</b>	Starting	Ending	

## Part I Participant Identification

1. Participant Number	2. Participant Name		
3. Name of Person completing this report		4. Phone Number (Include Area Code)	
5. Address	6. City	7. State	8. Zip Code

## Part II Program Income

Enter the following program income amounts for the reporting period: in block 1, enter the balance on hand at the beginning; in block 2, enter the amount generated; in block 3, enter the amount expended; and in block 4, enter the amount for Tenant-Based rental Assistance.

1. Balance on hand at Beginning of Reporting Period	2. Amount received during Reporting Period	3. Total amount expended during Reporting Period	4. Amount expended for Tenant-Based Rental Assistance	5. Balance on hand at end of Reporting Period (1 + 2 - 3) = 5
---	--	--	---	---

## Part III Minority Business Enterprises (MBE) and Women Business Enterprises (WBE)

In the table below, indicate the number and dollar value of contracts for HOME projects completed during the reporting period.

	a. Total	Minority Business Enterprises (MBE)				f. White Non-Hispanic
		b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	e. Hispanic	
A. Contracts						
1. Number						
2. Dollar Amount						
B. Sub-Contracts						
1. Number						
2. Dollar Amount						
	a. Total	b. Women Business Enterprises (WBE)	c. Male			
C. Contracts						
1. Number						
2. Dollar Amount						
D. Sub-Contracts						
1. Number						
2. Dollar Amounts						

**Part IV Minority Owners of Rental Property**

In the table below, indicate the number of HOME assisted rental property owners and the total dollar amount of HOME funds in these rental properties assisted during the reporting period.

	a. Total	Minority Property Owners				f. White Non-Hispanic
		b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	e. Hispanic	
1. Number						
2. Dollar Amount						

**Part V Relocation and Real Property Acquisition**

Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition. The data provided should reflect only displacements and acquisitions occurring during the reporting period.

	a. Number	b. Cost				
1. Parcels Acquired						
2. Businesses Displaced						
3. Nonprofit Organizations Displaced						
4. Households Temporarily Relocated, not Displaced						

Households Displaced	a. Total	Minority Business Enterprises (MBE)				f. White Non-Hispanic
		b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	e. Hispanic	
5. Households Displaced - Number						
6. Households Displaced - Cost						

Name of Project	Project Number	Amount of Contract	Amount of Subcontract	Type of Trade	Racial/Ethnic Code	MBE/WBE	Name of Contractor	City of Contractor	County of Contractor
Rancho Sierra Senior Apartments	1904		\$ 2,294,375.92	1	1		ATI Restoration LLC	Anaheim	Orange
Rancho Sierra Senior Apartments	1904		\$ 121,182.00	1	1		Ben's Asphalt Inc	Santa Ana	Orange
Rancho Sierra Senior Apartments	1904		\$ 31,106.00	1	1		Buchanan Company	Huntington Beach	Orange
Rancho Sierra Senior Apartments	1904	\$ 25,846,469.00	\$ -	1	1		Cannon Construction	Encino	Los Angeles
Rancho Sierra Senior Apartments	1904		\$ 290,610.00	1	1		Damar Construction	Ventura	Ventura
Rancho Sierra Senior Apartments	1904		\$ 156,917.00	1	1		DFS Flooring	Van Nuys	Los Angeles
Rancho Sierra Senior Apartments	1904		\$ 24,644.23	1	1		Fastsigns	Camarillo	Ventura
Rancho Sierra Senior Apartments	1904		\$ 101,910.00	1	1		Jones Scaffold	Paramount	Los Angeles
Rancho Sierra Senior Apartments	1904		\$ 326,000.00	1	1		Kaiser Air Conditioning & Sheet Metal	Oxnard	Ventura
Rancho Sierra Senior Apartments	1904		\$ 114,734.66	4	1	WBE	California Construction Compliance	Los Angeles	Los Angeles
Rancho Sierra Senior Apartments	1904		\$ 1,475,000.00	1	1		Low voltage Systems	Ventura	Ventura
Rancho Sierra Senior Apartments	1904		\$ 319,998.00	1	1		IMG Interiors Inc.	La Miranda	Los Angeles
Rancho Sierra Senior Apartments	1904		\$ 28,378.59	1	1		Nabers Stone	Valencia	Los Angeles
Rancho Sierra Senior Apartments	1904		\$ 38,000.00	1	1		P&E Insulation Inc	Chino	San Bernardino
Rancho Sierra Senior Apartments	1904		\$ 1,651,712.68	1	1		Platinum Construction	Stanton	Los Angeles
Rancho Sierra Senior Apartments	1904		\$ 65,225.00	1	1		Precision Engineering	Highland	Los Angeles
Rancho Sierra Senior Apartments	1904		\$ 54,210.00	1	1		Progressive Insulation & Windows	Chatsworth	Ventura
Rancho Sierra Senior Apartments	1904		\$ 114,686.00	1	1		Proulx Contracting Inc	Paramount	Santa Barbara
Rancho Sierra Senior Apartments	1904		\$ 95,425.00	1	1		San Joaquin Door & Supply	Moorpark	Ventura
Rancho Sierra Senior Apartments	1904		\$ 48,213.00	1	1		Santa Barbara Glass	Carpinteria	Santa Barbara
Rancho Sierra Senior Apartments	1904		\$ 27,600.00	1	1		SoCal Media Solutions	Ojai	Ventura
Rancho Sierra Senior Apartments	1904		\$ 208,956.00	1	a	MBE	Spectra Painting Company Inc	North Hollywood	Los Angeles
Rancho Sierra Senior Apartments	1904		\$ 10,300.00	1	1		Superior Test and Balance	Glendora	Los Angeles
Rancho Sierra Senior Apartments	1904		\$ 22,102.36	1	1		Western Concrete Pumping Inc	Vista	San Diego
Rancho Sierra Senior Apartments	1904		\$ 8,791.42	1	1		Western Electrical	Ventura	Ventura
Rancho Sierra Senior Apartments	1904		\$ 554,184.00	1	1		Wicks Roofing	Nipomo	San Luis Obispo

17

\$ 28,113,217.37

Number of Contracts	1
Amount of Contracts	\$ 25,846,469.00
Number of Subcontracts	25
Amount of Subcontracts	\$ 8,184,261.86
Total Amount of Contracts	\$ 34,030,730.86
Total MBE Contracts	\$ -
Total Non-MBE Contracts	\$ 34,030,730.86
Total WBE Contracts	\$ -
Total Non-WBE Contracts	\$ 34,030,730.86
Total Section 3 Contracts	\$ -
Total Non-Section 3 Contracts	\$ 34,030,730.86

Contracts	Total MBEs	Total WBEs
	0	0
	0%	0%
	\$ -	\$ -
Subcontracts	Total MBEs	Total WBEs
	1	1
	4%	4%
	\$ 208,956.00	\$ 114,734.66
Total	Total MBEs	Total WBEs
	1	1
	6%	6%
	\$ 208,956.00	\$ 114,734.66

Total VC	
Contractors	8
Percentage of Contractors	47.1%

Type of Trade Code	
New Construction	1
Substantial Rehab	2
Repair	3
Service	4
Project Mgmt	5
Professional	6
Tenant Services	7
Education/Training	8
Arch./Engineering/Appraisal	9
Other	0

Racial/Ethnic Codes	
White	1
Black or African American	2
Asian	3
American Indian/American Native	4
Native Hawaiian/Other Pacific Islander	5
Hispanic	a
Not Hispanic	b
No single race/ethnic code reported.	*