

VENTURA COUNTY

**CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT
DRAFT
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.

People's Place, an affordable housing development, that was funded during the 2021-22 Action Plan and began construction in spring 2022 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 and 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	0	0.00%	3	0	0.00%
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
Total	2,775	14
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
Total	0

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 this 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 current federal fiscal year.

Fiscal Year Summary – HOME Match	
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	0

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	0	0	0	0	0	0
Number	0	0	0	0	0	0
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	0	0	0			
Number	0	0	0			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

Table 8 - Minority Business and Women Business Enterprises

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						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

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						
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	0
Number of Non-Homeless households to be provided affordable housing units	135	186
Number of Special-Needs households to be provided affordable housing units	0	0
Total	135	186

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	5
Number of households supported through Acquisition of Existing Units	4	10
Total	13	29

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) was 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 milestones.

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	0	9
Low-income	0	5
Moderate-income	3	0
Total	3	14

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 Paulan 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 Ventura County Continuum of Care (VC CoC) oversees and 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 47 provider agencies and 279 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 1,402 persons achieved positive placements into permanent housing, while 351 were placed temporarily. This represents a 43% increase from the prior year, driven by additional supportive housing units and expanded rapid rehousing.

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 Camarillo, 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, Ventura ARCH Shelter, and Oxnard non-congregate shelter for single adults.
- **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 the 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 last fiscal year, 1,402 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 homeless 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 & 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 site prep.

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 ≥ 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 2020–24**, strengthening coordination among housing developers, property managers, and social service agencies through the Continuum of Care (CoC). 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 Program Year (PY) 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. 28 (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 PY 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 are official complete 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 nine (9) 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 five (5) 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 1520% 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.					
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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.