

## Expected Resources

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

#### Introduction

The County of Ventura amended the Action Plan in May 2026 to reallocate funds for various programs due to regulatory changes and lack of clear guidance on their implementation.

During the five-year period of the Consolidated Plan from July 1, 2025, to June 30, 2030, the Urban County of Ventura and the jurisdictions of Camarillo, Oxnard, San Buenaventura, Simi Valley and Thousand Oaks anticipate the following allocation of CDBG, HOME and ESG resources.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,454,583.00	0.00	96,732.00	1,551,315.00	5,818,332.00	Based on 2025 FY allocation from HUD.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,197,155.46	0.00	0.00	1,197,155.46	4,788,621.00	Based on 2025 FY allocation from HUD.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	0.00	0.00	0.00	0.00	0.00	

**Table 1 - Expected Resources – Priority Table**

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

The jurisdictions leverage federal resources against other sources of federal, state, local, and private funding to maximize the impact of CDBG,

HOME, and ESG funds. Leveraging varies from activity to activity depending on the project scope and grant requirements.

Although the CDBG program does not require a match, the HOME program and the ESG program require funding match. The HOME program requires a 25 percent non-federal cash or non-cash match of the annual grant amount or entitlement, less 10 percent for administration and five percent for Community Housing Development Organization (CHDO) operating support.

ESG match is required on a one-to-one basis (100 percent match). ESG grantees report required match detail to the Ventura County Continuum of Care (CoC) on a monthly or semi-annual basis. Matching contributions from ESG grantees (cash or non-cash) may be obtained from any source, including any federal source other than the ESG program, as well as state, local, and private sources, per 24 CFR 576.201. Depending on the financing structure of a given activity, it may be advantageous for the City to use CDBG funds to leverage appropriate resources. Examples of leveraged federal and state resources include, but are not limited to those listed below:

#### Federal Resources

- Continuum of Care (CoC) Program
- HUD Veterans Affairs Supportive Housing (HUD-VASH)
- Supportive Housing for the Elderly (Section 202)
- Supportive Housing for Persons with Disabilities (Section 811)
- Housing Opportunities for Persons with AIDS (HOPWA)
- YouthBuild
- Federal Low-Income Housing Tax Credit Program
- Project Based Housing Choice Vouchers

#### State Resources

- Affordable Housing and Sustainable Communities Program
- Building Equity and Growth in Neighborhoods Program (BEGIN)
- CalHFA Single and Multi-Family Program
- CalHome Program
- Encampment Resolution Funds (ERF)
- Homekey
- Homeless Housing, Assistance and Prevention Program (HHAP)
- Housing and Homeless Incentive Program (HHIP)
- Low-Income Housing Tax Credit Program
- Mental Health Service Act (MHSA) Funding
- Multifamily Housing Program (MHP)
- Permanent Local Housing Allocation (PLHA)
- Tax-Exempt Bond Financing

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

Most County- and jurisdiction-owned property is used to house County or City operations or is deed-restricted, limiting its feasibility for new uses. The County and jurisdictions have been evaluating land it owns, as it becomes available, for the purpose of providing affordable housing and will continue to consider land that is deemed as surplus for the needs identified in the Regional Consolidated Plan.

**Discussion**

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Improve the Supply of Affordable Housing	2025	2029	Affordable Housing		Development of New Affordable Housing Rehabilitation Housing Services Housing Stability Disaster Planning and Recovery	CDBG: \$220,000.00  HOME: \$1,077,442.00	Rental units constructed: 0 Household Housing Unit Rental units rehabilitated: 0 Household Housing Unit Homeowner Housing Added: 6 Household Housing Unit Homeowner Housing Rehabilitated: 4 Household Housing Unit Direct Financial Assistance to Homebuyers: 2 Households Assisted
2	Increase and Improve Social Services	2025	2029	Non-Homeless Special Needs Non-Housing Community Development		Supportive Services Fair Housing Services Disaster Planning and Recovery	CDBG: \$55,000	Public service activities other than Low/Moderate Income Housing Benefit: 2,373 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Work to End Homelessness	2025	2029	Homeless		Homelessness Supportive Services	CDBG: \$155,000	Homeless Person Overnight Shelter: 157 Persons Assisted  Public service other than low/moderate-income housing benefit: 207 Persons Assisted
4	Create and Maintain Quality Neighborhoods	2025	2029	Non-Housing Community Development		Public Facility Maintenance Street Improvements and Infrastructure Disaster Planning and Recovery	CDBG: \$810,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 35,775Persons Assisted
5	Effective Administration	2025	2029	Planning and Administration			CDBG: \$290,916 HOME: \$119,713	

Table 2 – Goals Summary

**Goal Descriptions**

1	Goal Name	Improve the Supply of Affordable Housing
	Goal Description	

<b>2</b>	<b>Goal Name</b>	Increase and Improve Social Services
	<b>Goal Description</b>	
<b>3</b>	<b>Goal Name</b>	Work to End Homelessness
	<b>Goal Description</b>	
<b>4</b>	<b>Goal Name</b>	Create and Maintain Quality Neighborhoods
	<b>Goal Description</b>	
<b>5</b>	<b>Goal Name</b>	Effective Administration
	<b>Goal Description</b>	

# Projects

## AP-35 Projects – 91.220(d)

### Introduction

In FY 2018-19, the County Board of Supervisors clarified its intent to prioritize funding, to the extent possible, for populations facing the greatest barriers to stability. This includes individuals experiencing homelessness, extremely low incomes, aging-related challenges, or other compounding vulnerabilities. The goal is to ensure the strategic use of limited resources during a period of constrained funding.

To increase the effectiveness of grant management and ensure efficient use of taxpayer dollars, the County generally does not fund projects in amounts less than \$20,000.

Ongoing inflation and significant increases in housing costs across the region have disproportionately affected lower-income households. In response, the County has supported a range of housing-focused interventions through local, state, and federal programs. These include non-congregate shelter, street outreach, prevention and rehousing services, and permanent supportive housing. CDBG-CV funds have supported services not covered by other federal sources, including FEMA. In FY 2024, the County leveraged state Homekey funds to convert a former motel into permanent supportive housing.

### Projects

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

Table 3 - Project Information

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

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

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

Strategies include:

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

**AP-38 Project Summary**  
**Project Summary Information**

<b>1</b>	<b>Project Name</b>	Affordable Housing Opportunities
	<b>Target Area</b>	
	<b>Goals Supported</b>	Improve the Supply of Affordable Housing Work to End Homelessness
	<b>Needs Addressed</b>	Development of New Affordable Housing Housing Stability Homelessness
	<b>Funding</b>	CDBG: \$120,000 HOME: \$1,077,442.00
	<b>Description</b>	This program includes real property acquisition, pre-development, site preparation, construction, relocation and other costs related to the development of new, or conversion of existing property, into new affordable housing. The purpose of the program is to increase the region's stock of affordable ownership, rental, and special needs housing. This project has a prior commitment of HOME funds from FY2021 and FY2023 totaling \$1,099,185.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Two (2) low- to moderate-income households will be served with CDBG assistance. Six (6) low-income households will be served with the HOME-assistance. The additional affordable housing units leveraged by the local investment of HOME funds will provide housing for an estimated 194 households.
	<b>Location Description</b>	The new homeownership opportunities will be developed in the Cities of Ojai and Thousand Oaks.

	<b>Planned Activities</b>	<p><b>Ventura County Community Development Corporation (VCCDC) – Hope to Home:</b> The VCCDC Hope to Home program, in collaboration with community partners, provides Home Buyer Assistance (HBA) to expand homeownership opportunities in Ventura County. The program helps bridge the homeownership affordability gap for local working households by providing HBA to assist first-time low- to moderate-income (LMI) homebuyers in purchasing a home in Ventura County. VCCDC proposes to use CDBG funds to assist 2 Ventura County LMI families with up to \$60,000 each in CDBG HBA.</p> <p>CDBG: \$120,000; GOI: Direct Financial Assistance to Homebuyers, 2</p> <p><b>Habitat for Humanity – Affordable Homeownership Project</b> HOME funds would be used towards the development of one single family home and four tiny homes on a parcel of land owned by the City of Ojai by the developer Habitat for Humanity. The homes would be sold at an affordable price to low-income households at or below 60% of the AMI. HOME funds would support three (3) units.</p> <p>\$500,000</p> <p><b>Hillcrest Homes – Affordable Homeownership Project</b> People’s Self Help Housing will be developing a 78 for-sale townhomes on a parcel of land owned by the City of Thousand Oaks with HOME funds. Upon completion, the homes would be sold at an affordable price to households earning 80-120% AMI. HOME Funds would support three (3) units. People’s Self Help Housing is a Community Housing Development Organization (CHDO) and it is proposed that they will receive the prior years unallocated CHDO funds as well as the FY 2025-26 CHDO set-aside funds.</p> <p>HOME: \$577,442</p>
2	<b>Project Name</b>	Housing Rehabilitation and Preservation
	<b>Target Area</b>	
	<b>Goals Supported</b>	Improve the Supply of Affordable Housing
	<b>Needs Addressed</b>	Housing Rehabilitation
	<b>Funding</b>	CDBG: \$100,000.00

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

<p><b>Planned Activities</b></p>	<p><b>Habitat for Humanity Home Repair Program:</b> Funds will be used for the Habitat Home Repair program, which provides home rehabilitation and/or critical repairs for low- and moderate-income persons who are otherwise unable to perform the work on their own or pay full cost for a general contractor. Homeowners must participate in the program, providing sweat equity or other public service hours. Repairs may include life/safety issues, window/door/light fixture replacement, roofing, flooring, plumbing and electrical work, walk in shower and/or grab bar installation, wheelchair ramps, and weatherization. Funds may also be used for related costs for Environmental Reviews, Hazardous Materials testing, and other CDBG eligible expenses in support of rehabilitations.</p> <p>CDBG: \$100,000; GOI: Homeowner Housing Rehab, 4 units</p> <p><b>SECONDARY FUNDING:</b> Up to a total of \$375,000; up to a total of 15 units</p> <p><b>SECONDARY ACTIVITY: Area Housing Authority of the County of Ventura - Summer Street Apartments Rehab:</b> Funds will be used for the cost of roof replacement and window replacement, as well as related costs for Environmental Review, Wage Compliance, and other CDBG eligible expenses in support of construction.</p> <p>CDBG: Up to \$307,000; GOI: Rental units rehabilitated, 10 units</p> <p><b>SECONDARY ACTIVITY: Cabrillo Economic Development Corporation – Montgomery Oaks Apartments Rehab:</b> Funds will be used for the cost of window replacement, as well as related costs for Environmental Review, Wage Compliance, and other CDBG eligible expenses in support of construction.</p> <p>CDBG: Up to \$100,000; GOI: Rental units rehabilitated, 21 units</p> <p><b>SECONDARY ACTIVITY: Cabrillo Economic Development Corporation – Valle Naranjal Apartments Rehab:</b> Funds will be used for the design/build of a new storm water channel and to repair sinkhole damage. Additional activities may include installation of battery-backup for existing solar panels, and other rehabilitation that improves resident safety and ADA access. Funds may also be used for related costs for Environmental Review, Wage Compliance, and other CDBG eligible expenses in support of construction.</p> <p>CDBG: Up to \$100,000; GOI: Rental units rehabilitated, 66 units</p>
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3	<b>Project Name</b>	Homeless Services
	<b>Target Area</b>	
	<b>Goals Supported</b>	Improve the Supply of Affordable Housing Work to End Homelessness
	<b>Needs Addressed</b>	Housing Stability Homelessness Supportive Services
	<b>Funding</b>	CDBG: \$155,000.00
	<b>Description</b>	Activities to serve the homeless and prevent homelessness such as the creation of supportive housing, tenant-based rental assistance, creation/preservation/operation of emergency shelters and transitional housing, outreach, counseling, housing navigation, legal services, emergency subsistence payments, and other assistance.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Number of homeless individuals to be served: 364
	<b>Location Description</b>	Cities of Ojai, Santa Paula, Fillmore, and unincorporated area
	<b>Planned Activities</b>	<p><b>SPIRIT of Santa Paula – Homeless Services:</b> Subrecipient will operate the year-round Harvard Homeless Shelter and Resource Center (Street Outreach) Programs in Santa Paula. Services include a food pantry, hot meals program, and weekly showers and laundry services.</p> <p>CDBG: \$90,000; GOI: Homeless Person Overnight Shelter, 145 Persons Assisted; GOI: Public service activities other than LMI Housing Benefit, 207 Persons Assisted</p> <p><b>Mesa – Transitional Age Youth Housing and Supporting Services:</b> Mesa will provide transitional housing and supportive services for eligible young adults aged 18-24 who are currently homeless or at risk of becoming homeless. Programs will support participants’ overall health, academic achievement, and vocational skills.</p> <p>CDBG: \$65,000; GOI: Homeless Person Overnight Shelter, 12 Persons Assisted</p>
4	<b>Project Name</b>	Senior Services
	<b>Target Area</b>	

	<b>Goals Supported</b>	Increase and Improve Social Services
	<b>Needs Addressed</b>	Supportive Services
	<b>Funding</b>	CDBG: \$30,000.00
	<b>Description</b>	Older adults are among the County’s most at-risk populations, often facing barriers related to health, mobility, and access to services. The County may use CDBG funds to support programs that provide nutrition assistance, educational and social engagement opportunities, and information and referral services.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	These programs anticipate serving low/moderate income seniors. Number of seniors served 38
	<b>Location Description</b>	Unincorporated County
	<b>Planned Activities</b>	<b>Many Mansions - Rancho Sierra Senior Apartments Community Services:</b> Subrecipient will provide Community Services at Rancho Sierra to their low-income senior residents. Services may include obtaining mainstream benefits such as Social Security Disability Insurance (SSDI), Supplemental Security Income (SSI), health coverage through Medi-Cal, Resource Fairs, and food assistance through the Supplemental Nutrition Assistance Program (SNAP) to boost household income and reduce food insecurity.  CDBG: \$30,000; GOI: Public service activities other than LMI Housing Benefit, 38 Persons Assisted
5	<b>Project Name</b>	Other Supportive Services
	<b>Target Area</b>	
	<b>Goals Supported</b>	Increase and Improve Social Services
	<b>Needs Addressed</b>	Supportive Services
	<b>Funding</b>	CDBG: \$25,000.00
	<b>Description</b>	The County places a priority on services for other low-income residents, such as farmworkers, persons who were formerly homeless, victims of domestic violence and other vulnerable populations. Programs may include counseling, food pantries, and other drop-in services.
	<b>Target Date</b>	6/30/2026

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	2,335 persons who are homeless, at-risk of homelessness, or low- to moderate-income.
	<b>Location Description</b>	Moorpark and surrounding areas.
	<b>Planned Activities</b>	Catholic Charities - Moorpark Community Service Center: The Moorpark Community Service Center/Moorpark Pantry Plus provides essential safety net services and outreach programs to stabilize low-income households in Moorpark and surrounding areas with supplemental food, clothing, eviction prevention assistance, utility assistance, information and referrals.  CDBG: \$25,000; GOI: Public service activities other than LMI Housing Benefit, 2,335 Persons Assisted
<b>6</b>	<b>Project Name</b>	Public Facilities and Infrastructure
	<b>Target Area</b>	
	<b>Goals Supported</b>	Create and Maintain Quality Neighborhoods
	<b>Needs Addressed</b>	Public Facility Maintenance Street Improvements and Infrastructure
	<b>Funding</b>	CDBG: \$ \$810,000
	<b>Description</b>	These programs enhance access to quality, resilient, and livable neighborhoods by improving publicly owned facilities such as parks, libraries, and other community buildings, including improving accessibility to meet Americans with Disabilities Act (ADA) standards. Also included are utilities and infrastructure such as streets, sidewalks, water and sewer lines, electricity, telephone, natural gas, and broadband internet.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	19,265 will benefit from the Fillmore-Piru Veterans Memorial Facility Rehabilitation, and 16,510 from the Fillmore Terrace Area Improvements  In addition to the proposed activities, unallocated funds are listed in this Project, when applicable.
	<b>Location Description</b>	Fillmore Unincorporated Area.

	<b>Planned Activities</b>	<p>Fillmore-Piru Veterans Memorial Facility Rehab: This funding will supplement CDBG-MIT-RIP funds for critical improvements to this aging facility, including HVAC system upgrade, lighting upgrades (interior &amp; exterior), flooring repair/refurbishment, windows and doors, kitchen renovation, restroom renovation, surveillance system, and internet upgrades. This facility serves the communities of Fillmore, Piru, and the surrounding areas, of which 64% are low/mod income residents.</p> <p>CDBG: \$410,000</p> <p>GOI: Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit, 19,265 Persons Assisted.</p> <p>People's Self Help Housing Corporation (PSHHC) - Fillmore Terrace: This new construction affordable housing development will provide 50 units of affordable housing for individuals and families earning between 30% and 60% of Ventura County's Area Median Income (AMI) and 13 units are reserved for individuals experiencing homelessness. The CDBG funds will assist the costs of area improvements such as light posts, sidewalks and shared waterlines.</p> <p>CDBG: \$400,000</p> <p>GOI: Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit, 16 Persons Assisted.</p> <p><b>UNALLOCATED:</b> Placeholder for unallocated funds.</p> <p>CDBG: \$0</p> <p>GOI: Other.</p>
7	<b>Project Name</b>	Effective Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	Effective Administration

<b>Needs Addressed</b>	Development of New Affordable Housing Housing Rehabilitation Housing Services Housing Stability Homelessness Supportive Services Fair Housing Services Public Facility Maintenance Street Improvements and Infrastructure Economic Support for Small Businesses & Job Tra Disaster Planning and Recovery
<b>Funding</b>	CDBG: \$290,916.00 HOME: \$119,713.46
<b>Description</b>	The County will administer all CDBG and HOME activities in compliance with federal requirements, including oversight, reporting, and monitoring.
<b>Target Date</b>	6/30/2026
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	NA
<b>Location Description</b>	Throughout the Entitlement and HOME Consortium Area

<p><b>Planned Activities</b></p>	<p><b>County of Ventura - Administration:</b> County staff will provide all administration for these programs in compliance with program regulations and requirements.</p> <p>CDBG: \$268,623</p> <p>HOME: \$119,713.46</p> <p><b>County of Ventura - Fair Housing Services:</b> The Urban County sets aside a portion of its CDBG Planning and Administration budget for fair housing. Ventura County currently contracts with the Housing Rights Center (HRC) to provide fair housing services to its residents. HRC provides telephone and in-person counseling to both tenants and landlords regarding their respective rights and responsibilities under California law and local city ordinances. In addition to answering basic housing questions, counselors commonly cite specific civil codes that pertain to the client’s matter and/or provide sample letters that discuss a particular issue. HRC investigates housing discrimination complaints brought under both State and Federal fair housing laws. The Agency also develops and distributes written materials that describe the applicable laws that protect against housing discrimination and ways to prevent housing injustices. HRC also offers Fair Housing Certification Training for housing industry professionals.</p> <p>CDBG: \$22,293</p>
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## **AP-50 Geographic Distribution – 91.220(f)**

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

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

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>

Table 4 - Geographic Distribution

### **Rationale for the priorities for allocating investments geographically**

NA

### **Discussion**

NA

# Affordable Housing

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

### Introduction

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

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

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	0
Non-Homeless	12
Special-Needs	0
Total	12

**Table 5 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	6
Rehab of Existing Units	2
Acquisition of Existing Units	2
Total	12

**Table 6 - One Year Goals for Affordable Housing by Support Type**

### Discussion

The proposed Habitat for Humanity Ojai homeownership development will add five (5) single family home units available for purchase in the City of Ojai, of which 3 units will be HOME-assisted with funding allocated under this year’s Action Plan. People’s Self Help Housing will create 78 units of single family home units available for purchase in the City of Thousand Oaks, of which 3 will be HOME-assisted with funding allocated under this year’s Action Plan. People's Self Help Housing is a designated CHDO and the CHDO set-aside funding for FY25-26 will be allocated to People’s Self Help Housing towards the development of the Thousand Oaks development.

County CDBG funding will be used for VCCDC’s home buyer assistance program, which expects to aid two LMI households during the upcoming year. CDBG will also fund Habitat for Humanity's Home Repair Program. It is anticipated that between four and fifteen homes in the Ventura Urban County

Entitlement Area will be rehabilitated during the upcoming year.

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

In FY 2024-2025, the City of Camarillo plans to allocate CDBG funds to Habitat for Humanity's Home Repair program, which is anticipated to help six households. This program helps low- and moderate-income homeowners keep their homes safe and habitable, increasing their opportunity to age-in-place and reducing the risk of homelessness.

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

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

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

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

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

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

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

The Housing Authority of the City of Santa Paula (SPHA) owns and operates eight affordable housing complexes with a total of 117 units for seniors and families. The SPHA is also the Administrative Managing Partner of the Harvard Place Apartments, a 40-unit affordable rental development for persons with special needs and senior citizens.

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

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

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

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

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

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

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

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

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

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

#### **Santa Paula Housing Authority (SPHA)**

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

HCV participants in our jurisdiction.

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

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

The AHA provides four opportunities for Public Housing residents to participate in management: 1) Site based Resident Councils, 2) Advertising activities of the resident councils, 3) Participating in the Resident Advisory Board; and 4) becoming a Resident Commissioner on the AHA's Board of Commissioners

The AHA encourages clients who have been assisted under the Section 8 Program for at least one year in becoming homebuyers through HUD's Section 8 Homeownership Program. Participants must be first-time homebuyers, with no one in the household having owned a home within the past three years. The program requires that a participant have a minimum down payment of 3% of the home's purchase price and good credit.

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

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

### **Santa Paula Housing Authority (SPHA)**

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

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

## **provided or other assistance**

NA

## **Discussion**

In addition to owning and operating seven public housing sites, the AHA serves low-income residents through other programs and housing. It administers a rental subsidy program called the Housing Choice Voucher Program (Section 8). In the entitlement area, the AHA also operates Colina Vista, a low-income tax credit project in Piru with 35 rental units (two are handicapped accessible), a 15-unit apartment complex known as Summerwind Apartments located in the unincorporated area outside Fillmore, and a 24-unit low-income tax credit project (Walnut Apartments) and the Charles Street Apartments, a 20-unit affordable family complex both in the City of Moorpark. The AHA recently completed Mountain View Apartments (77 units of family affordable housing) in the City of Fillmore. These are not public housing. The Walnut and Charles Street complexes utilize project-based Section 8 Vouchers.

The AHA actively coordinates with other local organizations to develop new housing, preserve existing housing, and expand the supply of assisted housing for families in low-income ranges. The overriding goal for the AHA is to promote affordable housing that the communities will not only accept but also respect. AHA continues its efforts to enhance affordable housing through collaborative efforts with other local agencies.

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

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

## **Santa Paula Housing Authority (SPHA)**

SPHA is not a HUD troubled agency.

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

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

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

### **Introduction**

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

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

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

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

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

Harbor House in the City of Thousand Oaks is the primary service provider that offers street outreach, rapid rehousing, case management, a laundry program, and operates a meal program 365 days a year. The City of Thousand Oaks Planning Commission has approved the development of a navigation center

that will provide up to 50 emergency shelter beds with case management and housing navigation services to the growing unsheltered population.

The City of Simi Valley uses CDBG funds to support programs that assist at-risk populations, including those who are homeless. For FY 2024-25, the City anticipates allocating \$45,000 to an organization that administers programs that address homelessness needs within the City. The Samaritan Center Case Management program provides case management to assist homeless individuals in becoming self-sustainable and move into housing. It provides access to the services, life skills, and resources they need to secure and retain housing.

To the extent possible, the City of Camarillo plans to use CDBG funds to support those experiencing homelessness and those with special needs during FY 2024-2025. The City of Camarillo also plans to allocate \$112,073 in CDBG funds to acquire a minimum of two prefabricated tiny homes to be situated on City-owned land and used as shelter for the homeless. The City plans to reach out to the homeless population to evaluate their individual needs and refer them to the tiny homes for shelter as appropriate.

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

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

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

Ventura County has operated non-congregate shelters through Project Roomkey since March 2020 to prevent COVID-19 spread and shelter seniors and medically vulnerable individuals. Homeless service providers offer case management to connect clients with permanent housing and services. Of the 856 individuals served, 580 (68%) exited to positive housing destinations. Remaining participants continue working with case managers on transition plans. Year-round shelters in Ventura County participate in the Coordinated Entry System (CES) for referrals and housing placements. There are three emergency shelters funded through City-County cost-sharing: Oxnard (110 beds), Santa Paula (49 beds), and Ventura (55 beds). Thousand Oaks will open a new 30-bed Navigation Center in April 2025 under a similar agreement. Seasonal shelters operate Dec 1–Mar 31 in Ojai, Santa Paula, Simi Valley, and Thousand Oaks. Oxnard and Ventura also offer foul weather

sheltering during storms. Transitional housing programs, including two VA-funded programs, aim to shorten stays and move individuals and families to permanent housing through CES prioritization. The VC CoC is strengthening collaboration with domestic violence service providers to improve access to CES and Pathways to Home. A new partnership with Coalition for Family Harmony supports transitional housing beds and Rapid Re-Housing for survivors of domestic violence. Increasing year-round shelter capacity remains a top CoC priority. Simi Valley adopted a strategy list from its Task Force on Homelessness prioritizing: 1) financing services, 2) creating a one-stop services facility, 3) supporting shelters and transitional housing, and 4) expanding affordable housing and better utilizing existing stock. The City of Thousand Oaks participates in the VC CoC and works with agencies such as Harbor House, Lutheran Social Services, and Many Mansions to serve people experiencing homelessness. The City provides CDBG support to Turning Point Foundation's Our Place Safe Haven, which serves mentally ill homeless adults. Alongside the County, the City is developing a year-round Navigation Center with interim housing and onsite services through Hope the Mission and Many Mansions. To address shelter needs, the City of Camarillo plans to use CDBG funds to purchase pre-fabricated tiny homes for placement on City land as temporary shelter. The City also secured State Encampment Resolution funds to expand shelter capacity and permanent supportive housing. CDBG funds will continue supporting TPF's Our Safe Place Haven, which offers year-round shelter and services. Additional services include outreach, drop-in support, rapid re-housing, navigation, and connections to healthcare, benefits, and employment. Camarillo also received State Homeless Housing Assistance and Prevention (HHAP) funds via the VC CoC to support non-congregate shelter and case management.

**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**

Ventura County and the City of Oxnard participated in the Statewide Emergency Rental Assistance Program, partnering with local providers to support households impacted by pandemic-related economic hardship. Eligible tenants and landlords received assistance with unpaid rent and utility bills. Local Homeless Prevention and Rapid Rehousing Programs (HPRP) are operated by agencies including the County Human Services Agency and United Way of Ventura County. Services include short- and medium-term rental assistance, deposits, utility payments, moving assistance, and limited hotel/motel vouchers prior to move-in. United Way also leads a landlord engagement program to expand access to affordable units through incentives and improved placement efforts. The CalWORKS Housing Support Program helps homeless families move into rental housing and connects them with services to remain stable. Additional rapid rehousing and flexible rental subsidy programs are delivered by VC CoC, County agencies, and nonprofit partners using state and federal funding. The VC CoC conducts outreach to households at risk of homelessness, using social media and direct engagement to connect them with resources. Discharge and reentry planning groups coordinate

with public and private partners to identify housing options for individuals exiting institutions or care systems with no housing in place. In Simi Valley, the Samaritan Center provides rental assistance, case management, and transportation to help reunite people with family when appropriate. The City also funds a Post Release Offender Supervision Officer through the State's Realignment Initiative and deploys Community Liaison Officers to connect unhoused residents with support services. The City of Thousand Oaks funds nonprofit agencies assisting people experiencing or at risk of homelessness through its public and social services grant program. Funded groups include Conejo Free Clinic, Westminster Free Clinic, Harbor House, Lutheran Social Services, Many Mansions, St. Paschal Baylon Church/St. Vincent de Paul, and Manna Conejo Valley Food Bank. The Ventura County Health Care Agency also provides medical care for unhoused or transitionally housed individuals at the Conejo Valley Family Medical Clinic. The City of Camarillo focuses on prevention by funding short-term rent and utility assistance through St. Vincent de Paul. It also supports Catholic Charities' Older Adult Services and Intervention System, which offers case management and referrals to help seniors remain housed and stable in the community. The Cities of Camarillo, Simi Valley, and Thousand Oaks do not directly receive ESG or HOPWA funds. The County of Ventura administers these programs on behalf of all cities in the County (except Oxnard) and the unincorporated areas.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

Ventura County and the City of Oxnard participated in the Statewide Emergency Rental Assistance Program, partnering with local providers to support households impacted by COVID-19. Eligible tenants and landlords received assistance with rent and utility arrears. Local Homeless Prevention and Rapid Rehousing Programs (HPRP) are operated by providers such as the County Human Services Agency and United Way of Ventura County. Services include short- and medium-term rental assistance, deposits, utility payments, moving cost assistance, and limited hotel/motel vouchers for participants prior to move-in. United Way also runs a landlord engagement program to improve access to affordable units and support permanent housing placements. The CalWORKS Housing Support Program helps homeless families secure housing and access supportive services. Additional rapid rehousing and flexible rental subsidy programs are offered through VC CoC, local government, and nonprofit agencies with state and federal funding. The VC CoC conducts outreach and education for at-risk households through social media and public engagement, helping connect individuals with prevention services. Reentry planning groups work with public and private partners to find housing for those exiting institutions or systems of care without housing in place. Simi Valley, the Samaritan Center provides rental assistance, case management, and transportation funding to reconnect individuals with family. The City funds a Post Release Offender Supervision Officer through the State's Realignment Initiative and deploys Community Liaison Officers to link unhoused residents with services. The City of

Thousand Oaks supports homeless service providers through its public and social services grant program. Funded agencies include Conejo Free Clinic, Westminster Free Clinic, Harbor House, Lutheran Social Services, Many Mansions, St. Paschal Baylon Church/St. Vincent de Paul, and Manna Conejo Valley Food Bank. The Ventura County Health Care Agency also provides medical services for people experiencing homelessness at the Conejo Valley Family Medical Clinic. The City of Camarillo focuses on prevention, funding short-term rent and utility assistance through St. Vincent de Paul. Catholic Charities' Older Adult Services and Intervention System is also funded to provide case management and referrals that help seniors stay housed and independent. Simi Valley, and Thousand Oaks do not receive ESG or HOPWA funds directly. The County of Ventura receives and administers these funds on behalf of all cities (except Oxnard) and the unincorporated areas.

## **Discussion**

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

### **Introduction:**

In 2025, the County of Ventura and all ten cities within the county jointly completed an updated Ventura County Analysis of Impediments (AI) to Fair Housing Choice. This Action Plan includes information pertaining to the County and its five Urban County Entitlement Area cities (Fillmore, Moorpark, Ojai, Port Hueneme, and Santa Paula).

The AI highlights a range of housing-related factors that influence access to affordable housing and includes goals that local jurisdictions intend to address in the coming year. This section also outlines broader efforts related to local housing policies

### **Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

The County's AI is aligned with the 2021–2029 Housing Element, which fulfills State of California planning requirements. The AI identifies local challenges to housing access, including regulatory and economic barriers such as land use controls, zoning ordinances, fees, and development standards.

To improve overall access to affordable housing, the County will continue working with planning agencies, local jurisdictions, and other stakeholders to address factors that affect housing availability and cost. This includes supporting streamlined housing development processes, promoting the use of publicly owned land for affordable housing, and reviewing local policies that may hinder residential development.

### **Discussion:**

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

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

#### Housing Trust Fund Ventura County

The Housing Trust Fund Ventura County (HTFVC) is a 501(c)(3) with a mission of supporting more housing choices by generating and leveraging financial resources. The HTFVC uses a revolving loan fund to provide below-market interest rate loans to developers producing new affordable housing in Ventura County. Under a State of California program, the HTFVC has the unique opportunity to match funding

dollar for dollar and substantially increase the size of its revolving loan fund. The VCHTF has received matching funds under two of the three completed funding cycles and continues to fundraise in order to apply for additional match in coming years.

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

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

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

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

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

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

The following section addresses the Ventura Urban County Entitlement Area/HOME Consortium’s planned actions to carry out the following strategies outlined in the Consolidated Plan:

#### Address Obstacles to Meeting Underserved Needs

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

### **Actions planned to address obstacles to meeting underserved needs**

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

The aftereffects of the fires that struck the region in 2017 (Thomas) and 2018 (Woolsey/Hill) continue to impact the region as collectively more than 800 Ventura County housing units were destroyed and hundreds more were damaged. Moreover, the Mountain fire that occurred in the City of Camarillo damaged more than 300 units of housing. The State of California Department of Housing and Community Development (HCD) released Community Development Block Grant – Disaster Recovery (CDBG-DR) Funds in response to the Thomas and Woolsey Fires, both of which impacted Ventura County. The County of Ventura received \$6,119,700 in CDBG-DR funding for construction of new, affordable rental housing with outreach to fire-affected low-income families. The County of Ventura contributed funding to three projects that Completed construction in 2024: Central Terrace (City of Oxnard), People’s Place (City of Santa Paula), and Westview Village II (City of Ventura). These projects added 206 units in affordable and permanent supportive housing units across the region.

The County has also been awarded funding from HCD through the Homekey program, designed to expeditiously create permanent and transitional housing for those that are homeless or at risk of homelessness. The County served as a lead applicant for three projects: Casa Aliento (City of Oxnard), Mesa Ojai (Unincorporated County), and Casa Pacifica (Unincorporated County), which will collectively provide 109 units of permanent supportive housing and transitional housing for transitional age youth. Mesa Ojai and phase 1 of Casa Pacifica’s project were completed in 2024 and Casa Aliento was

completed in 2025. In addition, the County contributed funding towards two regional Homekey projects, Valentine Road (Housing Authority of San Buenaventura) and El Portal (Housing Authority of San Buenaventura), collectively adding 167 units of affordable and permanent supportive housing.

The County Board of Supervisors committed \$30.5 million in general funds to be used towards affordable housing development and to address homelessness. A portion of those funds are being used to support three Homekey projects including Mesa Ojai, Casa Pacifica and Valentine Road (\$13,743,920). Three million of funding is reserved for a project at Ventura College to develop 95 units of affordable student housing. In fall 2023, the County released a Notice of Funding Availability for \$6.16M and those funds are dedicated to three new projects: Cypress Place at Garden City, Phase II (City of Oxnard), Santa Clara Apartments (City of Ventura) and College Community Courts (City of Ventura) which will produce 185 new units.

### **Actions planned to foster and maintain affordable housing**

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

In 2017, the Building Homes and Jobs Act (SB 2) established the Permanent Local Housing Allocation (PLHA) program, creating an ongoing funding source for local governments to address California's housing crisis. The County administers PLHA funds on behalf of the Ventura Urban County Entitlement Area and the City of Thousand Oaks.

Several key projects have been supported through PLHA:

- **Rancho Sierra (Unincorporated County)** received \$751,263 in PLHA funding from FY 2021–22 and 2022–23. The project will add 50 new affordable rental units and is scheduled to open in 2025.
- **Camino de Salud (Unincorporated County)** was awarded \$955,873 in FY 2023–24. The development will provide 49 units of housing, including 24 units of permanent supportive housing.
- **Ventura County Community Development Corporation** was allocated \$300,000 in FY 2024–25 to provide down payment assistance for first-time homebuyers earning up to 150% of the Area Median Income (AMI). An additional \$480,000 is recommended for FY 2025–26.
- **Hillcrest Homes (City of Thousand Oaks)** is recommended to receive \$241,000 in FY 2025–26 for a 78-unit affordable for-sale housing project.
- **Topa Vista Villas (City of Santa Paula)** is recommended for \$750,000 to support a 112-unit rental housing development.

The County of Ventura continues to support the development of affordable housing targeted to the

agricultural workforce, a critical sector of the local economy. Since 2016, the County has invested general funds to expand rental housing opportunities for this population.

Key projects supported include:

- **Development 1:** Funded with a portion of the County's \$1 million allocation in 2016, this project delivered new rental units for farmworkers and was fully leased in 2019.
- **People's Place (Santa Paula):** Completed in 2024, this development added additional affordable rental units for the agricultural workforce and is fully occupied.
- **Dolores Huerta Gardens:** Broke ground in late 2023 and is currently under construction. When completed in 2025, the project will deliver 58 additional workforce housing units. This project also has 15 units of permanent supportive housing for veterans.

These projects demonstrate the County's ongoing commitment to supporting housing production that serves essential workers in agriculture and other high-demand industries.

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

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

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

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

- Conducting outreach, education, and resource provision to county medical providers, emphasizing the standard of care in lead assessment and screening mandates.
- Coordinating care and delivering case management services to children with identified elevated Blood Lead Levels (BLLs), ensuring necessary referrals to services such as lead-based paint

remediation programs when lead-based paint is detected.

- Performing environmental inspections and interventions for eligible cases with elevated lead levels, coupled with proactive inspection program activities for non-eligible cases referred for further assessment.
- Collaborating with various agencies and organizations to conduct community events focused on lead poisoning prevention education.
- Strengthening collaboration with code enforcement to enhance lead safety initiatives.
- Providing abatement and remediation services to eligible CLPPP clients and qualified HHVC applicants, addressing lead-related issues effectively.
- Conducting outreach to families, communities, and childcare providers to raise awareness about lead prevention, highlight potential lead hazards, and disseminate information about available county resources and services.

### **Actions planned to reduce the number of poverty-level families**

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

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

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

persons with Section 3 contract awards. The County's Section 3 policy was updated in response to the final Section 3 rule published by HUD on September 29, 2020. The updated policy was put in place July 1, 2021.

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

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

### **Actions planned to develop institutional structure**

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

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

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

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

The County of Ventura is the Collaborative Applicant under the Countywide Continuum of Care. In that capacity, County Executive Office staff are expanding and building upon the partnerships and cooperation among agencies that deliver services to homeless and at-risk homeless members of our communities. The Continuum of Care Alliance brings together members of government (including

federal partners from Veterans' Affairs, County social service agencies and City policymakers), representatives from education, non-profit partners, faith community, and community advocates to improve and enhance not only coordination of care, but identification and development of housing solutions, and strategic use of limited financial resources targeted to the neediest in our communities. In December 2022, the Continuum of Care adopted the updated Ventura County Plan to Prevent and End Homelessness, which sets out five action areas and several priority recommendations towards addressing gaps in the homeless services system. The update to this regional plan was completed in 2023 in partnership with the cities of San Buenaventura, Oxnard and Thousand Oaks, as approved by the County Board of Supervisors, to develop regional goals aligned with the federal strategic plan to prevent and end homelessness.

Program administration and coordination for the CDBG program is provided by the County in conjunction with efforts of the five Entitlement Area Cities. The Cities provide the County the authority to expend CDBG funds on their behalf. In turn, the County enters into a single contract with regional program or project providers. This approach enhances efficiency and effectiveness for all entities.

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

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

The Ventura County Board of Supervisors has enhanced its outreach to cities and partners for the development of shelter and interim housing solutions, by indicating willingness to share in development and operational costs for the development of emergency shelter programs in their communities. Their action in March of 2018 signals renewed interest in collaboration and urgency in the development of solutions for the community and resulted in the opening of two year-round, permanent shelters in Ventura County. The City of Ventura has partnered with the County of Ventura on a 55-bed capacity year-round emergency shelter. The City of Oxnard has also partnered with the County to provide 110-

beds of year-round emergency shelter. Most recently, the Cities of Santa Paula and Fillmore have partnered with the County of Ventura to retain a 49-bed year-round emergency shelter that serves individuals and families experiencing homelessness in the Santa Clara Valley. This shelter was previously funded by limited grant funds and private donations; however, the City/County cost sharing agreement has secured public funds to support the shelter and case management which aligns with the coordinated entry system for transitions to permanent housing. The City of Thousand Oaks has also partnered with the County of Ventura to develop a 30-bed year-round navigation center to assist those experiencing unsheltered homelessness. This new project by Dignity Moves and operated by Hope with a Mission will be completed in 2025. The Countywide Memorandum of Understanding on Homelessness encourages all jurisdictions to align with the VC CoC on best practices to address homelessness.

The County of Ventura recently completed its first Economic Development Strategy, developed by engaging a diverse group of stakeholders with the aid of an economic development expert, to inform the process about what impact the County as an employer and as an entity can do to facilitate the economic health of our County. The document outlines a wide variety of programs to enhance and improve the economic health of our community. The document is posted on the following website: <http://vcevsp.org/>.

#### **Discussion:**

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

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

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

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

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

California Department of Real Estate is the state department in charge of real estate broker licensing

and consumer complaints with respect to real estate transactions. It offers license checks of mortgage brokers and lenders and a consumer complaint form. It also provides additional links for foreclosure prevention information and avoiding mortgage foreclosure scams.

# Program Specific Requirements

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

### Introduction:

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

### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

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

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

### Other CDBG Requirements

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

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

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

In FY 2024–25, the County of Ventura and the Cities of Camarillo, Simi Valley, and Thousand Oaks

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recertified the Ventura County HOME Consortium to expand regional access to HOME funds. The County continues to support multiple housing efforts through Homekey, PLHA, and CDBG-DR programs. Since 2020, Homekey-funded projects have included: rehabilitation of a motel in Oxnard for interim and permanent supportive housing (phased opening in 2024); a 13-unit transitional housing project for youth (completed in 2025); renovation of three buildings into 27 units for foster youth (18 completed in 2024, 9 in 2025); and support for a 138-unit affordable/PSH development in San Buenaventura (expected completion in 2025). PLHA funds have supported Rancho Sierra Senior Apartments (50 units), Camino de Salud (49 units, 24 PSH), Mesa Ojai, and VCCDC's down payment assistance program, which received \$300,000 in 2024–25 and is recommended for further funding in 2025–26. Additional PLHA-supported projects include Hillcrest Homes (78 affordable for-sale units) and Topa Vista Villas (112 rental units). Through CDBG-DR, the County invested over \$6 million in fire recovery housing, resulting in 206 affordable units across Central Terrace (Oxnard), People's Place (Santa Paula), and Westview Village II (Ventura), all completed in 2024. The County also contracts with a fair housing consultant and, in 2024, approved the development of a local fair housing program under review for 2025–26. Finally, the County's \$1 million investment in farmworker housing supports Dolores Huerta Gardens, a 58-unit development for farmworkers and veterans, scheduled to open in mid-2025.

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

The County of Ventura's HOME Program uses the option for its Homebuyer Assistance Program (HBAP) and the option for assistance provided to developers constructing income-restricted for-sale housing. Due to reduced funding and staffing, the County is not currently offering HBAP. The County's HOME Policy and Procedure for homebuyer activities was reviewed and approved by HUD on May 1, 2018. Although the County is not currently funding programs using recapture provisions, prior HBAP loans remain subject to the terms in place at the time of assistance. If future programs are funded, recapture provisions would allow the County to recover a portion of the HOME subsidy if a property is sold, transferred, or refinanced during the affordability period. Funds recaptured will be reinvested in other HOME-eligible activities. Assistance would be structured as a 20-year forgivable loan with no interest unless default occurs. Full repayment of the subsidy is required if a sale, transfer, or refinance occurs within the first 11 years. Starting in year 12, 10% of the original loan amount is forgiven each year of continued owner-occupancy, until the full amount is forgiven by year 20, provided no default occurs. For for-sale units developed by HOME-funded developers, the County uses the resale option. If a home is sold during the affordability period, it must be transferred to a qualified low-income household who will use it as their primary residence. The original homeowner is entitled to a fair return on investment, and the sale price must be affordable to a reasonable range of low-income buyers. Resale provisions target households earning no more than 80% of Area Median Income (AMI), and total monthly housing costs (including mortgage, taxes,

insurance, etc.) may not exceed 40% of the buyer's household income.

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

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

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

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

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

NA

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

NA

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

NA

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

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

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

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

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

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

Outreach has been expanded through a multidisciplinary team to reach all parts of the county and individuals who may not seek services through traditional systems. Collaboration with healthcare systems, mainstream resource programs, behavioral health, youth providers, public health and law enforcement will increase the points of access to the system and services. Inclusion of diversion and enhanced homeless prevention programs are ongoing initiatives.

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

The Ventura County Continuum of Care (CoC) along with the County of Ventura actively recruit non-funded entities to encourage program proposals for funding as well as building capacity within the VC CoC. Requests for Proposals are released publicly, posted on the VC CoC website, posted on the VC CoC Facebook and VC CoC Instagram pages, distributed via the United Way email listserv and via

press release. Verbal communication at VC CoC Alliance and other community meetings is another way staff spread the word about potential funding opportunities. VC CoC staff provide technical assistance workshops and one on one support for new applicants.

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

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

5. Describe performance standards for evaluating ESG.

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

**Housing Trust Fund (HTF)**  
**Reference 24 CFR 91.220(I)(5)**

1. Distribution of Funds

- a. Describe the eligibility requirements for recipients of HTF funds (as defined in 24 CFR § 93.2).
- b. Describe the jurisdiction's application requirements for eligible recipients to apply for HTF funds.

c. Describe the selection criteria that the jurisdiction will use to select applications submitted by eligible recipients.

d. Describe the jurisdiction's required priority for funding based on geographic distribution, which is a description of the geographic areas of the State (including areas of low-income and minority concentration) in which it will direct assistance during the ensuing program year.

e. Describe the jurisdiction's required priority for funding based on the applicant's ability to obligate HTF funds and undertake eligible activities in a timely manner.

f. Describe the jurisdiction's required priority for funding based on the extent to which rents for units in the rental project are affordable to extremely low-income families.

g. Describe the jurisdiction's required priority for funding based on the financial feasibility of the project beyond the required 30-year period.

h. Describe the jurisdiction's required priority for funding based on the merits of the application in meeting the priority housing needs of the jurisdiction (such as housing that is accessible to transit or employment centers, housing that includes green building and sustainable development features, or housing that serves special needs populations).

i. Describe the jurisdiction's required priority for funding based on the location of existing affordable housing.

j. Describe the jurisdiction's required priority for funding based on the extent to which the application makes use of non-federal funding sources.

2. Does the jurisdiction's application require the applicant to include a description of the eligible

activities to be conducted with HTF funds?

3. Does the jurisdiction's application require that each eligible recipient certify that housing units assisted with HTF funds will comply with HTF requirements?

4. **Performance Goals and Benchmarks.** The jurisdiction has met the requirement to provide for performance goals, consistent with the jurisdiction's goals established under 24 CFR 91.215(b)(2), by including HTF in its housing goals in the housing table on the SP-45 Goals and AP-20 Annual Goals and Objectives screens.

5. **Rehabilitation Standards.** The jurisdiction must establish rehabilitation standards for all HTF-assisted housing rehabilitation activities that set forth the requirements that the housing must meet upon project completion. The jurisdiction's description of its standards must be in sufficient detail to determine the required rehabilitation work including methods and materials. The standards may refer to applicable codes or they may establish requirements that exceed the minimum requirements of the codes. The jurisdiction must attach its rehabilitation standards below. If the jurisdiction will not use HTF funds for the rehabilitation of housing, enter "N/A".

In addition, the rehabilitation standards must address each of the following: health and safety; major systems; lead-based paint; accessibility; disaster mitigation (where relevant); state and local codes, ordinances, and zoning requirements; Uniform Physical Condition Standards; Capital Needs Assessments (if applicable); and broadband infrastructure (if applicable).

6. **Resale or Recapture Guidelines.** Below, the jurisdiction must enter (or attach) a description of the guidelines that will be used for resale or recapture of HTF funds when used to assist first-time homebuyers. If the jurisdiction will not use HTF funds to assist first-time homebuyers, enter "N/A".

7. **HTF Affordable Homeownership Limits.** If the jurisdiction intends to use HTF funds for homebuyer assistance and does not use the HTF affordable homeownership limits for the area provided by HUD, it must determine 95 percent of the median area purchase price and set forth the information in accordance with §93.305. If the jurisdiction will not use HTF funds to assist first-time homebuyers, enter "N/A".

**8. Limited Beneficiaries or Preferences.** Describe how the jurisdiction will limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population to serve unmet needs identified in its consolidated plan or annual action plan. If the jurisdiction will not limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population, enter “N/A.”

Any limitation or preference must not violate nondiscrimination requirements in § 93.350, and the jurisdiction must not limit or give preferences to students. The jurisdiction may permit rental housing owners to limit tenants or give a preference in accordance with § 93.303 only if such limitation or preference is described in the action plan.

**9. Refinancing of Existing Debt.** Enter or attach the jurisdiction’s refinancing guidelines below. The guidelines describe the conditions under which the jurisdiction will refinance existing rental housing project debt. The jurisdiction’s refinancing guidelines must, at minimum, demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing. If the jurisdiction will not refinance existing debt, enter “N/A.”

**Discussion:**

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

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