

VENTURA COUNTY

**CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT
DRAFT**

FY 2025-26

CDBG & HOME



*County of Ventura
Housing and Homelessness Solutions
County Executive Office*

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

CR-05 - Goals and Outcomes

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

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

2025-2026 Annual Action Plan Goals:

- Improve the Supply of Affordable Housing
- Increase and Improve Social Services
- Work to End Homelessness
- Create and Maintain Quality Neighborhoods
- Effective Administration

Effort toward Improving the Supply of Affordable Housing also included continued rehabilitation work on multi-family rental properties funded in prior program years. One property rehabilitation project was completed, serving a total of 93 households. In addition, the homeowner housing rehabilitation program was able to complete work on 5 properties this year.

Direct Financial Assistance was provided to 4 first-time homebuyers, 3 of which were funded with prior year funds and 1 with current year funds.

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

Social Services consisted of senior services, domestic violence education, youth services, counseling for at-risk populations, and a food pantry. Most of these activities exceeded their annual goals. However, there has been hesitation by some clients to seek services due to concerns regarding immigration enforcement.

Services to the Homeless included homeless shelter services as well as transition-age youth services, meeting 94% of the annual goal.

Progress toward the goal of Creating Quality Neighborhoods include completion of Phase 1 of the rehabilitation of the Fillmore-Piru Veterans Memorial Facility.

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

See more details in Attachment 1.

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

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

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Create and Maintain Quality Neighborhoods	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	19625	0	0.00%	35775	0	0.00%
Effective Administration	Administration	CDBG: \$ / HOME: \$ / ESG: \$	Other	Other	5	1	20.00%	1	1	100%

Improve the Supply of Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$ / ESG: \$0	Rental units constructed	Household Housing Unit	0	0	-	0	0	-
Improve the Supply of Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$ / ESG: \$0	Rental units rehabilitated	Household Housing Unit	300	93	31%	0	93	-
Improve the Supply of Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$ / ESG: \$0	Homeowner Housing Added	Household Housing Unit	11	0	0.00%	6	0	0.00%
Improve the Supply of Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$ / ESG: \$0	Homeowner Housing Rehabilitated	Household Housing Unit	11	5	45.45%	4	5	125%
Improve the Supply of Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$ / ESG: \$0	Direct Financial Assistance to Homebuyers	Households Assisted	20	4	25%	2	4	200%
Improve the Supply of Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$ / ESG: \$0	Housing for Homeless added	Household Housing Unit	0	0	-	0	0	-

Improve the Supply of Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$ / ESG: \$0	Housing for People with HIV/AIDS added	Household Housing Unit	0	0	-	0	0	-
Improve the Supply of Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$ / ESG: \$0	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	0	0	-	0	0	-
Increase and Improve Social Services	Non-Homeless Special Needs	CDBG: \$ / HOME: \$0 / ESG: \$0	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	11000	2056	18.69%	2373	2056	86.64%
Work to End Homelessness	Homeless	CDBG: \$ / HOME: \$0 / ESG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	500	343	68.6%	364	343	94.23%
Work to End Homelessness	Homeless	CDBG: \$ / HOME: \$0 / ESG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	0	0	-	0	0	-
Work to End Homelessness	Homeless	CDBG: \$ / HOME: \$0 / ESG: \$	Homeless Person Overnight Shelter	Persons Assisted	350	0	0.00%	157	131	83.43%

Work to End Homelessness	Homeless	CDBG: \$ / HOME: \$0 / ESG: \$	Homelessness Prevention	Persons Assisted	0	0	-	0	0	-
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Table 1 - Accomplishments – Program Year & Strategic Plan to Date

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

Each year, the Ventura County Entitlement Area and each entitlement jurisdiction separately prepare and submit a Consolidated Annual Performance and Evaluation Report (CAPER) to HUD, which reports upon the progress each jurisdiction made towards the goals set forth in the 2025-29 Regional Consolidated Plan. Due to the creation of the Ventura County HOME Consortium in 2020, each Entitlement Area continues to report individually on their CDBG activities, while all HOME activities for the HOME Consortium (Ventura County Entitlement Area and the Cities of Camarillo, Simi Valley and Thousand Oaks) are reported in this CAPER. A more complete understanding of the 2025-29 Regional Consolidated Plan accomplishments achieved to-date may be obtained by combining the results reported by the County EA and each of the four entitlement jurisdictions.

CDBG funds were used to address high priority needs as follows:

- Rehabilitation and Preservation of Existing Housing Units: \$50,128 was expended for rental property rehabilitation and homeowner repair activities.
- Homeownership Opportunities: \$240,000 was expended for a Homebuyer Assistance program for low- to moderate-income households.
- Social Services: \$55,000 was expended for two high-priority social services activities.
- Homelessness: \$155,000 was expended in support of homeless services programs.
- Housing Support and Stability: \$22,293 was used for fair housing services.
- Remaining expenditures were for low-priority needs activities such as infrastructure improvements in low- to moderate-income areas, as well as administrative expenses.

HOME funds were reserved to two housing projects during the 2025-26 Annual Action Plan. A reservation of \$500,000 in HOME funds was made to the Habitat for Humanity Affordable Homeownership Project, a five-unit affordable housing project with an estimated three HOME-assisted units. Additionally, a reservation of CHDO HOME funds in the amount of \$577,442 was made to Hillcrest Homes, a development of 78 for-sale townhomes with an estimated three (3) County HOME-assisted units from this allocation, in addition to an estimated one (1) County HOME-assisted unit from an allocation of 2024-25 CHDO HOME funds. The two projects are currently in predevelopment.

A direct federal ESG funding allocation was not received in this program year. County receives ESG through the CA Housing and Community Development Department that supports street outreach and rapid rehousing programs.

CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

	CDBG	HOME
White	2418	0
Black or African American	13	0
Asian	8	0
American Indian or American Native	3	0
Native Hawaiian or Other Pacific Islander	0	0
Total	2442	0
Hispanic	2157	0
Not Hispanic	285	0

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

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

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

Narrative

The CDBG total of 2,442 reported in Table 2 consists of 2,343 persons and 99 households. This total does not include acquisition and housing-related activities for the additional five race categories required to be collected for CDBG reporting. After incorporating these additional groups, a total of 2,399 persons were served through CDBG-funded activities, of whom 2,064 reported their ethnicity as Hispanic and,

102 households were served, of which 101 identified as Hispanic.

One HOME project, the Rancho Sierra Senior Apartments, completed construction and lease up of two-HOME assisted units, with project close out pending at the conclusion of the fiscal year. CR-10 data for that HOME project will be reported in next year's CAPER.

County ESG subrecipient projects passed through the State of California Department of Housing and Community Development to the Ventura County Continuum of Care and would be included in their report.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,454,583.00	837,095.98
HOME	public - federal	1,197,155.46	119,713.46
ESG	public - federal	0	0

Table 3 - Resources Made Available

Narrative

The County's expenditure of HOME funding was minimal during the CAPER reporting period because several HOME-assisted projects are in predevelopment and close-out documentation was in progress for the project that was actively under construction during the year, resulting in the retention being released outside of this reporting period. The County expects at least one of the HOME-assisted projects in predevelopment to commence construction and begin drawing funds in the upcoming 2026-27 reporting period.

Identify the geographic distribution and location of investments

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

Table 4 – Identify the geographic distribution and location of investments

Narrative

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

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

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

As of the end of the reporting period, one HOME-assisted project located in the unincorporated area

outside of Camarillo was completed and leased up, with close out pending. Four other HOME-assisted projects have a reservation of HOME funds and are in predevelopment, to be located in the Cities of Fillmore, Ojai, Thousand Oaks and Moorpark.

A direct federal ESG funding allocation was not received in this program year. County receives ESG through the CA Housing and Community Development Department that supports street outreach and rapid rehousing programs.

Leveraging

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

HOME Program

FY2025-26 HOME funds were preliminarily reserved to the Hillcrest Homes and Habitat for Humanity – Affordable Homeownership Project housing developments, which are expected to leverage more than \$12 million in other private, state and local funds.

ESG Program

No direct federal ESG funds were awarded for 2025-26.

Publicly Owned Land

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

The County's Behavioral Health Department issued a Request for Qualifications and selected a development team to develop a County-owned property with a 50-unit affordable housing project for seniors, with a set-aside of permanent supportive housing units for seniors with mental illness who are experiencing homelessness. This project received an allocation of HOME funding to support its development. Construction and lease up was completed in the 2025-26 program year.

Additionally, during this reporting period, the County commenced construction on an 89-unit permanent supportive housing complex for persons experiencing homelessness on a County-owned property in the unincorporated area of the County. This project was funded with State of California Homekey+ program funds, Behavioral Health Services Act Funding, County of Ventura general funds, and with contributions from the City of Camarillo and Gold Coast Healthcare Plan. Construction is expected to be completed by the summer of 2027.

The County also applied for and received a grant from the Southern California Association of Governments to evaluate publicly owned infill property for affordable housing. Four sites were selected as the focus of the work, including one County owned site in the unincorporated area of El Rio. Evaluation of each site (the County site and three sites owned by local school districts)

will be presented to governing bodies in the fall of 2026.

HOME Match, Program Income and MBE/WBE Report

The County reported \$22,807,838.95 in excess match carried over in its 2024-25 CAPER. During the current fiscal year \$842,072.85 was contributed in match with a total match of \$23,649,911.80 available for the current federal fiscal year.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	22,807,838.95
2. Match contributed during current Federal fiscal year	842,072.85
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	23,649,911.80
4. Match liability for current Federal fiscal year	264,273.27
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	23,385,638.53

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
Camino de Salud	03/20/2026	842,072.85	0	0	0	0	0	842,072.85

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
0	7,568.00	0	0	7,568.00

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	0	0	0			
Number	0	0	0			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

Table 8 - Minority Business and Women Business Enterprises

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

Table 9 – Minority Owners of Rental Property

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

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	12	102
Number of Special-Needs households to be provided affordable housing units	0	0
Total	12	102

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	6	0
Number of households supported through Rehab of Existing Units	4	98
Number of households supported through Acquisition of Existing Units	2	4
Total	12	102

Table 12 – Number of Households Supported

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

No HOME projects were closed out during the reporting period. HOME funding was reserved for two projects in the FY2025-26 Annual Action Plan: Hillcrest Homes and Habitat for Humanity's Ojai Homeownership project. Additionally, HOME funding has been reserved for two other projects, Fillmore Terrace and the Arroyo Springs Apartments. All of these projects are in predevelopment and did not have beneficiaries to report during the reporting period. Construction and leasing of the Rancho Sierra

Senior Apartments was completed during the reporting period, but the final retention payment and documentation necessary to close-out the project were not completed during this reporting period. Affordable housing accomplishments from this activity will be reported in the 2026-27 CAPER.

Five CDBG homeowner rehabilitations were completed this program year using prior year allocations, 3 others are in process. One multifamily rehabilitation project funded in FY 2023–24 was completed during the current program year and provided benefits to a total of 93 households. Four households received down payment assistance; 3 of the down payment assistances were funded using prior year allocations and 1 was funded with current year allocations.

No ESG funds were awarded for this program year.

Discuss how these outcomes will impact future annual action plans.

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

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

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	35	0
Low-income	25	0
Moderate-income	33	0
Total	93	0

Table 13 – Number of Households Served

Narrative Information

CDBG was used to fund a first-time homebuyer assistance program, providing funds to 4 low- to moderate- income households. In addition, a home repair program assisted 5 households. Rehabilitation of 100 affordable housing units at The Rancho Sespe Apartments in Fillmore was completed; 84 of these units were occupied by extremely low-income, low-income, or moderate-income households.

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

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

Housing needs of low-income renter households who pay more than half of their income for rent, live in seriously substandard housing (which includes persons who are unhoused), or have been voluntarily displaced are met through a variety of strategies. The County implements scoring preferences for projects requesting HOME funds that serve vulnerable populations including those who are unhoused and households at or below 50% AMI (very low-income). HOME funds are also utilized to leverage additional financial resources to create more income-restricted housing than could be supported through local HOME-assistance alone.

The County also uses a portion of CDBG admin to contract with the Housing Rights Center for fair housing services.

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

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

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

The County coordinates homeless services across the county, partnering with healthcare providers and community partners through the Coordinated Entry System (CES) for increased access to housing, shelter, and other resources. The Homeless Management Information System (HMIS) hosts the CES and referral process. The VC CoC now includes over 50 provider agencies and over 300 licensed HMIS users. In FY25-26, there were 2,624 new CES entries, with 3,373 individuals provided shelter housing and services to address their homelessness. 1,048 exited to permanent housing situations of which 430 households were placed in permanent housing with some form of ongoing rental subsidy.

To address system needs and gaps, the Ventura County Homelessness Plan was adopted in December 2023 by the Board of Supervisors and CoC Board. The plan's action areas include Housing Prioritization & Funding, Regional Coordination & Leadership, Outreach & Service Delivery, Data-Driven Decision-Making, and Representation & Inclusivity. Since adoption, State funds have supported new crisis response resources: shelters and transitional housing for youth ages 18–24, expanded rapid rehousing, countywide prevention funding, increased outreach, and healthcare-linked supportive services. Dedicated efforts to end Veteran homelessness include use of VASH vouchers, SSVF, and GPD Transitional Housing.

Ventura County uses a coordinated, cross-agency approach to reach out to persons experiencing homelessness especially the unsheltered that prioritizes the health and safety of both surrounding communities and individuals experiencing unsheltered homelessness. This approach depends on collaboration among County departments, community partners, and service providers to ensure that outreach, engagement, and service connection occur. The County's Multi-Disciplinary Team (MDT) brings together staff from several departments and partner agencies to coordinate outreach and engagement with individuals living unsheltered. Core MDT partners include the Ventura County Behavioral Health Department, Ventura County Health Care Agency, Human Services Agency (HSA), Ventura County Public Health, the Ventura County Sheriff's Office Homeless Liaison Unit (VCSO HLU), and the Public Works Agency and Watershed Protection District (PWA-WPD). Additional partners participate as needed, such as nonprofit service providers, shelter operators, and other local jurisdictions. Together, these partners combine expertise in health care, behavioral health, housing navigation, public safety, homeless services, and environmental protection to address immediate individual needs and broader community health and safety concerns.

Addressing the emergency shelter and transitional housing needs of homeless persons

Without sustained funding, emergency shelter and transitional housing beds have decreased. Project Roomkey operated from 2020–2024 to serve vulnerable adults and other city led hotel initiatives have

closed. Year-round congregate shelters remain in Ventura, Oxnard, and Santa Paula. A 30-bed non-congregate navigation center opened in Thousand Oaks in 2025, this is currently supported through California Encampment Resolution Funding. The largest expansion of shelter over the past year has been through Ventura County Behavioral Health's state funded Behavioral Health Bridge Housing program.

The CoC's Coordinated Entry System (CES) prioritizes shelter for vulnerable residents, including those experiencing chronic homelessness and high service needs.

Current shelters and transitional housing programs include:

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

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

The Ventura County CoC is partnering with publicly funded institutions such as hospitals, mental health facilities, foster care systems, and correctional facilities to prevent discharges into homelessness. The CoC created partnerships between the local public defender's office, the probation department, and behavioral health providers to increase cross systems collaboration. These partners are utilizing the Homeless Management Information System to coordinate services with the homelessness response system and are connecting participants to the County's Coordinated Entry System. The National Health Foundation operates a 50-bed recuperative care program with partnership and funding from all hospitals within the county to provide a place to discharge patients who are homeless and need additional care to prevent readmission to hospitals and link them to shelter and housing options. Hospitals and behavioral health facilities use motel vouchers for short-term emergency placement while

linking persons to permanent housing options.

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

The County also operates a prevention and landlord engagement program, providing security deposits, holding fees, back rent, and subsidies to secure and retain housing.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The Ventura County CoC is focusing efforts on subpopulations including individuals and families, veterans, chronically homeless persons, and unaccompanied youth. In the last fiscal year, approximately 1,000 persons were permanently housed through the regional system. The CoC established strong partnerships with the Veterans Administration, Gold Coast Veterans Foundation, and local GPD, SSVF, and VASH providers to create and manage a by-name list of veterans. This collaboration increased coordination and enabled the rapid transition of veterans from the streets to interim and permanent housing, resulting in a significant decrease in unsheltered veterans.

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

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

The CoC is evaluating system performance data including: 1) length of time homeless, 2) exits to permanent housing, and 3) returns to homelessness and implementing strategies to improve in each

area. The CoC Board has adopted a Strategic Plan to expand housing inventory, strengthen services, and establish a robust countywide prevention program.

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

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

Actions taken to address the needs of public housing

Area Housing Authority of County of Ventura

The Area Housing Authority of the County of Ventura (AHACV) owns and operates 355 units of public housing in seven complexes which serve Camarillo, Fillmore, Moorpark, Ojai, Simi Valley, Thousand Oaks, and the unincorporated areas of Ventura County. Three of the complexes (165 units) are located within the Urban County - the Roth Apartments (a family development in Meiners Oaks), Whispering Oaks (a seniors/disabled project in the City of Ojai), and Tafoya Terrace (senior project in Moorpark).

In addition to owning and operating seven public housing sites, the AHACV serves low-income residents through other programs and housing. In the entitlement area, the AHA also operates Colina Vista in Piru with 35 rental units (two are handicapped accessible), a 15-unit apartment complex known as Summerwind Apartments located in the unincorporated area outside Fillmore, a 24-unit (Walnut Street Apartments) and a 20-unit (Charles Street Apartments) in the City of Moorpark. In partnership with Many Mansions, the AHACV supported the development of Rancho Sierra Apartments, a 50-unit affordable housing community located in the unincorporated area of Ventura County. Additionally, the AHACV, in partnership with Many Mansions, provides 77 units of affordable family housing in Fillmore (Mountain View Apartments). These are not public housing units and receive no operational HUD subsidy.

The AHACV actively coordinates with other local organizations to develop new housing, preserve existing housing, and expand the supply of assisted housing for families in low-income ranges. The overriding goal for the AHACV is to promote affordable housing that is attractive and well maintained, that are indistinguishable from market-rate housing. AHACV continues its efforts to enhance affordable housing through collaborative efforts with other local agencies.

Port Hueneme Housing Authority (PHHA)

As of May 1, 2026, the PHHA no longer administers the Public Housing program.

Housing Authority of the City of Santa Paula (SPHA)

The Housing Authority of the City of Santa Paula owns and operates seven affordable housing developments with a total of 85 units for seniors and families. The SPHA is also the property owner of Harvard Place Apartments, a 40-unit affordable rental development for seniors and persons with special needs. The total number of affordable units owned by the Santa Paula Housing Authority is 117.

The SPHA administers subsidized rental housing programs for Housing Choice Voucher Tenant Based Vouchers (Section 8), Project-Based Housing Choice (Section 8) Vouchers, and affordable housing owned by the Housing Authority. Under the Housing Choice Voucher Program, the Authority provides

affordable housing for approximately 1,000 residents, with an additional 832 applicants on the waiting list. SPHA is currently working with two affordable housing developers to work towards developing a possible total of 258 additional affordable housing units in the City of Santa Paula over the next two - three years. SPHA is a development partner with Homes & Hope and Cabrillo Economic Development Corporation, working together to develop Topa Vista Villas, which consists of 90 affordable housing units on Harvard Blvd in Santa Paula, CA. Additionally, the housing authority is currently working with the property management staff at Citrus Flats Apartments, informing housing voucher recipients that the development has new units available for lease.

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

The AHACV provides four opportunities for Public Housing residents to participate in management: 1) Site-based Resident Councils, 2) Advertising activities of the resident councils, 3) Participating in the Resident Advisory Board; and 4) becoming a Resident Commissioner on the AHACV's Board of Commissioners. The AHACV also promotes the Family Self-Sufficiency program, a program designed to encourage program participants to achieve economic self-sufficiency. The AHACV encourages clients who have been assisted under the Section 8 Program for at least one year to become homebuyers through HUD's Section 8 Homeownership Program. Participants must be first-time homebuyers, with no one in the household having owned a home within the past three years. The program requires that a participant have a minimum down payment of 3% of the home's purchase price and good credit.

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

Actions taken to provide assistance to troubled PHAs

There were no troubled PHAs identified in the County.

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

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

County of Ventura

Williams Homes is building two subdivisions: the Finch Tract in Piru (175 units, including 18 affordable units and 10,800 square feet of commercial space) with 125 units currently occupied, and the Reider Tract (49 units, including seven affordable units). Building permit issuance and construction for the Reider Tract are anticipated to begin once all conditions of the project's entitlement have been satisfied. In 2025, the Somis Ranch Farmworker Housing Complex (360 affordable units) and the Highland Drive ADU Conversion of Carports (12 units) were completed and received certificates of occupancy. Additionally, construction began on the Santa Rosa Valley Estates (36 units) and the Homekey+ Lewis Road Supportive Housing (89 units) projects.

The Board of Supervisors approved the updated Initial Study Assessment Guidelines (ISAGs) in September 2025. The Board also adopted amendments to the Coastal Zoning Ordinance related to Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) in November 2025, and the ordinance was submitted to the California Department of Housing and Community Development in November 2025, and to the California Coastal Commission for certification in January 2026. Final certification of the ordinance is contingent upon review and approval by both agencies. To facilitate additional development of ADUs/JADUs, the Planning Division, in partnership with the Ventura Council of Governments (VCOG), selected a consultant in late 2025 to prepare resources for ADUs/JADUs, including a Guidebook, FAQs, and a Homeowners Checklist. Funded through State REAP 2.0 funds, the guidebook will provide user-friendly information on developing ADUs and JADUs in the unincorporated county and is anticipated to be completed in 2026.

The Board of Supervisors adopted amendments to the Residential High Density (RHD) Zone in September 2025, which allows for ministerial development of mixed-income multifamily housing, with an emphasis on development of lower-income housing units. Staff is completing post-adoption implementation tasks, including updates to the Planning Division website, the RHD Zoning Clearance application, and development of an Affordable Housing Agreement form, with completion anticipated in 2026. Planning staff also initiated research on General Plan Program LU-C, which expands the range of housing types permitted in the unincorporated county such as live-work units, tiny homes on wheels, and ministerial approvals of missing middle housing. Amendments to the Non-Coastal and Coastal Zoning Ordinances, as feasible, are anticipated to be initiated in late 2026.

Planning staff also continued work on the El Rio/Del Norte Area Plan Update, which evaluates infrastructure constraints affecting future housing development. During the reporting period, the draft

Water Infrastructure Technical Appendix was released for public review, evaluating water infrastructure needs and future growth scenarios to support long-term housing development within the disadvantaged community.

Following the Mountain Fire, the County also implemented temporary fee waivers to reduce financial barriers associated with rebuilding homes damaged or destroyed by the disaster. The fee waivers applied to eligible permit applications and supported the timely replacement of housing by reducing development costs for affected property owners.

City of Moorpark

Moorpark is updating its Downtown Specific Plan utilizing REAP 2.0 funding to facilitate new housing opportunities in proximity to the Metrolink station. The city is implementing the SPARK Program to expedite plan review processes and continues to provide density bonus incentives, support LIHTC-funded developments, and monitor ongoing Housing Element implementation.

City of Port Hueneme

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

City of Ojai

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

City of Fillmore

The City of Fillmore's Housing Element was certified in October 2025. The City approved Fillmore Terrace, a 50-unit affordable and supportive housing development by People Self-Help Housing, and entitled the Creekside Subdivision, which includes 134 single-family homes. Of those homes, two are dedicated as for-sale low-income units, and 18 include accessory dwelling units dedicated for affordable rental rates.

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

County of Ventura

The County adopted amendments to the Mobilehome Park Rent Control Ordinance during the reporting period that expanded the applicability of the program, resulting in approximately 30 additional mobilehome spaces becoming subject to rent control. The program now covers 25 mobilehome parks with approximately 1,390 mobilehome spaces. Additionally, the County received final certification from the California Coastal Commission for the Coastal Zoning Ordinance Density Bonus and Special Needs Housing Ordinance amendments in February 2026. The County also received state funding for the Lewis Road Mental Health Rehabilitation Center, which includes infrastructure improvements on the County owned Lewis Road property. Collectively, these improvements will support affordable and supportive housing serving seniors, transition-aged youth, individuals with disabilities, and people experiencing

homelessness on this site.

The County also continued efforts on Phases 4 and 5 of the Ventura County Farmworker Housing Study and Action Plan. A public review draft of the Study and Action Plan was released for comments (available in English and Spanish). At the same time, robust community engagement was conducted in 2026 to discuss potential action items, which included a farmworker focus group meeting, meetings with all cities and public agencies, stakeholders, youth engagements, developers, and other relevant stakeholders. The farmworker focus group received input from 47 participants, who were provided language assistance in Spanish, Mixteco, Zapoteco, and English. Comments received from all public engagements were incorporated into a Final Study and Action Plan which is anticipated to be presented to the County Board of Supervisors at a hearing in September 2026.

City of Moorpark

During the reporting period, the City of Moorpark continued to strengthen affordable housing programs and expand housing resources for underserved residents. The City enhanced its First-Time Homebuyer Program by updating policies, procedures, and program materials, continued oversight of affordable housing developments to ensure compliance with Affordable Housing Agreements and supported the lease-up of new affordable housing units at High Street Depot and Vendra Gardens. The city also expanded community partnerships by collaborating with organizations including Habitat for Humanity, Moorpark Pantry Plus, United Way, Cabrillo Economic Development Corporation (CEDC), My Way Home, and the Housing Rights Center to provide homebuyer education, tenant rights workshops, and additional housing resources. Additionally, the city worked with Ventura County to identify housing funding opportunities and continued to respond to resident inquiries, provide housing advocacy, and monitor affordable housing programs to preserve long-term affordability.

City of Santa Paula

Santa Paula is in the third year of implementing its Housing Element. The city's recent housing-policy commits the city to supporting affordable housing for extremely low, very-low, and low-income households, including seniors and persons with developmental disabilities/special needs. In that planning, the policy uses financial and regulatory incentives, including modifications to the municipal codes to provide a more predictable process for the development of affordable housing and utilization of loans from the city's Affordable Housing Trust Fund to provide development assistance and deferral of development impact fees. The city actively collaborates with developers, non-profit organizations and Ventura County to develop creative housing solutions and continues to interface with local Housing Authority's through rental assistance via Section 8/public housing.

In addition, Santa Paula has used REAP 2.0 funds to analyze potential housing sites that may be able to expand transitional housing, and develop a range of housing for low-income households, seniors, and persons with disabilities.

City of Fillmore

HCD certified Fillmore's Housing Element in October 2025, following the City's adoption of the element in September 2024. Before HCD certification, the City completed significant Housing Element rezoning programs that exceeded the City's required RHNA inventory.

In June 2025, the Fillmore City Council adopted Ordinance No. 25-981, including Zoning Ordinance Amendment (ZOA) 24-02 and Zoning Change (ZC) 24-01, to implement Housing Element Action 3-1, which created the Residential Medium High Zone (RMH2), and Action 3-2, which created the Housing Overlay Zone. The new RMH2 zoning designation permits residential development at densities between 15.1 and 20 dwelling units per acre. The new Housing Overlay Zone permits residential development at densities of up to 20 dwelling units per acre. In addition, the City adopted objective development standards, including standards for building height, lot coverage, setbacks, landscaping, and other design features. These standards provide clear direction, allow design flexibility, and promote the construction of new housing in the City at various income levels.

In September 2025, the Fillmore City Council adopted Zoning Ordinance Amendment 25-02 to amend the Housing Overlay Zone standards. The amendment provides that owner-occupied or rental multi-family uses are allowed by right when at least 20 percent of the units are affordable to lower-income households.

The City of Fillmore was awarded a SCAG REAP 2.0 grant in January 2026. The grant focuses on parcels within the Residential Medium High (RMH2) zone and will assess the feasibility of assembling lots for multifamily development. The grant also includes a review of applicable development codes and standards to identify potential changes that could improve the feasibility of multifamily projects in this zone.

City of Ojai

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

Ventura County Behavioral Health (VCBH)

VCBH continues to work to increase the availability of housing and residential options through several different venues and continues to place focus on increasing options for highly vulnerable populations including those who are low-income, homeless and at risk of homelessness, and those diagnosed with serious behavioral health disorder.

With funding provided through the Mental Health Services Act (MHSA), the department continued its partnership with nonprofit housing developers to support the development of affordable housing units. These projects included units designated for low-income individuals living with a diagnosed serious mental illness. VCBH has provided supportive services to residents living in these units to promote housing stability and recovery.

Effective July 1, 2026, the Mental Health Services Act (MHSA), funding that has allowed the department to continue its partnership with nonprofit housing developers to support the development of affordable housing units designated for low-income individuals living with a diagnosed serious mental illness, transitioned to the Behavioral Health Services Act (BHSA).

Housing partnerships will now be supported through BHSA funding, the new legislation dedicates 30% of BHSA funds specifically to housing. This expanded investment allows Behavioral Health to provide housing assistance to a broader population, as eligibility is no longer limited exclusively to Full-Service Partnership (FSP) participants.

To maximize available resources and ensure coordinated service delivery, the department continues to work collaboratively with local Managed Care Plans (MCPs) to align housing resources. Individuals who are eligible for CalAIM Housing Community Supports are connected to those benefits through their MCP whenever appropriate, to ensure all resources are accessed.

VCBH has continued to expand partnerships with property managers who have made their properties accessible to VCBH's clients. We participate in collaborative case management meetings with the property managers to be proactive in supporting in the success of those placed in the properties.

With funds received through the State's Behavioral Health Bridge Housing grant and through work with community-based partners, the department provides housing options for low-income individuals with serious behavioral health disorders in a variety of interim housing settings. It funds beds at different shelter programs and has established an agreement for Recovery Housing, to support individuals in their recovery with short-term housing, as they are identifying more permanent housing options. VCBH continues to provide scattered site family rental assistance subsidies and to work with the Housing Authority for the City of Ventura to restrict 60 units in their housing project at Valentine Road for low-income VCBH clients, providing rental subsidies for those units. All individuals residing in these units are provided with ongoing supportive services.

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

The County's Code Compliance Division works with residents, tenants, and landlords to promote safe housing conditions throughout the unincorporated county. Division officers respond to reports of blighted properties, substandard housing conditions, and violations of the California Building Code and Health and Safety Code, including conditions that may involve lead-based paint hazards. When violations are identified, the Division works collaboratively with property owners to achieve voluntary compliance, while pursuing enforcement actions when necessary to protect public health and safety. In 2025, the County also implemented Housing Element Program HE-V (Code Compliance), which requires a biannual review of the Division's efforts to address substandard housing conditions. The County completed this review as part of the 2025 Annual Progress Report, documenting the Division's ongoing efforts to preserve safe and habitable housing conditions.

The Childhood Lead Poisoning Prevention Program (CLPPP) increases awareness of lead hazards, ensures children are tested, and provides case management for those with elevated blood lead levels (BLLs).

CLPPP partners with Healthy Homes Ventura County (HHVC) to fund lead assessments and abatement in eligible homes.

Children enrolled in Medi-Cal or WIC must receive lead testing at 12 and 24 months, with catch-up testing for those up to age six. CLPPP collaborates with the California Department of Public Health to ensure providers conduct risk assessments, inquire about older housing, and refer families for testing. In FY 25–26, CLPPP reached 57 medical clinics and distributed 42,943 educational materials.

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

Healthy Homes Ventura County (HHVC) provides inspections, assessments, abatement, and education. In FY 25–26, HHVC conducted 37 lead inspections and made 18 homes lead safe. Federal funding has expanded outreach and services to reach more families.

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

In FY 25–26, the programs engaged in 160 outreach events, reaching over 127,455 residents through presentations, mailers, and educational activities. These efforts significantly increased public awareness and reduced exposure risks across Ventura County.

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

The County continued to support efforts to reduce the impacts of poverty by increasing opportunities for affordable housing. During the reporting period, the County advanced Housing Element implementation and land use initiatives that facilitate the development of affordable housing, including amendments to the RHD Zone, certification of the Coastal Zoning Ordinance Density Bonus and Special Needs Housing ordinance amendments; and amendments to ADU regulations for the coastal zones. In addition to these policy efforts, the County continued to advance affordable housing projects serving lower-income households and special needs populations. During the reporting period, the Somis Ranch Farmworker Housing Complex was completed, construction began on the Homekey+ Lewis Road Supportive Housing project, and construction began on the Camino de Salud Supportive Housing project. The County also approved the Ventura Ranch Farmworker Housing Complex in 2026, which will provide 328 units of affordable lower-income housing for farm workers and their families.

The Workforce Development Board (WDB) of Ventura County works to reduce poverty and underemployment by connecting residents with quality jobs offering living wages and benefits. Through two American Job Centers, WDB provides job-readiness, placement, and transition services, while supporting employers in recruitment and retention. WDB also supports local businesses through recruitment assistance, retention strategies, and access to a skilled talent pipeline, strengthening the connection between economic development and workforce readiness. Programs prioritize underserved groups, including youth ages 14 to 24, formerly incarcerated individuals, people with disabilities, and those experiencing homelessness. Services include job training, subsidized employment, and pre-apprenticeships in fields such as construction. These efforts are supported through WIOA Title I funding and coordinated with CDBG-funded housing and homeless services activities to avoid duplication and align resources across systems. Through this integrated approach, WDB continues to move residents from unemployment or underemployment toward stable, living-wage careers.

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

The County continues to strengthen its institutional structure through implementation of General Plan and Housing Element programs, updates to the Non-Coastal and Coastal Zoning Ordinances, and ongoing coordination among County departments, partner agencies, and stakeholders. Progress on these efforts is monitored and reported annually through the General Plan and Housing Element Annual Progress Report, which is submitted to the California Department of Housing and Community Development and the Governor's Office of Land Use and Climate Innovation.

During the reporting period, the County continued work on the Ventura County Farmworker Housing Study and Action Plan, a collaborative effort involving the County, the ten incorporated cities, agricultural employers, farmworkers, housing providers, and other stakeholders to identify housing needs and develop coordinated strategies to improve farmworker housing opportunities throughout Ventura County.

The County also continued implementation of the El Rio/Del Norte Area Plan Update, which includes coordination between the Planning Division, Public Works Agency, private water purveyors, and other partner agencies. During the reporting period, the County continued its voluntary effort to consolidate five private water systems into a single public water system to improve long-term coordination of water service planning and support future housing development within the disadvantaged community.

The County also began a Permit Streamlining Reform initiative, a collaborative effort involving multiple County departments and divisions to evaluate and improve the development review process by simplifying permitting procedures and making the process more transparent, efficient, and accessible for applicants.

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

During the reporting period, the County continued to strengthen coordination between public and private housing organizations through several housing initiatives. In support of the County's application for the California Prohousing Designation Program, the County collaborated with developers, affordable housing and community advocacy organizations, and public housing agencies to develop the application. The Board of Supervisors authorized submittal of the application in April 2026, and the County submitted the completed application to the California Department of Housing and Community Development in June 2026. In addition to improving the County's competitiveness for State housing and infrastructure funding, the designation would also enhance funding opportunities for developers pursuing eligible projects within the unincorporated area.

The County also continued preparation of the Ventura County Farmworker Housing Study and Action Plan through a robust public review and participation process conducted in 2026. Public workshops and stakeholder meetings brought together farmworkers, agricultural employers, housing providers, nonprofit organizations, all ten VC cities, other local agencies, and other interested parties to review the draft Research Report and Action Plan and help inform future implementation strategies.

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

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

In 2025, the County prepared a 2025-29 Regional Analysis of Impediments (AI) to Fair Housing report. Based on the recommendations included in the AI, the CEO-Community Development Division has continued their current contract with the Housing Rights Center (HRC) into FY 2025-26 to conduct four tests per year into potential discriminatory practices within the housing market of the unincorporated county. For their testing, HRC staff contacts a random apartment complex posing as both a "Protected Status Applicant" and a "Control Applicant" to compare the treatment and information provided to each potential tenant.

The County continues to contract with the Southern California Housing Rights Center (HRC) to assist in the administration of the County's Fair Housing Program. During Program Year (PY) 2025-26, HRC assisted 607 Ventura County residents with housing concerns, including landlord-tenant relations and housing discrimination. One hundred individuals (16%) presented the agency with questions regarding, and allegations of, housing discrimination. HRC's staff resolved 71 of these matters through appropriate counseling, referred eight inquiries to outside agencies, and nine inquiries are currently open or pending at the close of the program year. Of the 100 fair housing allegations, HRC opened 12 discrimination investigations/cases.

Of the 12 cases opened, two involved allegations of discrimination based on physical disability, two based on mental disability, five based on source of income discrimination, and three based on familial

status discrimination. By the conclusion of the program year, HRC successfully referred 1 case internally to our Litigation Department for further legal action, referred 1 case to the California Civil Rights Department, one case the tenant withdrew the discrimination case, and we closed five cases for lack of meaningful enforcement. In addition, four cases are currently pending and active for further investigation at the end of the program year.

The balance of 507 client contacted during the program year addressed a wide variety of general housing and landlord/tenant concerns. The following demonstrates the most emphasized issues requested: obtaining landlord/tenant information and education (15.78%), termination of tenancy notices (12.62%), repairs (10.45%), rent increase issues (8.9%), and evictions (7.5%). HRC's housing counselors resolved 159 (31.36%) for these landlord/tenant matters and made appropriate referrals for the remainder.

Of the total 607 Ventura County residents served during the program year, the majority of the residents served were extremely low to low-income households (93.08%) and the rest were moderate income or above (6.92%). The population served during this program year consisted of 28 (6%) female heads of households, 122 (26.12%) were seniors, and 126 (26.98%) were individuals with disabilities. A total of 166 individuals served by HRC (27.34%) reported their ethnicity as Hispanic/Latino.

During PY 2025-26, HRC conducted extensive outreach activities of interest to and impacting residents throughout HRC's Los Angeles and Ventura County service areas, aimed primarily at the prevention of incidences of housing discrimination. Selected activities and events of highest relevance are reported quarterly to the County, with additional details available from HRC upon request.

CR-40 - Monitoring 91.220 and 91.230

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

CDBG Monitoring: Planned monitoring of CDBG-funded projects varies depending upon a risk analysis of the subrecipient and type of project or program (i.e. construction, economic development, public service, etc.). While monitoring is almost always intended to ensure program compliance, it may also entail measures to improve performance. Monitoring may be fiscal or performance monitoring, Fair Labor Standards Act compliance (Davis-Bacon) and/or environmental review compliance. In addition, County staff reviewed Quarterly Status Reports (QSRs) for the CDBG program each quarter to ensure performance is adequate and timely compared to the goals stated in the Annual Plan and five-year goals stated in the Regional Consolidated Plan. These reports were completed by all subrecipients and include information on milestones, status and accomplishments. Progress delays were addressed and resolved. Additional technical assistance was provided to subrecipients as needed to ensure proper beneficiary collection and reporting.

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

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

No direct federal ESG funds were awarded for 2025-26.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

Pursuant to 24 CFR 91.105(d), citizens were provided with reasonable notice and an opportunity to comment on the Consolidated Annual Performance and Evaluation Report (CAPER). The public comment

period was opened from September 4, 2026 through September 21, 2026. Public notices were published in the Ventura County Star on September 3, 2026 and in a local Spanish language publication, *VIDA*, on September 3, 2026. The draft Consolidated Annual Performance and Evaluation Report (CAPER) was made available on the County webpage: <https://www.venturacounty.gov/county-executive-office/community-development/hud-plans-reports/>.

CR-45 - CDBG 91.520(c)

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

During the program year, the County experienced challenges in implementing construction-related activities due to the additional federal requirements of the Build America, Buy America (BABA) requirements. This requirement have increased the complexity and time required to develop and procure construction projects.

As a result of these experiences, the County will continue to evaluate project readiness and the feasibility of using CDBG funds for construction activities during the planning and funding process. The County will also consider project timelines and the administrative burden associated with federal requirements when determining the most effective use of CDBG funds.

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

No

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

CR-50 - HOME 24 CFR 91.520(d)

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

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

Completion Inspections: A completion inspection was completed for the Rancho Sierra Senior Apartments on October 22, 2025. No accomplishments are reporting in this report related to this project because the final payment and collection of close-out documentation was not completed during the reporting period. Rancho Sierra will be fully closed out during the 2026-27 CAPER reporting period.

Ongoing Monitoring of HOME-assisted Housing: All completed HOME-assisted projects were reviewed as part of the annual desk monitoring process. County staff completed monitoring of HOME-assisted properties in the summer of 2026 with no significant findings.

On-site inspections are required of all HOME-assisted properties at least every three years, with 16 site inspections scheduled during the reporting period. The County contracted out services to perform these on-site inspections and they were conducted prior to the end of fiscal year.

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

All HOME grantees are required to adopt affirmative marketing procedures for HOME-assisted housing project(s).

During the reporting period, a variety of methods were used to reach out to potential beneficiaries of the HOME program including: posting of the Fair Housing Poster and Affirmative Fair Housing Marketing Plan in offices; display of the HUD approved Equal Housing Opportunity logo at the entrance to HOME-assisted properties and on all materials for public distribution related to the property(ies).

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

During the reporting period (the federal fiscal year), program income in the amount of \$7,568 was received. This program income was allocated to two activities as part of the 2026-27 Annual Action Plan.

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

housing). 24 CFR 91.320(j)

Rancho Sierra Senior Apartments, a 50-unit senior affordable housing complex included in the 2021-22 Action Plan, completed construction and leased up during the 2025-26 program year, with close out pending. This project has two (2) HOME-assisted units and will be reported in the 2026-27 CAPER.

Several projects with reservations of HOME funding from the County remain in predevelopment, including:

- Fillmore Terrace (2020-21 and 2022-23 Action Plans), a 50-unit new construction affordable housing complex with nine (9) County HOME-assisted units for very low-income households. Construction is expected to begin in 2027. The project funded during the 2022-23 and 2024-25 Action Plans,
- Arroyo Spring Apartments (2022-23 and 2024-25 Action Plans), now designed as a 95-unit new construction affordable housing complex with seven (7) County HOME-assisted units.
- Hillcrest Homes (2024-25 and 2025-26 Action Plans), a 78 unit new construction for-sale townhome development, with four (4) HOME-assisted units estimated.
- Habitat for Humanity – Affordable Homeownership Project, a 5-unit new construction development consisting of one single family home and four tiny homes, with three (3) HOME-assisted units estimated.

Additionally, the County submitted its 2026-27 Annual Action Plan during the reporting period, proposing to fund one new construction affordable rental housing development, Mountain View II, in the City of Fillmore. Mountain View II will be a 49-unit new construction affordable rental housing development with an estimated five (5) HOME-assisted units.

During the program year, the County reallocated HOME-ARP funds from a project that did not move forward. The funds were reallocated to the Pasteur Drive new construction affordable rental housing development in the City of Ventura. Pasteur Drive will be a 33-unit development with an estimated seven (7) HOME-ARP-assisted units.

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

In May of 2015, the County Board of Supervisors approved a one-time appropriation of \$1 million for the development of farmworker housing. All three projects have been completed and leased, with the final project completed in summer 2025.

The State's Permanent Local Housing Allocation program, provides an ongoing permanent source of funding to local governments to address the state's housing crisis. The County administers this funding for the Ventura Urban County Entitlement Area jurisdictions and the City of Thousand Oaks. During the

2025–26 program year, PLHA funding supported a Homekey project serving transitional-age youth, a down payment assistance program for households earning up to 120% of the Area Median Income (AMI), and the Ventura County Housing Trust Fund, which provides loans to affordable housing developers to support the development of housing affordable to households earning 80% of AMI and below.

The County of Ventura has also received Community Development Block Grant - Disaster Recovery Multifamily Housing Program (CDBG-DR MHP) funds passed from HUD through the State of California in response to recent fires. During the 2025-26 program year, one affordable housing project that received 2018 CDBG-DR funding began construction, Camino de Salud. Camino de Salud is a 49-unit new construction affordable rental housing development in the unincorporated county near Ojal, with 24 units to be reserved for area residents experiencing homelessness and 24 units to be reserved for low-income households earning at or below 60% of AMI.

In October of 2023, the County approved a below market interest rate construction loan in the amount of \$5M to support a local housing authority in developing a 134-unit permanent supportive housing development in the City of Ventura. The loan principal, with interest, was repaid in full in 2026. The County re-invested the repaid funding into the following projects: the Santa Clara Apartments in Ventura (revitalization of a 28-unit aging public housing property into 41-units of new affordable housing serving low-income households, persons with special needs and persons experiencing homelessness) and the Topa Vista Villas in Santa Paula (90-unit new construction affordable rental housing development

In recent years, the County has successfully leveraged State of California Homekey funding to create hundreds of units of permanent supportive housing and interim shelter for youth. Most recently, The County served as the lead applicant and was awarded more than \$28M in Homekey+ funding to develop 89-units of permanent supportive housing on county-owned land. Construction is expected to be completed in the summer of 2027, with leasing in the late summer/early fall.

CR-58 – Section 3

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

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	1	0	0	0	0
Total Labor Hours	96	0			
Total Section 3 Worker Hours	16	0			
Total Targeted Section 3 Worker Hours	0	0			

Table 14 – Total Labor Hours

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

Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					
Other.					

Table 15 – Qualitative Efforts - Number of Activities by Program

Narrative

The County enforced its Section 3 Policy on all construction related projects assisted with federal funding. Section 3 fosters local economic development, neighborhood economic improvement, and individual self-sufficiency and ensures that employment and other economic opportunities generated be directed to low- and very low-income persons, particularly those who are recipients of government assistance for housing, and to business concerns which provide economic opportunities to low- and very low-income persons.

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

Under the CDBG program, two activities are subject to Section 3 requirements under 24 CFR 75. One is completed and the other is working on Phase II of the project. Section 3 hours above are the total cumulated hours for the Rancho Sespe Apartment Rehabilitation project. Section 3 information for the Fillmore-Piru Veteran's Memorial District project will be provided once the project is complete.

Under the HOME program, one project subject to Section 3 requirements under 24 CFR 75 finished construction and lease up for two-HOME assisted units, with close out completion pending at the conclusion of the fiscal year. The project will report data in the CAPER in the year the project is completed in IDIS, expected to be the 2026-27 program year.

ATTACHMENT 1

VENTURA COUNTY

**CONSOLIDATED ANNUAL PERFORMANCE EVALUATION
REPORT DRAFT**

FY 2025-26

CDBG & HOME



Attachment 1: Highlights of 25-26 CAPER

County of Ventura FY 2025-26 Consolidated Annual Performance and Evaluation Report

Highlights from this year include the following accomplishments:

CDBG

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

Projects funded and completed in the current program year:

- Community Economic Development Corporation – Rancho Sespe Apartments: CDBG funds were awarded in 2023-24 to this project to rebuild the deteriorated water system at this affordable farmworker housing development located on the outskirts of the City of Fillmore in the unincorporated area. The repairs have been approved by the Fire Department and the project is complete.
- Catholic Charities – Moorpark Community Service Center (Moorpark Pantry Plus): This program provides essential safety net services and outreach programs for low-income individuals in the Moorpark area. The Center offers supplemental food, clothing, eviction prevention assistance, utility assistance, and information and referrals. 2,004 persons were served this year, with a goal of 2,335 persons.
- Mesa – Transitional Age Youth Transitional and Supportive Services: This is a 12-unit facility in the Ojai area provides transitional housing and supportive services to young adults aged 18-24 who are either currently homeless or at risk of becoming homeless. A total of 19 youths were served during the program year, exceeding their goal of 12 youth.
- Spirit of Santa Paula – Homeless Services: This program provides operational support for the Harvard Homeless Shelter and Resource Center (Street Outreach). A total of 324 persons were served of their 352 persons goal. 131 persons were provided with overnight shelter.
- Habitat for Humanity – Home Repair Program: This program reaches out to owner occupied low- to moderate-income households that have home rehabilitation needs and are otherwise not able to perform the work on their own or pay full cost for a general contractor and is essential in preserving the County's aging affordable housing supply.

Five home repairs, funded by prior year allocations, were completed; three homeowners are in the process of completion.

- Planning, Administration, and Fair Housing Services: Administration allowance funds were used to provide administration and compliance guidance for CDBG activities, including technical support to subrecipients. Funds were also used for the County's fair housing services program, which is administered by a consultant.
- Ventura County Community Development Corporation – Hope to Home. This program provides first-time Homebuyer Financial Assistance to low- to moderate-income Entitlement Areas residents. Four households received assistance during the current program year. This program has been adjusted to provide a higher maximum level of assistance (up to \$60,000 from \$40,000 per household) in hopes of making it more viable in this aggressive housing market.

Continuing projects funded in prior years:

- Fillmore/Piru Veterans Memorial District – Facility Rehabilitation: Originally funded in 2022-23, this program has struggled to move forward. Along with just over \$800,000 in County CDBG funds, this project received over \$2.5 million in CDBG-MIT-RIP funds from the State of California. The original scope of work included roof repairs, hazardous materials abatement, seismic retrofitting, ADA, fire code and energy upgrades, along with general facility upgrades, to ensure use of this facility as a Community Resiliency Center. However, during the lengthy (and ongoing) process of receiving a Notice to Proceed from the State, heavy rains over two winters caused the roofs at both buildings to fail, resulting in their being condemned. Phase 1, which includes removal of the defunct HVAC equipment, roof replacement, including structural improvements, removal/mitigation of asbestos and lead containing materials has been completed. Phase 2 is under development, with the intent to include a new HVAC system and related electrical upgrades, minimal ADA compliant upgrades, and other items needed to obtain a Certificate of Occupancy. The project anticipates receiving a second round of CDBG-MIT-RIP funds from the State.

Other:

- The 2025-26 Action Plan Amendment included an allocation of \$400,000 in support infrastructure improvements for the Fillmore Terrace affordable housing development. However, the developer subsequently notified the County that it was no longer interested in pursuing the \$400,000 in CDBG funding. The County is evaluating options for reallocating the CDBG funds to support another eligible activity.

HOME

Completed Project(s)

- No projects were completed and closed out during the reporting period.

Projects in Construction

- The Rancho Sierra Senior Apartments, a 50-unit affordable housing complex located in Unincorporated Ventura County outside the City of Camarillo, began construction in spring 2023. Construction was completed and the property was fully leased in November of 2025. The final disbursement of HOME funding for the Rancho Sierra Senior Apartments was provided in the summer of 2026 and documentation necessary for close-out is expected to be complete in late summer of 2026. The property will convert to permanent financing in the fall of 2026. The project has two HOME-assisted units.

Projects in Pre-Development

Due to the complex nature of affordable housing development, reservations of HOME funding have been made to several projects which are in predevelopment. Projects with funding reservations include:

- Fillmore Terrace. In 2020-21 and 2022-23, the County made preliminary reservations of HOME funding to Fillmore Terrace, a 50-unit affordable housing complex with nine (9) County HOME-assisted units for very low-income households. This project has all of its financing awarded and is expected to close its construction financing and begin construction in the winter of 2027.
- Arroyo Springs Apartments. In 2022-23 and 2024-25, the County made preliminary reservations of HOME funding to the Arroyo Spring Apartments. Originally proposed as an 138-unit affordable housing complex, the project was recently re-designed with 95-units. Seven (7) units will be County HOME-assisted units.
- Hillcrest Homes. In 2024-25 and 2025-26, the County made preliminary reservations of HOME funding to Hillcrest Homes, a 78-unit new construction homeownership development, with an estimated four (4) County HOME-assisted units for low-income households.
- Habitat for Humanity – Ojai Homeownership project. In 2025-26, the County made a preliminary reservation of HOME funding to a Habitat for Humanity homeownership project in the City of Ojai. The new construction development will include 5 homes, with

an estimated three (3) County HOME-assisted units for low-income households.

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

ESG

No direct federal ESG funds were awarded in 2025-26.

ATTACHMENT 2

VENTURA COUNTY

**CONSOLIDATED ANNUAL PERFORMANCE EVALUATION
REPORT DRAFT**

FY 2025-26

CDBG & HOME





DRAFT

PART I: SUMMARY OF CDBG RESOURCES

01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	1,024,545.85
02 ENTITLEMENT GRANT	1,454,583.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	0.00
05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE)	0.00
06 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
06a FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	0.00
08 TOTAL AVAILABLE (SUM, LINES 01-07)	2,479,128.85

PART II: SUMMARY OF CDBG EXPENDITURES

09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	546,179.98
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	546,179.98
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	290,916.00
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0.00
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	837,095.98

16 UNEXPENDED BALANCE (LINE 08 - LINE 15)

PART III: LOWMOD BENEFIT THIS REPORTING PERIOD

17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	5,645.85
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	540,534.13
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0.00
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	546,179.98
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	98.74%

LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS

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

PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS

27 DISBURSED IN IDIS FOR PUBLIC SERVICES	210,000.00
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	210,000.00
32 ENTITLEMENT GRANT	1,454,583.00
33 PRIOR YEAR PROGRAM INCOME	927.70
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	1,455,510.70
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	14.43%

PART V: PLANNING AND ADMINISTRATION (PA) CAP

37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	290,916.00
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	0.00
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	290,916.00
42 ENTITLEMENT GRANT	1,454,583.00
43 CURRENT YEAR PROGRAM INCOME	0.00
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	1,454,583.00
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	20.00%

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

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

Plan Year	IDIS Project	IDIS	Activity	Activity Name	Matrix Code	National Objective	Drawn Amount
2023	2	1911		CEDC - Rancho Sespe Apartments	14B	LMH	\$5,645.85
					14B	Matrix Code 14B	\$5,645.85
Total							\$5,645.85

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

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2022	9	1893	7102324	Fillmore/Piru Veterans Memorial District - Facility Rehab	03E	LMA	\$28,503.00
2022	9	1893	7189460	Fillmore/Piru Veterans Memorial District - Facility Rehab	03E	LMA	\$141.97
2022	9	1893	7182413	Fillmore/Piru Veterans Memorial District - Facility Rehab	03E	LMA	\$17,407.00
					03E	Matrix Code 03E	\$46,051.97
2025	3	1936	7189460	Spirit of Santa Paula - Homeless Services	03T	LMC	\$90,000.00
					03T	Matrix Code 03T	\$90,000.00
2025	4	1934	7173956	Many Mansions - Rancho Sierra Community Services	05A	LMC	\$17,738.87
2025	4	1934	7189460	Many Mansions - Rancho Sierra Community Services	05A	LMC	\$12,261.13
					05A	Matrix Code 05A	\$30,000.00
2025	5	1933	7173956	Catholic Charities Moorpark Community Service Center	05Z	LMC	\$8,578.77
2025	5	1933	7173956	Catholic Charities Moorpark Community Service Center	05Z	LMC	\$16,421.23
					05Z	Matrix Code 05Z	\$25,000.00
2025	1	1940	7065341	VCCDC - Hope to Home	13B	LMH	\$180,000.00
2025	1	1940	7189460	VCCDC - Hope to Home	13B	LMH	\$60,000.00
					13B	Matrix Code 13B	\$240,000.00
2025	2	1937	7087312	Habitat for Humanity - Home Repair Program	14A	LMH	\$35,028.02
2025	2	1937	7102324	Habitat for Humanity - Home Repair Program	14A	LMH	\$393.03
2025	2	1937	7173956	Habitat for Humanity - Home Repair Program	14A	LMH	\$1,280.98
2025	2	1937	7189460	Habitat for Humanity - Home Repair Program	14A	LMH	\$7,780.13
					14A	Matrix Code 14A	\$44,482.16
2025	2	1935	7182413	Mesa-TAY Transitional and Supportive Services			\$65,000.00
							\$65,000.00
Total							\$540,534.13

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

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity to prevent, prepare for, and respond to Coronavirus	Activity Name	Grant Number	Fund Type	Matrix Code	National Objective	Drawn Amount
2025	3	1936	7189460	No	Spirit of Santa Paula - Homeless Services	B25UC060507	EN	03T	LMC	\$90,000.00
								03T	Matrix Code 03T	\$90,000.00
2025	4	1934	7173956	No	Many Mansions - Rancho Sierra Community Services	B25UC060507	EN	05A	LMC	\$17,738.87
2025	4	1934	7189460	No	Many Mansions - Rancho Sierra Community Services	B25UC060507	EN	05A	LMC	\$12,261.13
								05A	Matrix Code 05A	\$30,000.00
2025	5	1933	7173956	No	Catholic Charities Moorpark Community Service Center	B25UC060507	EN	05Z	LMC	\$8,578.77
2025	5	1933	7182413	No	Catholic Charities Moorpark Community Service Center	B25UC060507	EN	05Z	LMC	\$16,421.23
								05Z	Matrix Code 05Z	\$25,000.00
2025	2	1935	7182413		Mesa-TAY Transitional and Supportive Services					\$65,000.00
										\$65,000.00
				No	Activity to prevent, prepare for, and respond to Coronavirus					\$210,000.00
Total										\$210,000.00

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

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2025	7	1939	7134764	County - CDBG Program Admin	21A		\$165,018.57
2025	7	1939	7171370	County - CDBG Program Admin	21A		\$103,604.43
					21A	Matrix Code 21A	\$268,623.00
2025	7	1938	7174075	Housing Right Center - Fair Housing Program	21D		\$22,293.00
					21D	Matrix Code 21D	\$22,293.00
Total							\$290,916.00

ATTACHMENT 3

VENTURA COUNTY

**CONSOLIDATED ANNUAL PERFORMANCE EVALUATION
REPORT DRAFT**

FY 2025-26

CDBG & HOME



HOME Match Report

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

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

Part I Participant Identification							Match Contributions for Federal Fiscal Year (2025)		2025
1. Participant No. (assigned by HUD) M-25-DC-06-0540		2. Name of the Participating Jurisdiction Ventura County			3. Name of Contact (person completing this report) Kimberlee Albers				
5. Street Address of the Participating Jurisdiction 800 S. Victoria Avenue, L#1940					4. Contact's Phone number (include area code) 805-654-2455				
6. City Ventura		7. State CA		8. Zip Code 93009					
Part II Fiscal Year Summary									
1. Excess match from prior Federal fiscal year (1992 thru 9/30/2025)					\$22,807,838.95				
2. Match Contributed during current Federal fiscal year (see Part III.9.)					\$842,072.85				
3. Total match available for current Federal fiscal year (line 1 + line 2)							\$23,649,911.80		
4. Match liability for current Federal fiscal year							\$264,273.27		
5. Excess match carried over to next Federal fiscal year (line 3 minus line 4)							\$23,385,638.53		
Part III Match Contribution for the Federal Fiscal Year									
1. Project No or Other ID	2. Date of Contribution	3. Cash (non-federal sources)	4. Foregone Taxes, Fees, Charges	5. Appraised Land/Real Property	6. Required Infrastructure	7. Site Preparation, Construction materials, Donated labor	8. Bond Financing	9. Total Match	
Camino de Salud	3/20/2026	\$842,072.85						\$842,072.85	

form HUD-40107-A (12/94)

Annual Performance Report HOME Program

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

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

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

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

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

Submit this form on or before December 31.	This report is for period (mm/dd/yyyy)		Date Submitted (mm/dd/yyyy)
Send one copy to the appropriate HUD Field Office and one copy to: HOME Program, Rm 7176, 451 7th Street, S.W., Washington D.C. 20410	Starting 10-01-2025	Ending 09-30-2026	9/30/2026

Part I Participant Identification

1. Participant Number M25-DC060540	2. Participant Name Ventura County (Participating Jurisdiction/HOME Consortium)		
3. Name of Person completing this report Kimberlee Albers		4. Phone Number (Include Area Code) 805-654-2455	
5. Address 800 S Victoria Avenue L#1940	6. City Ventura	7. State CA	8. Zip Code 93009

Part II Program Income

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

1. Balance on hand at Beginning of Reporting Period	2. Amount received during Reporting Period	3. Total amount expended during Reporting Period	4. Amount expended for Tenant-Based Rental Assistance	5. Balance on hand at end of Reporting Period (1 + 2 - 3) = 5
0	7,568.00	0	0	7,568.00

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

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

	a. Total	Minority Business Enterprises (MBE)				f. White Non-Hispanic
		b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	e. Hispanic	
A. Contracts						
1. Number	0	0	0	0	0	0
2. Dollar Amount	0	0	0	0	0	0
B. Sub-Contracts						
1. Number	0	0	0	0	0	0
2. Dollar Amount	0	0	0	0	0	0
	a. Total	b. Women Business Enterprises (WBE)	c. Male			
C. Contracts						
1. Number	0	0	0			
2. Dollar Amount	0	0	0			
D. Sub-Contracts						
1. Number	0	0	0			
2. Dollar Amounts	0	0	0			

Part IV Minority Owners of Rental Property

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

	a. Total	Minority Property Owners				f. White Non-Hispanic
		b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	e. Hispanic	
1. Number	0	0	0	0	0	0
2. Dollar Amount	0	0	0	0	0	0

Part V Relocation and Real Property Acquisition

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

	a. Number	b. Cost				
1. Parcels Acquired	0	0				
2. Businesses Displaced	0	0				
3. Nonprofit Organizations Displaced	0	0				
4. Households Temporarily Relocated, not Displaced	0	0				
Households Displaced	a. Total	Minority Business Enterprises (MBE)				f. White Non-Hispanic
		b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	e. Hispanic	
5. Households Displaced - Number	0	0	0	0	0	0
6. Households Displaced - Cost	0	0	0	0	0	0