

VENTURA COUNTY

**DRAFT ANNUAL ACTION PLAN
FY 2026-27**

*Ventura County CDBG Entitlement Area, HOME Participating
Jurisdiction and HOME Consortium*



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

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

Executive Summary

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

1. Introduction

The Ventura Urban County adopted a Regional Consolidated Plan in 2025 according to HUD requirements, which sets forth the County's overall five-year strategy for the expenditure of funds received through the Community Development Block Grant (CDBG) program, the HOME Investment Partnerships Program (HOME), and the Emergency Solutions Grant (ESG) program. The 2025-29 Regional Consolidated Plan covers the Ventura Urban County Entitlement Area (unincorporated County and the Cities of Fillmore, Moorpark, Ojai, Port Hueneme, and Santa Paula) and five entitlement jurisdictions (the cities of Camarillo, Oxnard, Simi Valley, Thousand Oaks, and San Buenaventura).

Each year, the County prepares an Action Plan for the Ventura Urban County Entitlement Area and HOME Consortium (consisting of the Entitlement Area and the cities of Camarillo, Simi Valley and Thousand Oaks) which provides an explanation of the County's planned uses of funds and serves as the County's annual funding application to HUD. This Action Plan is the second annual action plan in the current Consolidated Plan period.

This Action Plan was prepared using the eCon Planning Suite system developed by HUD. The system prescribes the structure and contents of this document, following Federal regulations. The companion document to this Action Plan is the 2025-29 Regional Consolidated Plan.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The Ventura Urban County and participating entitlement jurisdictions have a myriad of identified housing and community development needs. Recognizing that CDBG, HOME, and ESG funds alone are not adequate to address these needs, available funds will be used to coordinate priority programs, services, and projects benefitting low- and moderate-income households and those with special needs, with a focus on housing and services for vulnerable populations.

AP-20 "Annual Goals and Objectives", AP-35 "Projects", and AP-38 "Project Summary" summarize the

priorities identified in the 2025-2029 RCP and how each goal will be addressed during the 2026-27 Action Plan year.

3. Evaluation of past performance

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

The 2025-29 Regional Consolidated Plan includes the Ventura Urban County Entitlement Area (unincorporated County and the cities of Fillmore, Moorpark, Ojai, Port Hueneme, and Santa Paula) and five entitlement jurisdictions (the cities of Camarillo, Oxnard, Simi Valley, Thousand Oaks, and San Buenaventura). Each year, the Ventura County EA and entitlement jurisdictions separately prepare and submit a Consolidated Annual Performance and Evaluation Report to HUD, which reports upon the progress each jurisdiction made towards the goals set forth in the corresponding Regional Consolidated Plan. A more complete understanding of the Regional Consolidated Plan accomplishments achieved to-date may be obtained by combining the annual results reported by the County EA and each of the five entitlement jurisdictions.

In the FY 2024-25 CAPER, the Urban County EA made the following progress towards meeting the Priority Needs identified in the 2020-24 Regional Consolidated Plan:

- Community Economic Development Corporation – Santa Paulan Apartments Rehabilitation: Originally funded in 2019-20, additional funds were allocated in 2022-23. Sewer system repairs and the security camera system upgrade were completed in previous years, but additional funds were required for ADA security doors and related upgrades. After considerable delays, work was completed in June 2025.
- Saticoy Sanitary District – Wastewater Treatment Plant Rehabilitation: Funds were used to provide improvements to the Jose Flores Wastewater Treatment Plant, serving the unincorporated areas of Saticoy. Originally funded in 2020-21, this project continued to receive additional allocations in subsequent years. The final phase, which included recoating of the two sequencing batch reactors, structural repairs, headworks rehabilitation, and new manhole, was completed in December 2024.
- Community Economic Development Corporation – Courtyard at Harvard Apartments Rehabilitation: Originally funded in 2022-23, this project was completed in August 2024, with final inspection completed in November 2024. CDBG funds were used to replace central boilers in all four buildings.
- Catholic Charities – Moorpark Community Service Center (Moorpark Pantry Plus): This program provides essential safety net services and outreach programs for low-income individuals in the Moorpark area. The Center offers supplemental food, clothing, eviction prevention assistance, utility assistance, and information and referrals. The goal this year was to serve 2,191 persons, and 2,128 were served.

- Mesa – Transitional Age Youth Transitional and Supportive Services: This new 12-unit facility in the Ojai area provides transitional housing and supportive services to young adults aged 18-24, who are either currently homeless or at risk of becoming homeless. Youth were welcomed beginning August 1, 2024. In total, 17 youth were served during the program year, which exceeded their goal of serving 12 youth.
- Mixteco/Indigena Community Organizing Project (MICOP) – Domestic Violence Education for the Mixteco/Indigenous Community: The program uses “promotoras” (women leaders) to conduct outreach and education about general domestic violence awareness to Mixteco and other indigenous communities that are difficult to reach with traditional community education and outreach methods. During the year, 105 persons goal were served. Their goal was to serve 100.
- Spirit of Santa Paula – Homeless Services: This program provides operational support for the Harvard Homeless Shelter and Resource Center (Street Outreach). This program also exceeded its goal of serving 305 persons, as it served a total of 425 persons. 245 persons were provided with overnight shelter, and eight (8) new beds were created.
- Habitat for Humanity – Home Repair Program: This program reaches out to owner-occupied low- to moderate-income households that have home rehabilitation needs and are otherwise not able to perform the work on their own or pay full cost for a general contractor and is essential in preserving the County’s aging affordable housing supply. Of the six-household goal, only one home repair was completed. Six others received their Notice to Proceed and were slated for completion by the end of October 2025.
- Planning, Administration, and Fair Housing Services: Administration allowance funds were used to provide administration and compliance guidance for CDBG activities, including technical support to subrecipients. Funds were also used for the County’s fair housing services program, which is administered by a consultant.
- Ventura County Community Development Corporation – Hope to Home. This program provides first-time Homebuyer Financial Assistance to low- to moderate-income Entitlement Areas residents. Two households received assistance during the current program year. This program has been adjusted from the prior program year to provide a higher maximum level of assistance (up to \$60,000 from \$40,000 per household) in hopes of making it more viable in this aggressive housing market.

Continuing projects funded in prior years:

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

this program has struggled to move forward. Along with just over \$800,000 in County CDBG funds, this project received over \$1.2 million in CDBG-MIT-RIP funds from the State of California. The original scope of work included roof repairs, hazardous materials abatement, seismic retrofitting, ADA, fire code and energy upgrades, along with general facility upgrades, to ensure use of this facility as a Community Resiliency Center. However, during the lengthy (and ongoing) process of receiving a Notice to Proceed from the State, heavy rains over two winters caused the roofs at both building to fail, resulting in their being condemned.

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

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

Other:

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

HOME

Completed Projects

- People's Place, an affordable housing development, was funded during the 2021-22 Action Plan and began construction in spring 2022. Additional HOME funds were committed to the project as part of the Community Housing Development Organization HOME allocation in the 2023-24 funding cycle. With the additional funds, the project has eight (8) units of HOME-assisted housing in a 68-unit affordable housing complex and was completed in FY 2024-25.
- Villages at Westview Phase II, funded during the 2018-19 Action Plan also began construction in spring 2022. An additional allocation of HOME funds was provided to the project in FY 2024-25 and it has six units of HOME-assisted housing in a 50-unit senior affordable housing complex and was completed in 2024-25.
- Rancho Sierra Senior Apartments located in Unincorporated Ventura County outside the City of Camarillo began construction in spring 2023. The project has two (2) HOME-assisted units in a 50-unit affordable housing complex and construction was completed in 2025.

ESG

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

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

As part of the Action Plan development, the County conducted a preliminary public hearing on November 6, 2025, at 9:00 a.m. to solicit input on the County's proposed uses of CDBG and HOME funds and announce the opening of the funding cycle. On April 2, 2026, at 9:00 a.m., a meeting was held to receive feedback on specific projects recommended for HUD CDBG and HOME funding.

The Draft Action Plan was made available for public review and comment from April 9, 2026, to May 9, 2026, on the County website and at the County Executive Office. Notification of each hearing and the availability of the Draft Action Plan was published in the *Ventura County Star* and posted on the County's website. A Spanish language notice was also published in *Vida Newspaper*, a local Spanish language publication.

The final public hearing for adoption of the Annual Action Plan was publicly noticed and will be held at a regularly scheduled meeting of the Board of Supervisors on May 12, 2026.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

During the first public hearing on November 6, 2025, there were two public speakers.

A second meeting was held that outlined the funding recommendations of CDBG and HOME projects on April 2, 2026. Representatives from fifteen organizations were in attendance, as well as County and City staff. No comments were received.

The final public hearing will be held on May 12, 2026, before the Board of Supervisors.

Comments received at these meetings are detailed in the Participation (AP-12) section of this plan.

6. Summary of comments or views not accepted and the reasons for not accepting them

All public comments were received.

7. Summary

Ventura County has undertaken diligent and good faith efforts to reach out to all segments of the community that may benefit from or desire to have input on the use of CDBG and HOME programs.

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

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	VENTURA COUNTY	
CDBG Administrator	VENTURA COUNTY	Community Development
HOPWA Administrator	VENTURA COUNTY	HEALTHCARE AGENCY
HOME Administrator	VENTURA COUNTY	Community Development
ESG Administrator	VENTURA COUNTY	Community Development
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative

The County of Ventura serves as the Lead Agency responsible for preparation of the Consolidated Plan as well as the Entitlement Area’s Annual Action Plans and CAPERs. The Community Development Division of the County Executive Office is responsible for the administration of the HUD Entitlement Area grant programs, as well as providing staff to the local Continuum of Care (CoC). Those responsible for each grant and funding source within the Division are as follows:

- Division Head: Kimberlee Albers, Deputy Executive Officer; Kimberlee.Albers@venturacounty.gov, 805-654-2455
- CDBG Administrator: Ying Vang, Management Analyst II; Ying.Vang@venturacounty.gov, 805-654-5146
- HOME Administrator: Michael Skinner, Management Analyst II; Michael.Skinner@venturacounty.gov, 805-289-8276
- CoC & ESG Administrator: Jennifer Harkey, Program Management Analyst, Jennifer.Harkey@venturacounty.gov, 805-658-4342
- HOPWA Administrator: Juan Lopez, juan.lopez@venturacounty.gov

Consolidated Plan Public Contact Information

Kimberlee Albers, Deputy Executive Officer
County Executive Office
800 S. Victoria Avenue
Ventura, CA 93009
(805) 654-2455

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

1. Introduction

The Ventura County Entitlement Area participates in the local Continuum of Care (VC CoC) and consults with the VC CoC on funding recommendations for homeless services and housing. The VC CoC Board consists of a wide variety of community partners including Ventura County Community Foundation, Public Housing Authorities, Ventura County Community College District, County agencies, Gold Coast Health Plan, law enforcement agencies, elected officials, and representatives from the Cities of Thousand Oaks, Simi Valley, Fillmore, and Oxnard, as well as a local business Dyer Sheehan Group Inc., and community advocates with lived experience. Requests for Proposals are developed reflecting adopted VC CoC priorities and staff evaluate and score applications. Staff analysis is presented to the VC CoC Data and Performance & Evaluation committee before moving to the VC CoC Board and then for ratification by the County Board of Supervisors. The VC CoC also receives recommendations from other entitlement areas including California State ESG funds.

The VC CoC continues to work collaboratively with entitlement areas to develop and adopt local system performance measures and targets, which are used in evaluating effectiveness of programs and making funding recommendations. All funded programs are required to use Homeless Management Information System (HMIS) for data entry, follow locally adopted policies and procedures, participate in coordinated entry (Pathways to Home), and report program performance to the VC CoC. HMIS data quality standards are communicated to all providers and quarterly data reports are distributed to each provider for review. This data quality includes timeliness, completeness, and accuracy of the information collected by provider staff.

A regional MOU has been adopted to formalize commitments from all Ventura County jurisdictions to follow best practices and require funded programs within their respective communities to participate in the VC CoC by utilizing the HMIS and Pathways to Home.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The County Executive Officer or their designee actively participates in monthly meetings with City Managers representing all ten cities in the County and briefs staff on topics relevant to assisting vulnerable members of our community. The Ventura Council of Governments, with elected official representatives from all ten cities and the Board of Supervisors, receives periodic briefings from staff about issues of local and regional concern. Engagement with housing providers occurs at multiple levels including, but not limited to, their participation in the Continuum of Care Alliance, ongoing funding solicitations (prioritizing the production of new housing stock), and technical assistance training. The County Executive Office provides staff support to the VC CoC (specifically addressing coordination with

housing, health, mental health, and service agencies), which is discussed in more detail elsewhere in this report.

In 2024, the Board of Supervisors approved sweeping actions based on a regional study conducted to address the entrenched issue of homelessness. These efforts included hiring 15 staff across multiple agencies to tackle homelessness and housing, seeking a permanent source of local funding, establishing a multi-disciplinary team, and more. Programs such as emergency rental assistance, non-congregate shelter in hotels, enhanced street outreach by the County's Backpack Medicine team, targeted communication from the County's Public Health Officer to congregate shelter and H2-A housing operators, and expanded encampment response efforts have provided multidisciplinary team response to those living further from service providers. Investments from State Homeless Housing Assistance and Prevention (HHAP) program funds are providing support to reach the outcome goals outlined in the updated Ventura County Homelessness Plan.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The Ventura County Continuum of Care Alliance is a collaborative group dedicated to promoting a safe, desirable, and thriving community, which works to garner community-wide commitment to preventing and ending homelessness in all parts of the region. The Alliance holds quarterly meetings and is open to all interested stakeholders and the public. The forum is used as a platform for promoting their mission and the Alliance has seen growing interest and participation over the past year as agencies, organizations, and interested parties see the benefits of improved coordination and communication. Entitlement communities use the venue to promote participation in their annual funding cycles.

The Ventura County Continuum of Care (VC CoC) consists of a Board of Directors established consistent with 24 CFR 578.5(b), with broad representation from government, homeless service providers, emergency response, health care, housing providers, law enforcement, business community, faith community, and people with lived experience in homelessness. The VC CoC not only focuses on enhanced cooperation and collaboration but makes regional funding decisions for federal, state and local funds. Funding decisions are aligned with improving system performance with a strong focus on reducing the length of time households experience homelessness and facilitating more placements into permanent housing.

The VC CoC Alliance is the oversight committee for the VC CoC subcommittees: Data & System Performance, Housing & Services, HMIS & Coordinated Entry, and Public Information & Outreach. The entire system is following the VC CoC's lead in pursuing projects that serve persons with the longest time homeless and those who are determined most vulnerable among all subpopulations (chronically homeless individuals and families, families with children, veterans, and unaccompanied youth). All funded programs are focused on placing persons in permanent housing as quickly as possible.

The VC CoC coordinates with all systems of care that may discharge persons into homelessness including local hospitals, mental health facilities, foster care programs, and correctional facilities. Stakeholders from these groups are participating in the VC CoC meetings and discussing and partnering with providers to reduce the number of discharges into homelessness. Successful partnerships have resulted in an expanded Recuperative Care program, operated by National Health Foundation, for homeless persons needing a safe place to recuperate after hospitalization. Also, Ventura County Behavioral Health has expanded emergency shelter and transitional housing for those experiencing homelessness with severe behavioral health disorders through a new State funded program called Behavioral Health Bridge Housing (BHBH).

With the implementation of Pathways to Home, the local coordinated entry system, the VC CoC has created pathways to resources for populations who may not have connected to the service system. The VC CoC has engaged healthcare and behavioral health partners to serve as points of entry to the larger service system, as well as expanded street outreach, to link the most vulnerable populations to shelter and housing resources. The VC CoC is collaborating with the County Health Care Agency and local managed care organization, Gold Coast Health Plan, to successfully implement the expansion of CalAIM Enhanced Care Management, which will provide additional healthcare and supportive services to those experiencing homelessness. In addition, the VC CoC has partnered with the Ventura County Public Defender's Office to connect clients with criminal justice involvement, who are experiencing homelessness, to the appropriate resources through the coordinated entry system.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The Ventura County Entitlement Area participates in the local Continuum of Care and consults with the VC CoC on funding recommendations for Emergency Solutions Grant funding. Requests for Proposals are developed reflecting adopted VC CoC priorities which staff then evaluate and score applications. Staff analysis is presented to the VC CoC Data and Performance & Evaluation committee before moving to the VC CoC Board and then for final approval by the County Board of Supervisors. The VC CoC also receives recommendations from other entitlement areas including California State ESG funds.

The VC CoC continues to work collaboratively with entitlement areas to develop and adopt local system performance measures and targets, which are used in evaluating effectiveness of programs and making funding recommendations. All funded programs are required to use HMIS for data entry, follow locally adopted policies and procedures, participate in coordinated entry (Pathways to Home), and report program performance to the VC CoC Board. HMIS data quality standards are communicated to all providers and quarterly data reports are distributed to each provider for review. This data quality includes timeliness, completeness, and accuracy of the information collected by provider staff.

A regional MOU has been adopted to formalize commitments from all Ventura County jurisdictions to follow best practices and require funded programs within their respective communities to participate in the VC CoC by utilizing the HMIS and Pathways to Home.

2. Agencies, groups, organizations and others who participated in the process and consultations

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Ventura County Continuum of Care
	Agency/Group/Organization Type	Housing Services-homeless Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Ventura County Continuum of Care provided input on AP-10, AP-15, AP-65, AP-85 and AP-90. Representatives of the Continuum of Care attended the first public hearing and second meeting.
2	Agency/Group/Organization	Area Housing Authority of the County of Ventura
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-Children Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Area Housing Authority of the County of Ventura (AHACV) provided input on AP-60 and AP-85. Representatives from the AHACV attended the first public hearing.

3	Agency/Group/Organization	Santa Paula Housing Authority
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-Children Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Santa Paula Housing Authority (SPHA) provided input on AP-60 and AP-85. A representative from the SPHA attended the first public hearing and second meeting.
4	Agency/Group/Organization	CITY OF FILLMORE
	Agency/Group/Organization Type	Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from the City of Fillmore attended the first public hearing and second meeting.
5	Agency/Group/Organization	Port Hueneme Housing Authority
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-Children Services-Elderly Persons

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Port Hueneme Housing Authority (PHHA) provided input on AP-60 and AP-85.
6	Agency/Group/Organization	CITY OF MOORPARK
	Agency/Group/Organization Type	Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from the City of Moorpark attended the first public hearing.
7	Agency/Group/Organization	CITY OF OJAI
	Agency/Group/Organization Type	Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Representatives from the City of Ojai attended the first public hearing.
8	Agency/Group/Organization	CITY OF PORT HUENEME
	Agency/Group/Organization Type	Housing Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from the City of Port Hueneme attended the first public hearing.
9	Agency/Group/Organization	CITY OF SANTA PAULA
	Agency/Group/Organization Type	Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from the City of Santa Paula attended the first public hearing.

10	Agency/Group/Organization	County of Ventura
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Health Agency Child Welfare Agency Publicly Funded Institution/System of Care Other government - County Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Several agencies within the County of Ventura provided input on multiple sections of the Annual Action Plan, including the County Executive Office, Behavioral Health Department, and the Childhood Lead Poisoning Prevention Program. Representatives from the County also attended the first public hearing and second meeting.

11	Agency/Group/Organization	Workforce Development Board
	Agency/Group/Organization Type	Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Workforce Development Board provided input on AP-85.
12	Agency/Group/Organization	CITY OF CAMARILLO
	Agency/Group/Organization Type	Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Camarillo provided input on AP-55 and AP-65. Representatives from the City of Camarillo attended the first public hearing.
13	Agency/Group/Organization	CITY OF SIMI VALLEY
	Agency/Group/Organization Type	Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Simi Valley provided input on AP-55, AP-65. Representatives from the City of Simi Valley also attended the first public hearing and second meeting.

14	Agency/Group/Organization	CITY OF THOUSAND OAKS
	Agency/Group/Organization Type	Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Thousand Oaks provided input on AP-55, AP-65. Representatives from the City of Thousand Oaks also attended the first public hearing and second meeting.

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

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Continuum of Care Board	The Ventura County Continuum of Care consists of a Governance Board established consistent with 24 CFR 578.5(b), with broad representation from government, homeless service providers, emergency response, health care, housing providers, business community, faith community, law enforcement, and homeless/formerly homeless persons. The Continuum of Care Alliance, a collaborative group dedicated to promoting a safe, desirable, and thriving community, works to garner countywide commitment to prevent and end homelessness in all parts of the region.
Housing Elements	City Councils and Board of Supervisors	Promoting the development and/or preservation of affordable housing is integrally correlated with these documents. Involvement of staff from these organizations in the development of the Strategic Plan is not only important but has taken on increased importance as vacancy rates continue to decline and rents increase.
Ventura County Plan to End Homelessness	Continuum of Care	Establishing core requirements, practices, and recommendations to end homelessness, this plan informs the development of the Strategic Plan's goals.

Table 3 – Other local / regional / federal planning efforts

Narrative

See discussions above.

AP-12 Participation - 91.401, 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The County of Ventura Citizen Participation Plan is designed to encourage participation in the development of the Consolidated Plan and/or Annual Action Plan by low- and moderate-income persons, particularly residents of slum and blighted areas or predominately low- and moderate-income neighborhoods, where HUD program funding is proposed to be used.

The County and the participating Cities from the Entitlement Area hold joint public hearings where public comment is solicited and considered for activity implementation toward identified priorities and goals. Subsequent public hearings and draft funding recommendations are made available to the public for additional feedback and comments from interested citizens. The draft recommendations are posted online for public review prior to finalization.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Non-targeted/ broad community	<p>As part of the Annual Action Plan development, the County conducted a preliminary public hearing at 9:00 a.m. on November 6, 2025, to solicit input on the County's proposed uses of CDBG and HOME funds for FY 2026-27 and to announce the 2026-27 funding cycle. The public hearing was offered both virtually via Zoom and in-person. One hundred and seventeen persons were in attendance from a wide variety of local community nonprofit organizations and housing developers. Representatives from the Cities of Camarillo, Fillmore, Moorpark, Ojai, Port Hueneme, Santa Paula, Simi Valley, Thousand Oaks and various County staff from the Board of Supervisor's offices, Community Development, and Human Services Agency were present as well.</p>	<p>During the first public hearing on November 6, 2025, there were two speakers that made a public comment.</p>	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Meeting	Non-targeted/ broad community	At 9:00 a.m. on April 2, 2026, a second meeting was held to receive feedback on the projects recommended for funding in FY 2026-27 with HUD CDBG and HOME funds. The meeting was optional and held online via Zoom. Representatives from fifteen nonprofit and community organizations were in attendance. Representatives from the County of Ventura, as well as the Cities of Fillmore, Simi Valley, and Thousand Oaks were also in attendance.	During the meeting held on April 2, 2026, there were no public comments received.	N/A	
3	Internet Outreach	Non-targeted/ broad community	A draft of the 2026-27 Annual Action Plan was made available for public review on the County website from April 9, 2026, to May 9, 2026.	N/A	N/A	https://www.ventura.org/county-executive-office/community-development/hud-plans-reports/

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Meeting	Non-targeted/ broad community	At 10:30am on May 12, 2026, the Ventura County Board of Supervisors will hold a public hearing to consider approval of the proposed Annual Action Plan.			

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

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

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing	1,450,705.00	0.00	185,000.00	1,635,705.00	4,352,115.00	Expected amount available remainder of ConPlan is

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
		Public Improvements Public Services						based on 2026 FY allocation from HUD. (7,257,403 expected 2025-2029)
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,206,409.18	7,568.00	0.00	1,213,977.18	3,582,211.36	Based on 2026 FY allocation from HUD.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance	0.00	0.00	0.00	0.00	0.00	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
		Services Transitional housing						

Table 2 - Expected Resources – Priority Table

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

The jurisdictions leverage federal resources against other sources of federal, state, local, and private funding to maximize the impact of CDBG, HOME, and ESG funds. Leveraging varies from activity to activity depending on the project scope and grant requirements.

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

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

Federal Resources

- Continuum of Care (CoC) Program
- HUD Veterans Affairs Supportive Housing (HUD-VASH)
- Supportive Housing for the Elderly (Section 202)
- Supportive Housing for Persons with Disabilities (Section 811)
- Housing Opportunities for Persons with AIDS (HOPWA)

- YouthBuild
- Federal Low-Income Housing Tax Credit Program
- Project Based Housing Choice Vouchers

State Resources

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

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

Most County- and jurisdiction-owned property is used to house County or City operations or is deed-restricted, limiting its feasibility for new uses. The County and jurisdictions have been evaluating land it owns, as it becomes available, for the purpose of providing affordable housing and will continue to consider land that is deemed as surplus for the needs identified in the Regional Consolidated Plan. In September of 2025, the County’s Board of Supervisors approved a ground lease for approximately 2.3 acres of a larger property it owns in the unincorporated portion of the County for the purpose of an 89-unit permanent supportive housing complex designed to serve persons experiencing homelessness with a mental health or substance use disorder. While this development is not assisted with HOME or CDBG funding, it is in direct alignment with the needs identified in the 2025-29 Regional Consolidated Plan. Additionally, the County is evaluating another approximately 2-acre parcel of land for housing development.

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Improve the Supply of Affordable Housing	2025	2029	Affordable Housing		Development of New Affordable Housing Housing Rehabilitation Housing Services Housing Stability Disaster Planning and Recovery	CDBG: \$220,000 HOME: \$1,092,580	Rental units constructed: 5 Household Housing Unit Homeowner Housing Rehabilitated: 4 Household Housing Unit Direct Financial Assistance to Homebuyers: 2 Households Assisted
2	Increase and Improve Social Services	2025	2029	Non-Homeless Special Needs Non-Housing Community Development		Supportive Services Fair Housing Services Disaster Planning and Recovery	CDBG: \$55,000	Public service activities other than Low/Moderate Income Housing Benefit: 2,719 Persons Assisted
3	Work to End Homelessness	2025	2029	Homeless		Homelessness Supportive Services	CDBG: 0	Homeless Person Overnight Shelter: 0 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Create and Maintain Quality Neighborhoods	2025	2029	Non-Housing Community Development		Public Facility Maintenance Street Improvements and Infrastructure Disaster Planning and Recovery	CDBG: \$1,130,963	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 24,750 Persons Assisted
5	Effective Administration	2025	2029	Planning and Administration			CDBG: \$290,141 HOME: \$121,397.18	

Table 3 – Goals Summary

Goal Descriptions

1	Goal Name	Improve the Supply of Affordable Housing
	Goal Description	

2	Goal Name	Increase and Improve Social Services
	Goal Description	
3	Goal Name	Work to End Homelessness
	Goal Description	
4	Goal Name	Create and Maintain Quality Neighborhoods
	Goal Description	
5	Goal Name	Promote Economic Development
	Goal Description	
6	Goal Name	Effective Administration
	Goal Description	

Projects

AP-35 Projects – 91.220(d)

Introduction

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

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

Projects

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

Table 4 - Project Information

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

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

Strategies include:

- Prioritize shovel-ready activities, particularly those which have already achieved NEPA compliance or will otherwise not require extensive environmental reviews.
- Implement second tier activities to allow us to quickly reprogram funds if needed. This will allow us to

keep funds moving should any activities experience unexpected delays.

- Implement phased-funding for large, multi-year activities.

AP-38 Project Summary
Project Summary Information

1	Project Name	Affordable Housing Opportunities
	Target Area	
	Goals Supported	Improve the Supply of Affordable Housing Work to End Homelessness
	Needs Addressed	Development of New Affordable Housing Housing Stability Homelessness
	Funding	CDBG: \$120,000.00 HOME: \$1,092,580
	Description	This program includes real property acquisition, pre-development, site preparation, construction, relocation and other costs related to the development of new, or conversion of existing property, into new affordable housing. The purpose of the program is to increase the region's stock of affordable ownership, rental, and special needs housing.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Two (2) low-to-moderate income households will be served with CDBG assistance. Five (5) low-income households will be served with the HOME assistance. The additional affordable housing units leveraged by the local investment of HOME funds will provide housing for an estimated 49 households.
	Location Description	The development of new rental housing will occur in the City of Fillmore.

	Planned Activities	<p>My Way Home (formerly VCCDC) – Hope to Home: The My Way Home Hope to Home program, in collaboration with community partners, provides Home Buyer Assistance (HBA) to expand homeownership opportunities in Ventura County. The program helps bridge the homeownership affordability gap for local working households by providing HBA to assist first-time low- to moderate-income (LMI) homebuyers in purchasing a home in Ventura County.</p> <p>My Way Home proposes to use CDBG funds to assist 2 Ventura County LMI families with up to \$60,000 each in CDBG HBA.</p> <p>CDBG: \$120,000; GOI: Direct Financial Assistance to Homebuyers, 2</p> <p>SECONDARY FUNDING: Up to a total of \$360,000; up to a total of 6 Homebuyers</p> <p>Many Mansions – Mountain View II</p> <p>Many Mansions will be constructing a 49-unit rental housing development on an infill parcel of land in the City of Fillmore with HOME funds. The project is designed to provide affordable units to households earning 80% AMI and below, including a subset of units reserved for extremely low-income households. HOME Funds would support five (5) units. Many Mansions is a Community Housing Development Organization (CHDO) and it is proposed that they will receive the FY 2026-27 CHDO set-aside funds.</p> <p>HOME: \$1,092,580</p>
2	Project Name	Housing Rehabilitation and Preservation
	Target Area	
	Goals Supported	Improve the Supply of Affordable Housing
	Needs Addressed	Housing Rehabilitation
	Funding	CDBG: \$100,000.00
	Description	<p>These programs are designed to retain and improve the existing housing stock, eliminate substandard housing or conditions that threaten residents' health and safety, and improve/enhance community neighborhoods. Rehabilitation programs typically use deferred loans or grants to finance repair and renovation work for owner-occupied single family detached homes, or owners of multi-family rental properties. Code enforcement activities may be used to increase maintenance and repair work within targeted areas.</p>

	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Four (4) low-, extremely low-, and moderate-income households.
	Location Description	Throughout the entitlement area
	Planned Activities	<p>Habitat for Humanity Home Repair Program: Funds will be used for the Habitat Home Repair program, which provides home rehabilitation and/or critical repairs for low- and moderate-income persons who are otherwise unable to perform the work on their own or pay full cost for a general contractor. Homeowners must participate in the program, providing sweat equity or other public service hours. Repairs may include life/safety issues, window/door/light fixture replacement, roofing, flooring, plumbing and electrical work, walk in shower and/or grab bar installation, wheelchair ramps, and weatherization. Funds may also be used for related costs for Environmental Reviews, Hazardous Materials testing, and other CDBG eligible expenses in support of rehabilitations.</p> <p>CDBG: \$100,000; GOI: Homeowner Housing Rehab, 4 units</p> <p>SECONDARY FUNDING: Up to a total of \$175,000; up to a total of 7 units</p> <p>SECONDARY ACTIVITY: Area Housing Authority of the County of Ventura - Summer Street Apartments Rehab: Funds will be used for the cost of roof replacement and window replacement, as well as related costs for Environmental Review, Wage Compliance, and other CDBG eligible expenses in support of construction.</p> <p>CDBG: Up to \$337,500; GOI: Rental units rehabilitated, 10 units</p>
3	Project Name	Homeless Services
	Target Area	
	Goals Supported	Improve the Supply of Affordable Housing Work to End Homelessness
	Needs Addressed	Housing Stability Homelessness Supportive Services
	Funding	CDBG: \$0

	Description	Activities to serve the homeless and prevent homelessness such as the creation of supportive housing, tenant-based rental assistance, creation/preservation/operation of emergency shelters and transitional housing, outreach, counseling, housing navigation, legal services, emergency subsistence payments, and other assistance.
	Target Date	N/A
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
	Planned Activities	None
4	Project Name	Senior Services
	Target Area	
	Goals Supported	Increase and Improve Social Services
	Needs Addressed	Supportive Services
	Funding	CDBG: \$30,000.00
	Description	Older adults are among the County's most at-risk populations, often facing barriers related to health, mobility, and access to services. The County may use CDBG funds to support programs that provide nutrition assistance, educational and social engagement opportunities, and information and referral services.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	These programs anticipate serving low/moderate income seniors. Number of seniors served 27.
	Location Description	Unincorporated County

	Planned Activities	Many Mansions - Rancho Sierra Senior Apartments Community Services: Subrecipient will provide Community Services at Rancho Sierra to their low-income senior residents. Services may include obtaining mainstream benefits such as Social Security Disability Insurance (SSDI), Supplemental Security Income (SSI), health coverage through Medi-Cal, Resource Fairs, and food assistance through the Supplemental Nutrition Assistance Program (SNAP) to boost household income and reduce food insecurity. CDBG: \$30,000; GOI: Public service activities other than LMI Housing Benefit, 27 Persons Assisted
5	Project Name	Other Supportive Services
	Target Area	
	Goals Supported	Increase and Improve Social Services
	Needs Addressed	Supportive Services
	Funding	CDBG: \$25,000.00
	Description	The County places a priority on services for other low-income residents, such as farmworkers, persons who were formerly homeless, victims of domestic violence and other vulnerable populations. Programs may include counseling, food pantries, and other drop-in services.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	2,692 persons who are homeless, at-risk of homelessness, or low-to-moderate income.
	Location Description	Moorpark and surrounding areas.
	Planned Activities	Catholic Charities - Moorpark Community Service Center: The Moorpark Community Service Center/Moorpark Pantry Plus provides essential safety net services and outreach programs to stabilize low-income households in Moorpark and surrounding areas with supplemental food, clothing, eviction prevention assistance, utility assistance, information and referrals. CDBG: \$25,000; GOI: Public service activities other than LMI Housing Benefit, 2,692 Persons Assisted
6	Project Name	Public Facilities and Infrastructure
	Target Area	

Goals Supported	Create and Maintain Quality Neighborhoods
Needs Addressed	Public Facility Maintenance Street Improvements and Infrastructure
Funding	CDBG: \$1,130,963
Description	These programs enhance access to quality, resilient, and livable neighborhoods by improving publicly owned facilities such as parks, libraries, and other community buildings, including improving accessibility to meet Americans with Disabilities Act (ADA) standards. Also included are utilities and infrastructure such as streets, sidewalks, water and sewer lines, electricity, telephone, natural gas, and broadband internet.
Target Date	6/30/2027
Estimate the number and type of families that will benefit from the proposed activities	In addition to proposed activities, unallocated funds are listed in this Project, when applicable.
Location Description	Fillmore and the Saticoy Unincorporated Area

	Planned Activities	<p>Fillmore-Piru Veterans Memorial Facility Rehab: This funding will supplement CDBG-MIT-RIP funds for critical improvements to this aging facility, including HVAC system upgrade, lighting upgrades (interior & exterior), flooring repair/refurbishment, windows and doors, kitchen renovation, restroom renovation, surveillance system, and internet upgrades. This facility serves the communities of Fillmore, Piru, and the surrounding areas, of which 64% are low/mod income residents.</p> <p>CDBG: \$903,361; GOI: Public Facility or Infrastructure Activities other than LMI Housing Benefit, 19,485 Persons Assisted.</p> <p>Saticoy Sanitary District (SSD) - Wastewater Treatment Plant (WWTP) Rehabilitation: SSD serves the unincorporated area of Saticoy, a community of 3,500 people which has been designated as a severely disadvantaged community. Improvements to the WWTP to remediate aging infrastructure and ensure reliable operation and processing of wastewater include the rehabilitation of Sequencing Batch Reactor Unit #2 and the headworks processing center. The primary components impacted are the recoating of the tank, replacing/upgrading the diffuser, mixer system, and piping, and various other secondary systems in support of the batch process. In addition, the headworks need new pumps, auger monster, mud muncher (grinder), and various piping and conveyance upgrades.</p> <p>CDBG: \$160,000</p> <p>GOI: Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit, 5,265 Persons Assisted.</p> <p>UNALLOCATED: Placeholder for unallocated funds.</p> <p>CDBG: \$67,602</p> <p>GOI: Other.</p>
7	Project Name	Effective Administration
	Target Area	
	Goals Supported	Effective Administration

Needs Addressed	Development of New Affordable Housing Housing Rehabilitation Housing Services Housing Stability Homelessness Supportive Services Fair Housing Services Public Facility Maintenance Street Improvements and Infrastructure Economic Support for Small Businesses & Job Tra Disaster Planning and Recovery
Funding	CDBG: \$290,141 HOME: \$121,397.18
Description	The County will administer all CDBG and HOME activities in compliance with federal requirements, including oversight, reporting, and monitoring.
Target Date	6/30/2027
Estimate the number and type of families that will benefit from the proposed activities	NA
Location Description	Throughout the Entitlement and HOME Consortium Area

<p>Planned Activities</p>	<p>County of Ventura - Administration: County staff will provide all administration for these programs in compliance with program regulations and requirements.</p> <p>CDBG: \$267,848</p> <p>HOME: \$121,397.18</p> <p>County of Ventura - Fair Housing Services: The Urban County sets aside a portion of its CDBG Planning and Administration budget for fair housing. Ventura County currently contracts with the Housing Rights Center (HRC) to provide fair housing services to its residents. HRC provides telephone and in-person counseling to both tenants and landlords regarding their respective rights and responsibilities under California law and local city ordinances. In addition to answering basic housing questions, counselors commonly cite specific civil codes that pertain to the client’s matter and/or provide sample letters that discuss a particular issue. HRC investigates housing discrimination complaints brought under both State and Federal fair housing laws. The Agency also develops and distributes written materials that describe the applicable laws that protect against housing discrimination and ways to prevent housing injustices. HRC also offers Fair Housing Certification Training for housing industry professionals.</p> <p>CDBG: \$22,293</p>
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AP-50 Geographic Distribution – 91.220(f)

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

The Ventura Urban County Entitlement Area does not prioritize funding by geographic area, nor does it include any target areas. This section does not apply to the County.

Geographic Distribution

Target Area	Percentage of Funds

Table 5 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

N/A

Discussion

N/A

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

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

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

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	11
Special-Needs	0
Total	11

Table 6 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	5
Rehab of Existing Units	4
Acquisition of Existing Units	2
Total	11

Table 7 - One Year Goals for Affordable Housing by Support Type

Discussion

The proposed Mountain View II affordable housing development will add forty-nine (49) affordable housing units in the City of Fillmore, of which five (5) units will be HOME-assisted with funding allocated under this year’s Action Plan. Many Mansions is a designated CHDO and the CHDO set-aside funding for FY26-27 will be allocated to Many Mansions towards the development of the Mountain View II development.

County CDBG funding will be used for My Way Home’s (formerly VCCDC) home buyer assistance program, which expects to aid between two and four LMI households during the upcoming year. CDBG will also fund Habitat for Humanity's Home Repair Program. It is anticipated that between four and seven homes in the Ventura Urban County Entitlement Area will be rehabilitated during the upcoming year. Depending on funding availability and activity readiness, CDBG funds may be used to support one

Secondary Activity, as detailed in Section AP-38.

In FY 2026-2027, the City of Camarillo plans to allocate CDBG funds to Habitat for Humanity's Home Repair program, which is anticipated to help two households. This program helps low- and moderate-income homeowners keep their homes safe and habitable, increasing their opportunity to age-in-place and reducing the risk of homelessness.

Additionally, the City plans to allocate funds to support its Affordable Housing Acquisition program, which is anticipated to help one household. The City will acquire a home using a general fund bridge loan. The unit will be sold to a low/mod income household at an affordable rate using CDBG funds to underwrite the difference between the purchase price and the low/mod affordability price.

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

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

AP-60 Public Housing – 91.220(h)

Introduction

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

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

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

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

As of May 1, 2026, PHHA will only be administering the Housing Choice Voucher Program, with no public housing remaining in Port Hueneme, due to conversion of the remaining public housing units in Port Hueneme.

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

basis.

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

Area Housing Authority of the County of Ventura (AHA)

AHA continues to provide and encourage resident self-sufficiency through activities and service coordination. The AHA plans to continue encouraging the formation of site-based Resident Councils and the Resident Advisory Board (RAB) in accordance with HUD guidelines.

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

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

Funding for the Housing Choice Vouchers program is allocated annually by the federal government through the Department of Housing and Urban Development (HUD). The AHA administers these funds on an ongoing basis and assists approximately 106 residents in the unincorporated area. Like many housing authorities in the nation, the AHA is in “short fall” and is not currently issuing new vouchers or awarding project based vouchers to development projects.

Housing Authority of the City of Port Hueneme (PHHA)

The PHHA has continued to partner with the Port Hueneme Police Department. The Port Hueneme Explorers Program uses a vacant property located at one of the public housing sites. The Port Hueneme Explorers use the property for training purposes and their presence acts as a role model for the young participants.

Santa Paula Housing Authority (SPHA)

In accordance with the City of Santa Paula’s General Plan to increase affordable housing rental units, alleviate household overcrowding and overpayment, and the County’s objective to end homelessness the SPHA intends to continue its efforts of landlord outreach to increase the number of voucher holders who are able to lease units as a result of more landlords getting involved and staying involved in the Housing Choice Voucher (HCV) Program; the agency is working to decrease its waiting list by issuing more vouchers in 2026-2027. SPHA is also ensuring that voucher holders pay reasonable rents by requiring that landlords submit information about their units to staff and SPHA checks the information via its rent reasonableness database. SPHA also is a HUD assigned public housing agency utilizing Small

Area Housing Fair Market Rents (SAFMR).

In addition, SPHA agency has obtained land for affordable housing development. The Santa Paula Housing Authority has provided 8 project-based vouchers for the Citrus Flats development. In addition, SPHA has been offered 30-50 units that are available for voucher holders. The agency is informing new voucher holders about the available rental units at the new development.

SPHA is developing new affordable rental units in the City of Santa Paula including the Topa Vista Villas project that will build 90 units, and is also working with affordable housing development partners to rehabilitate 21 units at the Santa Paula Motel; and exploring opportunities offered by the State of California's low-cost loan programs directed towards persons who have special needs, are homeless and/or veterans. SPHA has partnered with community organizations in Ventura County to provide leadership and support of affordable housing efforts, including its Executive Director being a member of the Santa Paula Affordable Housing Task Force.

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

Area Housing Authority of the County of Ventura (AHA)

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

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

Housing Authority of the City of Port Hueneme (PHHA)

The PHHA will encourage Public Housing residents to become Resident Commissioners and encourage their participation with other organizations. The PHHA will continue to inform Public Housing Residents of options available for First Time Homebuyers. As of May 1, 2026, PHHA will only be administering the Housing Choice Voucher Program, due to conversion of the remaining public housing units in Port Hueneme.

Santa Paula Housing Authority (SPHA)

The Housing Authority of the City of Santa Paula encourages residents to be involved in management by providing information about opportunities to serve on its Board of Commissioners as Tenant

Commissioners. There are opportunities for two tenant commissioners to serve on the board. SPHA has filled one tenant commissioner position and will fill the 2nd position before the end of 2026. The SPHA has resident meetings to share information with tenants about the agency. The Section 8 Homeownership Program will be shared with Housing Choice Voucher participants.

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

N/A

Discussion

In addition to owning and operating seven public housing sites, the AHA serves low-income residents through other programs and housing. It administers a rental subsidy program called the Housing Choice Voucher Program (Section 8). In the entitlement area, the AHA also operates Colina Vista, a low-income tax credit project in Piru with 35 rental units (two are handicapped accessible), a 15-unit apartment complex known as Summerwind Apartments located in the unincorporated area outside Fillmore, and a 24-unit low-income tax credit project (Walnut Apartments) and the Charles Street Apartments, a 20-unit affordable family complex both in the City of Moorpark. The AHA recently completed Mountain View Apartments (77 units of family affordable housing) in the City of Fillmore, and Vista Campanario (60 units of family affordable housing) in the City of Camarillo. In partnership with another nonprofit, the AHA recently completed Rancho Sierra Apartments, 50 units of Senior Housing in the unincorporated area of the County. These are not public housing. The Walnut and Charles Street complexes utilize project-based Section 8 Vouchers.

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

Housing Authority of the City of Port Hueneme (PHHA)

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

to better assist the community.

Santa Paula Housing Authority (SPHA)

SPHA has been recently recognized by HUD as a high performing agency.

The SPHA administers subsidized rental housing programs for Housing Choice Vouchers (formally Section 8) for tenant-based assistance and Project Based Vouchers for buildings with assigned vouchers for units, as well as low-income affordable housing owned by the Authority. Under their rental housing Program, the SPHA provides affordable housing for over 891 individuals, with an additional 857 applicants on the waiting list. To date, the Authority has constructed four multifamily projects for low-income seniors, plus Harvard Place which also provides housing for individuals with special needs, totaling 85 units. The agency provides property management services for 117 affordable housing units to ensure that the public housing authority is offering affordable units, as well as housing vouchers to the residents of the City of Santa Paula.

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

Introduction

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

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

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

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

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

Thrive Grove Navigation Center, a thirty-bed non-congregant, modular shelter, opened in 2025. The City of Thousand Oaks partnered with the County of Ventura on this project with Hope the Mission and

Many Mansions contracted as the operators. Participants receive supportive services, including case management and housing navigation, to assist with moving into permanent housing. The Thousand Oaks Police Department works alongside Harbor House to identify and refer individuals experiencing homelessness when beds become available. The site was built with the potential to add twenty additional beds.

Within the City of Thousand Oaks, Harbor House, a non-profit agency, is the primary service provider offering street outreach, rapid rehousing, case management, a laundry program, and a meal program that operates 365 days a year. Addressing the emergency shelter and transitional housing needs of homeless persons.

The City of Thousand Oaks participates in the VC CoC and collaborates with local agencies such as Harbor House, and Many Mansions to serve people experiencing homelessness. The City provides CDBG support to Turning Point Foundation's Our Place Safe Haven, which serves adults experiencing homelessness with mentally illness. In partnership with the County, the City opened Thrive Grove in 2025, a year-round Navigation Center serving individuals experiencing homelessness.

The City of Simi Valley uses CDBG funds to support programs that assist at-risk populations, including those who are homeless. For FY 2025-26, the City anticipates allocating approximately \$45,000 to an organization that administers programs that address homelessness needs within the City. The Samaritan Center Case Management program provides case management to assist homeless individuals in becoming self-sustainable and move into housing. It provides access to the services, life skills, and resources they need to secure and retain housing.

To the extent possible, the City of Camarillo plans to use CDBG funds to support those experiencing homelessness and those with special needs during FY 2026-2027.

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

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

with homeless individuals.

Addressing the emergency shelter and transitional housing needs of homeless persons

Year-round shelters in Ventura County participate in the Coordinated Entry System (CES) for referrals and housing placements. There are four emergency shelters funded through City-County cost-sharing: Oxnard (110 beds), Santa Paula (49 beds), Thousand Oaks (30 beds) and Ventura (55 beds). Seasonal shelters operate Dec 1–Mar 31 in Ojai, Santa Paula, and Simi Valley. Oxnard and Ventura also offer foul weather sheltering during storms. Transitional housing programs, including two VA-funded Grant Per Diem and two Transitional Age Youth (TAY) programs, aim to shorten stays and move individuals and households to permanent housing through CES prioritization.

The VC CoC is strengthening collaboration with domestic violence service providers to improve access to CES and Pathways to Home. A partnership with Coalition for Family Harmony supports transitional housing beds and Rapid Re-Housing for survivors of domestic violence. Increasing year-round shelter capacity remains a top VC CoC priority.

The City of Simi Valley, in partnership with non-profit and governmental service providers, coordinates awareness and access to services to assist with resources, including housing stability.

The City of Thousand Oaks participates in the VC CoC and works with agencies such as Harbor House, Hope the Mission, and Many Mansions to serve people experiencing homelessness. The City provides CDBG support to Turning Point Foundation's Our Place Safe Haven, which serves mentally ill homeless adults. Alongside the County, the City has developed a 30-bed year-round Navigation Center with interim housing and onsite services through Hope the Mission and Many Mansions.

The City secured State Encampment Resolution funds to expand shelter capacity and permanent supportive housing. CDBG funds will continue supporting TPF's Our Safe Place Haven, which offers year-round shelter and services. Additional services include outreach, drop-in support, rapid re-housing, navigation, and connections to healthcare, benefits, and employment.

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 local Homeless Prevention and Rapid Re-housing Programs (HPRP) are operated by several homeless service providers, including the County Human Services Agency and United Way of Ventura County. Eligible services include 1) short-term rental assistance; 2) medium-term rental assistance; 3) security and utility deposits; 4) utility payments; 5) moving cost assistance; and 6) motel and hotel vouchers available only to program participants prior to move-in under the Rapid Re-housing Program.

United Way of Ventura County provides a landlord engagement program to assist with permanent housing placements countywide and improve the utilization of available affordable rental units through landlord incentives.

CalWORKS Housing Support Program provides help to move homeless families into rental housing and connect families with resources to remain stably housed. A variety of other Rapid Rehousing programs and flexible rental subsidy programs are provided through the Continuum of Care funding county and nonprofit organizations with state and federal funding.

The VC CoC provides community outreach and education that informs households at risk of becoming homeless about resources available to them through homeless prevention programs. The VC CoC continues to develop outreach through social media platforms to help connect people to local resources. Several discharge and re-entry planning groups work in partnership with a wide range of public and private agencies to house homeless persons leaving publicly funded institutions or systems of care, when no housing has been identified.

In Simi Valley, the Samaritan Center provides case management to those experiencing homelessness or who are at risk of becoming homeless, including job preparation and placement, counseling, transportation assistance, medical assistance, and resource referrals. For those persons released from corrections facilities, the City of Simi Valley has Neighborhood Resource Officers funded by the State's Realignment Initiative. In addition, the City's Homeless Liaison Officers are tasked with assisting homeless persons in order to connect them with appropriate social services.

Through the public and social services grant program, the City of Thousand Oaks supports non-profit agencies that assist homeless persons and those at-risk of becoming homeless including: Conejo Free Clinic, Westminster Free Clinic, Harbor House, Many Mansions, St. Vincent de Paul (St. Paschal Baylon and St. Julie Billiard), Gold Coast Veterans Foundation, Conejo Schools Foundation, and Manna Conejo Valley Food Bank.

The Ventura County Health Care Agency provides health assessment, diagnosis, and treatment for homeless or transitionally homeless persons at the Conejo Valley Family Medical Clinic in the city of Thousand Oaks.

The City of Camarillo recognizes that it is more effective to address the needs of individuals to keep them from becoming homeless. The Society of St. Vincent de Paul (SVdP) Blessed Junipero and Mary Magdalene Branches will be funded to help residents avoid homelessness by providing short-term assistance rent, mortgage, and/or utility payment assistance to prevent homelessness. In addition, the City will fund the Catholic Charities Older Adult Services and Intervention System which provides information, referral and case management services for seniors living in their own homes and in the community, reducing the chance for their clients to become homeless.

The Cities of Camarillo, Simi Valley and Thousand Oaks do not directly receive HOPWA program or ESG

program funds. The County of Ventura receives HOPWA and ESG funding on behalf of all cities within the County (except for the City of Oxnard) and unincorporated areas.

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

Local Homeless Prevention and Rapid Rehousing Programs (HPRP) are operated by providers including the County Human Services Agency and United Way of Ventura County. Services include short- and medium-term rental assistance, security and utility deposits, utility payments, moving cost assistance, and limited hotel/motel vouchers for participants prior to move-in. United Way also administers a landlord engagement program to expand access to rental units through landlord incentives and improve permanent housing placements countywide.

The CalWORKS Housing Support Program helps homeless families secure housing and connects them with services to maintain stability. Additional rapid rehousing and rental subsidy programs are funded through VC CoC, local government, and nonprofit partners using state and federal funding sources.

The VC CoC conducts outreach and education for households at risk of homelessness, using social media and community events to connect individuals to available prevention services. Several discharge and re-entry planning groups partner with public and private agencies to identify housing for individuals exiting institutions or systems of care.

In Simi Valley, the Samaritan Center provides case management including job preparation and placement, counseling, and transportation funds to reunite individuals with family when appropriate. The Samaritan Center also networks with local organizations for client referrals for behavioral health, medical services, and drug addiction programs and counseling. For justice-involved individuals, Neighborhood Resource Officers are funded through the state's Public Safety Realignment Initiative (AB 109). In addition, Community Liaison Officers are tasked to assist unhoused residents in accessing social services.

The City of Thousand Oaks supports nonprofit organizations assisting people experiencing or at risk of homelessness through its public and social services grant program. Funded agencies include Conejo Free Clinic, Westminster Free Clinic, Harbor House, Many Mansions, St. Vincent de Paul (St. Paschal Baylon and St. Julie Billiard), Gold Coast Veterans Foundation, Conejo Schools Foundation, and Manna Conejo Valley Food Bank. The Ventura County Health Care Agency provides healthcare services to people experiencing homelessness at the Conejo Valley Family Medical Clinic.

The City of Camarillo focuses on preventing homelessness by supporting short-term rent, mortgage, and/or utility assistance through the St. Vincent de Paul Blessed Junipero and Mary Magdalene

Branches. The City also funds Catholic Charities' Older Adult Services and Intervention System, which provides case management and referrals to help seniors remain housed and stable in the community.

Discussion

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

Introduction:

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

The AI highlights a range of housing-related factors that influence access to affordable housing and includes goals and actions each jurisdiction will take to address those contributing factors. This section also outlines broader efforts related to local housing policies.

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

The County's AI is aligned with the 2021–2029 Housing Element, which fulfills State of California planning requirements. The AI identifies local challenges to housing access, including regulatory and economic barriers such as land use controls, zoning ordinances, fees, and development standards. To improve overall access to affordable housing, the County will continue working with planning agencies, local jurisdictions, and other stakeholders to address factors that affect housing availability and cost. This includes supporting streamlined housing development processes, promoting the use of publicly-owned land for affordable housing, and reviewing local policies that may hinder residential development.

Discussion:

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

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

Housing Trust Fund Ventura County

Housing Trust Fund Ventura County (HTFVC) is a 501(c)(3) with a mission of supporting more housing choices by generating and leveraging financial resources. HTFVC uses a Revolving Loan Fund, comprised of public and private funding, to provide below-market interest rate loans to developers producing new affordable housing in Ventura County. From 2020 to 2024, the State of California's Local Housing Trust Fund Matching Program provided HTFVC a unique opportunity to match funding dollar for dollar and substantially increase the size of its revolving loan fund. HTFVC successfully leveraged \$18,425,566 in matching funds from the State for affordable housing in Ventura County. HTFVC received matching funds under four of the five completed funding cycles. Funds from the Local Housing Trust Fund

Matching Program are continuing to be deployed into new projects over the next few years. As of March 2026, HTFVC has funded or committed \$52M. In 2026, HTFVC is launching a new 15–16-year receipts residual loan product to secure LIHTC awards for projects in Ventura County. Approximately \$4.6M, funded from a REAP II Grant award, will be used for this important program. HTFVC is raising critical lending capital from our public partners, financial institutions, foundations, private corporations, and individuals of wealth utilizing an impact investing vehicle.

Ventura County Behavioral Health Department (VCBH)

VCBH provides voluntary and comprehensive behavioral health services to individuals who have a serious mental health and/or serious substance use disorder. BH has increased the availability of housing and residential options by utilizing funds historically provided through the Mental Health Services Act (MHSA) and beginning July 1, through the Behavioral Health Services Act (BHSA) Housing Interventions (HI).

VCBH continues to work towards increasing affordable housing options for low-income homeless clients and clients at risk of homelessness through its community-based partnerships utilizing voter approved No Place Like Home (NPLH) funding, Behavioral Health Bridge Housing funds from the Department of Health Care Services (DHCS). Specifically, there are 85 NPLH units, short-term shelter beds, and interim housing rental assistance opportunities.

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

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

There is now an enhanced emphasis on integrated housing and service delivery that supports long-term housing stability and improved behavioral health outcomes. This approach includes leveraging Managed Care Plan (MCP) – CalAIM Housing Community Supports, which provide critical, non-clinical services designed to address social determinants of health and complement behavioral health treatment. These supports may include housing navigation, tenancy and sustaining services, security deposit assistance, and Transitional Rent.

Through coordination with MCPs, VCBH strengthens cross-system partnerships to ensure individuals have access to a full continuum of housing-related supports. This alignment allows for more seamless service delivery, reduces duplication, and improves outcomes by pairing stable housing with individualized, whole-person care. MCP Housing Community Supports play a key role in helping individuals transition from homelessness or institutional settings into permanent housing, while also promoting housing retention and reducing avoidable hospitalizations and system involvement.

AP-85 Other Actions – 91.220(k)

Introduction:

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

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

Actions planned to address obstacles to meeting underserved needs

The lack of affordable housing is a critical issue facing the Ventura Urban County Entitlement Area and Consortium Member jurisdictions. The County’s traditionally low vacancy rate for rental properties, with higher than average rent and home purchase prices continue to impact availability of affordable housing units. Renters in Ventura County need to earn \$50.31 per hour (three times the state minimum wage) to afford the average monthly asking rent of \$2,616. It is estimated that approximately 25,602 low-income renter households in Ventura County do not have access to an affordable home.

The State of California Department of Housing and Community Development (HCD) released Community Development Block Grant – Disaster Recovery (CDBG-DR) Funds in response to the fires that impacted Ventura County. The County of Ventura received \$15,151,024 in CDBG-DR funding for construction of new, affordable rental housing with outreach to fire-affected low-income families. These funds have been allocated to the Camino de Salud affordable housing development in Ojai and will bring 48 units of affordable low-income rental housing, including 24 units reserved for area residents who are experiencing homelessness. Construction on this project began in March 2026.

The County has also been awarded funding from HCD through the Homekey program, designed to expeditiously create permanent and transitional housing for those that are homeless or at risk of homelessness. The County served as a lead applicant for three projects: Casa Aliento (City of Oxnard), Mesa Ojai (Unincorporated County), and Casa Pacifica (Unincorporated County), which have collectively provided 109 units of permanent supportive housing and transitional housing for transitional age youth. Mesa Ojai and phase 1 of Casa Pacifica’s project were completed in 2024 (phase 2 was completed in 2025), and Casa Aliento was completed in 2025.

In fall 2025, the County released a Notice of Funding Availability for general funds to be used towards affordable housing development, and in April 2026 announced funding recommendations totaling \$5.2 million for three projects: Topa Vista Villas (City of Santa Paula), Fillmore Terrace (City of Fillmore), and

Santa Clara Apartments (City of Ventura).

To address fair housing issues, the County, the five Ventura Urban County Entitlement Area cities, and the cities of Camarillo, Oxnard, Simi Valley, and Thousand Oaks contract with a fair housing consultant to provide fair housing education and counseling.

Actions planned to foster and maintain affordable housing

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

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

Several key projects have been supported through PLHA:

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

The County of Ventura continues to support the development of affordable housing targeted to the agricultural workforce, a critical sector of the local economy. Since 2016, the County has invested

general funds to expand rental housing opportunities for this population.

Key projects supported include:

- **Rancho Verde:** This project delivered new rental units for farmworkers and was fully leased in 2019.
- **People’s Place (Santa Paula):** Completed in 2024, this development added additional affordable rental units for the agricultural workforce and is fully occupied.
- **Dolores Huerta Gardens:** Completed in 2025, this project delivered 58 additional workforce housing units. This project also has 15 units of permanent supportive housing for veterans.
- **Fillmore Terrace:** Currently in predevelopment and recommended for a \$1.5 million County General Fund allocation in 2026, this project will set aside 24 rental units for the agricultural workforce.

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

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

Rental assistance is available to help stabilize residents at risk of losing their housing and assist homeless residents to obtain housing. Rental assistance is available through the County of Ventura’s Homeless Prevention and Rapid Rehousing Program (HPRP). Assistance may include rental deposits, short-term rental payments, credit counseling, utility deposits and payments, and/or moving and storage costs.

Actions planned to reduce lead-based paint hazards

The Childhood Lead Poisoning Prevention Program (CLPPP) and the Healthy Homes Ventura County (HHVC) programs work collaboratively to prevent childhood lead exposure, reduce environmental risk, and improve housing conditions across Ventura County. Together these programs implement a comprehensive and coordinated approach that integrates public health and environmental intervention strategies to protect children and families from lead hazards.

Key actions planned for the 2026-2027 program year include:

- **Provider Outreach and Education:**
Conduct targeted outreach, training, and technical assistance to medical providers to reinforce the standard of care for lead risk assessment and blood lead screening requirements. Efforts will

focus on improving screening rates, addressing reporting gaps, and strengthening partnerships with healthcare systems.

- **Case Management and Care Coordination:**
Provide comprehensive case management services for children identified with elevated Blood Lead Levels (BLLs), including medical follow-up, developmental monitoring, and referrals to supportive services. Programs will ensure timely linkage to environmental investigations and remediation resources when hazards are identified.
- **Environmental Investigations and Risk Reduction:**
Conduct environmental inspections for eligible children with elevated BLLs to identify sources of lead exposure and implement appropriate interventions. For non-eligible cases, the program will provide consultation, education, and referrals to support risk reduction efforts.
- **Lead Hazard Control and Remediation Services:**
Through HHVC, delivery of lead hazard control services including inspections, risk assessments, and abatement to eligible households. Services will prioritize pre-1978 housing and high-risk populations to ensure effective and sustainable hazard reduction.
- **Community Outreach and Public Education:**
Implement culturally and linguistically appropriate outreach strategies to educate families, childcare providers, and community members about lead exposure risks, prevention practices, and available resources. Outreach will include community events, partnerships with local organizations, and distribution of educational materials.
- **Cross-Sector Partnerships and Collaboration:**
Strengthen partnerships with local agencies, including code enforcement, housing authorities, healthcare providers, and community-based organizations, to support a coordinated response to lead hazards. These collaborations will enhance referral pathways, improve compliance with safety regulations, and expand program reach.
- **Childcare and High-Risk Setting Engagement:**
Increase engagement with childcare providers and other high-risk settings to promote lead-safe environments through education, technical assistance, and preventive strategies.

Actions planned to reduce the number of poverty-level families

The Workforce Development Board (WDB) of Ventura County offers a valuable, no-cost resource for employers and job seekers. The WDB's programs provide the support that would be costly for individuals or businesses to receive from other sources. The WDB's programs guide individuals needing help with job readiness, job placement, or transition. Programs assist employers seeking support for business solutions, recruitment, and retention. The WDB also provides support for employers conducting layoffs and affected workers. In addition to providing services through the America's Job Center of California in Oxnard and Simi Valley, the WDB expands access to workforce services through multiple service delivery points across the county, including County of Ventura Human Services Agency offices and Ventura County libraries, serving hard-to-reach and underserved communities. This approach allows individuals to access services without the need to travel to a physical AJCC location. The

WDB has also launched a Workforce on Wheels (WOW) mobile unit, a resource center equipped with computers for job search, resume development, and other employment-related activities. The unit is staffed with a Career Navigator to assist customers. It is strategically deployed at community locations, including resource fairs, community clinics, and other high-need areas, bringing services directly to individuals and increasing access to workforce opportunities for populations facing employment barriers. The WDB also contracts with external providers for youth programs offering after-school activities, job training, and support services to low-income in- and out-of-school youth ages 14-24. Finally, the WDB applies for special grant programs to support individuals facing barriers to employment, including farmworkers, veterans, housing-insecure individuals, homeless individuals, and community members involved with the justice system.

The County of Ventura actively enforces its Section 3 Policy on all construction related projects assisted with federal funding, where contracts are awarded in excess of \$300,000. The purpose of Section 3 preferences is to be results oriented by: 1) encouraging business concerns that are not major sources of employment for low-income persons to increase their employment of these persons when economic opportunities arise from HUD financed construction related projects; and 2) promoting the growth of "profit-making" enterprises owned by low-income persons that substantially employ low-income persons with Section 3 contract awards. The County's Section 3 policy was updated in response to the final Section 3 rule published by HUD on September 29, 2020. The updated policy was put in place July 1, 2021.

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

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

Actions planned to develop institutional structure

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

The Regional Consolidated Plan identified a need for existing agencies working on social and housing

issues to attain greater capacity as federal, state, and local resources become more limited.

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

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

The County of Ventura is the Collaborative Applicant under the Countywide Continuum of Care. In that capacity, County Executive Office staff are expanding and building upon the partnerships and cooperation among agencies that deliver services to homeless and at-risk homeless members of our communities. The Continuum of Care Alliance brings together members of government (including federal partners from Veterans' Affairs, County social service agencies and City policymakers), representatives from education, non-profit partners, faith community, and community advocates to improve and enhance not only coordination of care, but identification and development of housing solutions, and strategic use of limited financial resources targeted to the neediest in our communities. The Ventura County Continuum of Care aligns strategies with the County's updated regional plan, as approved by the County Board of Supervisors, to develop regional goals aligned with the federal strategic plan to prevent and end homelessness.

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

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

The Ventura Urban County Entitlement Area and all Entitlement jurisdictions within the County have collaborated in the development of the 2025-2029 Regional Consolidated Plan and associated Analysis of Impediments to Fair Housing Choice. This collaboration further enhanced coordination by and between public and private housing and social service agencies as input is sought from all in the development of joint Plans. Additionally, the County of Ventura is the Collaborative Applicant under the Ventura County Continuum of Care (VC CoC) and provides staff support to the Alliance, its Board, and associated committees. Several high-level executives and elected officials from both public and private entities sit on the VC CoC Board of Directors thus improving cooperation and coordination. The VC CoC

Alliance includes participants from local housing authorities, mental health providers, public health and ambulatory care, local non-profit entities, faith community and others from around Ventura County. Oxnard and the County, the only ESG entitlement grantees in the County, are also active in the Continuum of Care.

The Ventura County Board of Supervisors has enhanced its outreach to cities and partners for the development of shelter and interim housing solutions, by indicating willingness to share in development and operational costs for the development of emergency shelter programs in their communities. The City of Ventura partnered with the County of Ventura on a 55-bed capacity year-round emergency shelter. The City of Oxnard also partnered with the County to provide 110-beds of year-round emergency shelter. The Cities of Santa Paula and Fillmore have partnered with the County of Ventura to retain a 49-bed year-round emergency shelter that serves individuals and families experiencing homelessness in the Santa Clara Valley. This shelter was previously funded by limited grant funds and private donations; however, the City/County cost sharing agreement has secured public funds to support the shelter and case management which aligns with the coordinated entry system for transitions to permanent housing. The City of Thousand Oaks has also partnered with the County of Ventura to develop a 30-bed year-round navigation center to assist those experiencing unsheltered homelessness. This project was developed by Dignity Moves with Encampment Resolution Funding and now operates by Hope with a Mission and Many Mansions through a cost sharing agreement between the City of Thousand Oaks and the County of Ventura. The Countywide Memorandum of Understanding on Homelessness encourages all jurisdictions to align with the VC CoC on best practices to address homelessness.

Discussion:

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

My Way Home (formerly The Ventura County Community Development Corporation) offers financial coaching for homeowners, workshops to provide assistance with managing mortgage challenges, and mortgage refinancing information.

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

California Department of Real Estate is the state department in charge of real estate broker licensing and consumer complaints with respect to real estate transactions. It offers license checks of mortgage brokers and lenders and a consumer complaint form. It also provides additional links for foreclosure

prevention information and avoiding mortgage foreclosure scams.

Program Specific Requirements

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

Introduction:

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

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

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

Other CDBG Requirements

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

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

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

as follows:

See AP-15 and AP-85 for more investments.

In FY 2024-2025, the County of Ventura and Cities of Camarillo, Simi Valley, and Thousand Oaks (TO) recertified the Ventura County HOME Consortium to address the housing crisis and increase annual HOME resources available to our community.

The County receives Permanent Local Housing Allocation from the State of California, which 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 EA jurisdictions and the City of TO. Previous years' recommendations supported the Rancho Sierra Senior Apartments, a 50-unit development and Camino de Salud, a 49 unit project, including 24 units of PSH, both of which are located in the unincorporated County. For the 2024-25 funding cycle, funding supported Mesa Ojai to fund a construction gap and assist with ongoing operations. In addition, \$300,000 was provided to the Ventura County Community Development Corporation to begin a downpayment assistance program. For the 2025-26 funding cycle, additional funding was recommended towards My Way Home's downpayment assistance program. In addition, funding was recommended towards Hillcrest Homes, a 78 for sale affordable housing project in the City of Thousand Oaks as well as Topa Vista Villas, a 112 rental housing project in the City of Santa Paula.

To address fair housing issues, the County, the five Ventura Urban County Entitlement Area cities, and the cities of Camarillo, Oxnard, Simi Valley, and TO contract with a fair housing consultant to provide fair housing education and counseling.

In 2016, the County Board of Supervisors allocated \$1 million in general funds to support the development of rental housing for farmworkers. The final allocation of funding was allocated towards Dolores Huerta Gardens, which opened in 2025 and produced 58 units of housing for farmworkers and veterans.

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

The County's HOME Program utilizes the recapture option in its Homebuyer Assistance Program (HBAP) and the resale option for assistance provided to developers who use HOME funds to develop income-restricted for-sale housing. Due to reductions in HOME funding and staffing, the County is not currently offering the HBAP program. The County's HOME Policy and Procedure governing

homebuyer activities was reviewed and approved by HUD on May 1, 2018.

Recapture Loans:

The County is not currently funding programs with Recapture Provisions. Existing homebuyer assistance (before May 1, 2018) will continue to be governed by the policies in place at the time the assistance was provided. An overview of provisions for newly funded programs has been included in the event that a program subject to these provisions is funded at a future time.

HOME Recapture provisions permit the original homebuyer to sell the property during the Period of Affordability. Upon sale, refinancing, or transfer of the property during the Period of Affordability, the County will recapture a portion of the Net Proceeds of the original HOME direct subsidy. Recaptured funds will be re-invested in HOME eligible projects.

Loans will have a term of twenty (20) years. Assistance will be provided as a forgivable loan, with no interest due except in the event of default. Loan balances will be forgiven over time, provided no event of default occurs. If the property is sold or transferred, either voluntarily or involuntarily, or refinanced during the first eleven (11) years, the entire amount of the HOME assistance shall be repaid. If a property sale, transfer, or refinance occurs after the end of the eleventh (11th) year, for each additional full year of owner-occupancy, 10% of the original loan amount will be forgiven.

Resale Loans:

Assistance provided through the HOME program to developers of income-restricted for-sale housing will utilize the resale option.

In the event a property with resale restrictions is sold during the affordability period, the property will be sold to a qualified low-income buyer who will occupy the unit as their primary residence. The original homebuyer will receive a fair return on investment. Finally, the property will be sold at a price that is affordable to a reasonable range of low-income homebuyers.

Resale of HOME-assisted housing will be targeted to households at or below 80% of the Area Median Income. The maximum percentage of income that an initial or subsequent homebuyer will spend on the fixed costs of owning a home (e.g. loan payments of principal, interest, taxes and insurance) will be no more than 40%.

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

The County's 2013 HOME Policies and Procedures, amended in June of 2019, includes an attachment which governs the County's homebuyer activities. The Homebuyer Activities attachment

was reviewed and approved by HUD on May 1, 2018. Section A(1)(b) specifies the required period of affordability in compliance with 24 CFR 92.254(a)(4).

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

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

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

N/A

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

N/A

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

N/A

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

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

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

permanent housing as quickly as possible.

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

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

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

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

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

The Ventura County Continuum of Care (CoC) along with the County of Ventura actively recruit non-funded entities to encourage program proposals for funding as well as building capacity within the VC CoC. Requests for Proposals are released publicly, posted on the VC CoC website, posted on the VC CoC Facebook and VC CoC Instagram pages, distributed via the email listserv and via press release. Verbal communication at VC CoC Alliance and other community meetings is another way staff spread the word about potential funding opportunities. VC CoC staff provide technical assistance workshops and one on one support for new applicants.

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

The local VC CoC has persons with lived experience in homelessness participating in the VC CoC

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

5. Describe performance standards for evaluating ESG.

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

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

1. Distribution of Funds

a. Describe the eligibility requirements for recipients of HTF funds (as defined in 24 CFR § 93.2).
The County does not receive federal HTF funds.

b. Describe the jurisdiction's application requirements for eligible recipients to apply for HTF funds.
N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

2. Does the jurisdiction's application require the applicant to include a description of the eligible activities to be conducted with HTF funds?

N/A

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

N/A

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

N/A

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

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

N/A

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

N/A

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

N/A

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

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

preference is described in the action plan.

N/A

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

N/A

Discussion:

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

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