## **County of Ventura Permanent Local Housing Allocation Plan Amendment**

On April 29, 2025, the Board of Supervisors will consider the following amendment to the Calendar Year 2023 Allocation to the County's Five-Year Permanent Local Housing Allocation (PLHA) Plan in order to fund the recommended projects. PLHA funding is recommended for three applicants as described in Table 1 below.

Table 1

PLHA Fund	ing Recommendations			
Project Name Applicant (location)	<b>Number of</b> <b>Units/Households</b> (affordability)	PLHA Funding		
<b>Topa Vista Villas</b> Homes & Hope (City of Santa Paula)	112 rental units (60% AMI and below)	\$750,000		
Hillcrest Homes People's Self Help Housing City of Thousand Oaks	78 for-sale units (150% AMI and below)	\$241,703		
HomeNow Downpayment Assistance Ventura County Community Development Corporation (Countywide)	8 households (150% AMI and below)	\$300,000		

The Board is being asked to re-allocate approximately 69 percent of the County's Calendar Year (CY) 2023 Allocation from Activity 1 to Activities 2 and 9, as shown in Table 2. Any changes

(CY) 2023 Allocation from Activity 1 to Activities 2 and 9, as shown in Table 2. A over 10 percent requires a plan amendment.

Table 2
Proposed PLHA Plan Amendment for
County's Calendar Year (CY) 2023 Allocation
<b>H</b>

Eligible Activity	Approved Percentage of Allocation	Proposed Percentage of Allocation
Activity 1: Rental Housing	80%	11%
Activity 2: Affordable Ownership Workforce Housing	15%	31%
Activity 9: Homeownership Down payment Assistance	0%	53%
Administrative Allowance	5%	5%
Total	100%	100%

The amendment in the format required by HCD (the §302(c)(4) Plan) follows behind this page. Because HCD requires submission of this document in an excel document which is locked, the first narrative section of the document, which is not visible in the pdf version of the excel, is provided below.

## §302(c)(4)(A) Describe the manner in which allocated funds will be used for eligible activities.

During the first five years of PLHA program implementation, the County of Ventura plans to use PLHA funds for the following five activities:

Activity 1: Capital Development - Rental Housing: provide loans for construction/permanent financing and/or operating subsidies to subsidize the development of affordable multifamily housing for households with incomes at or below 60% AMI (PLHA Final Guidelines section §301(a)(1));

Activity 2: Capital Development - Affordable Ownership Workforce Housing: provide grants to organizations developing new Affordable Ownership-Occupied Workforce Housing (AOWH) to make the home sales prices affordable to households at or below 80% AMI (PLHA Final Guidelines section §301(a)(2)); and

Activity 3: Local Housing Trust Fund: provide grant funding to the Housing Trust Fund Ventura County to provide short- and/or long-term low-interest loans to affordable housing developers for the development of affordable rental housing at or below 80% and 60% AMI. This PLHA contribution is expected to be matched with HCD's Local Housing Trust Fund (LHTF) program (PLHA Final Guidelines section §301(a)(3)).

On May 3, 2022, the Board approved amendments to the County's PLHA Plan to include the following activity:

Activity 6: Assisting persons who are experiencing or at-risk of homelessness including, but not limited to, providing rapid rehousing, rental assistance, supportive/case management services that allow people to obtain and retain housing, operating and capital costs for navigation centers and emergency shelters, and the new construction, rehabilitation, and preservation of permanent and transitional housing (PLHA Final Guidelines section §301(a)(6)).

On May 14, 2024, the Board approved amendments to the County's PLHA Plan to include the following activity:

Activity 9: Homeownership opportunities, including but not limited to down payment assistance (PLHA Final Guidelines section §301(a)(9)).

§302(c)(4)(A) Describe the manner in which allo During the first five years of PLHA program impl 1) Capital Development - Rental Housing: consi					6063	(c)(4) Plan									Rev.10/10/2024
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	stent with the P	ermanent Loca	al Housing Allo				i01(a)(1), to p	ovide loans fo	r construction/	permanent fin	ancing and/or	operating subs	sidies to subsi	dize the devel	opment of
affordable multifamily housing for households w 2) Capital Development - Affordable Ownership	Workforce Hou	sing: consister		Final Guideline	es section §30'	1(a)(2), to prov	ide grants to	organizations	developing nev	v Affordable O	wnership-Occ	upied Workfor	ce Housing (A	OWH) to mak	e the home
sales prices affordable to households at or below 3) Local Housing Trust Fund: consistent with PL			301(a)(3), pro	ovide grant fun	ding to the Ho	using Trust Fu	nd Ventura C	ounty to provid	le short- and/o	r long-term lov	v-interest loan	s to affordable	housing deve	lopers for the	development of
affordable rental housing at or below 80% and 6 §302(c)(4)(B) Provide a description of the way t	0% AMI, This F	LHA contributi	ion is expecte	d to be match	ed with HCD's	Local Housing	Trust Fund (	HTF) program	n						
All funding directed towards Capital Development projects proposing to serve special needs popul	nt - Rental Hou	sing activities v	vill restrict the	PLHA-funded	rental units to	households a	t or below 60%	6 AMI. Priority	for funds may	be provided to	o projects serv	ring household			
fund will benefit households at or below 80% AM															
below 30% AMI.															
302(c)(4)(C) Provide a description of how the F The approved PLHA activities will contribute tow								fied by HCD o	n December 2	2. 2021:					
Program A – County shall continue to administe Program O – County shall continue to support th	r grant/loan pro	grams to assis	t lower-incom	e households,	including purs	suing PLHA fur	nds to provide	improvements	s to services in	low-opportun	ity and disadva	antaged comm	unities.		
Program R – County shall, in collaboration with					expand home	e ownership op	portunities in	Ventura Coun	ty.						
		vities Detail (													
301(a)(1) The predevelopment, development, a ubsidies.							-	affordable to	extremely low-	very low-, low,	-, or moderate	-income house	eholds, includi	ing necessary	Operating
302(c)(4)(E)(i) Provide a detailed and complete de 2LHA funds for Capital Development - Rental H								tifamily rental	housing and/or	necessary op	erating subsid	lies. In complia	ance with §302	2(c)(7), loans v	vill be provided
is low-interest, deferred payment loans. Units fu The County is managing PLHA funds on behalf	unded will serve	e households ≤	60% AMI; ho	wever, priority	may be given	to projects ser	ving more de	eply targeted i	ncome categoi	ries and/or spe	cial needs po	pulations.			
llocation to the County pursuant to Section 300 ne project receiving funds from the allocation ye	(c) of the Guide	elines. The unn	net share of R	RHNA below re	flects the Cou	nty's unmet RH	HNA for lower	income house	holds ; project	ed number of					
omplete the table below for each proposed Aff	ordable Rental	Housing Activi	ty to be funde	d with 2021-20	023 PLHA allo	cations. If a sir	ngle Activity w	ill be assisting	households at	t more than on	e level of Area	a Median Incor	ne, please list	the highest A	MI to be served.
unding Allocation Year	2021	2023													
	New	New													
ype of Affordable Housing Activity	Construction of Affordable Renta	Construction of Affordable													
	Housing	Rental Housing													
302(c)(4)(E)(i) Percentage of Funds Allocated or the Proposed Affordable Rental Housing	65%	11%													
ctivity 302(c)(4)(E)(ii) Area Median Income Level															
erved	60%	60%													TOTAL
302(c)(4)(E)(ii) Unmet share of the RHNA at the AMI Level	144	112													057
ote: complete for years 2021, 2022, 2023 nly	144	113													257
302(c)(4)(E)(ii) Projected Number of	49	112													161
ouseholds Served 302(c)(4)(E)(iv) Period of Affordability for the	43	112													101
roposed Affordable Rental Housing Activity 5 years required for rental housing	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years	
rojects) 302(c)(4)(E)(iii) A description of major steps/a	ations and a pro-	anagad sahadu	lo for the impl	omontation or	d completion (	af the a destination									
PLHA funds for 2021 Allocation is committed to		poood ooniodd													
	CEDC Camino	de Salud Proje	ect to develop				24 units will be	e reserved for	permanent sup	portive housir	ng for persons	experiencing I	homelessness	and 24 units	would be
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stricted to households at or below 60% AMI. LHA funds for 2023 Allocation is committed to ade affordable to households earning 60% AM 301(a)(2) The predevelopment, development, 50 percent of AMI in high-cost areas. ADUs sh 302(c)(4)(E)(I) Provide a detailed and complete LHA funds for Capital Development - Affordable Own ouseholds at or below 150% AMI. Complete the table below for each proposed Aff All to be served. unding Allocation Year ype of Affordable Housing Activity 302(c)(4)(E)(I) Percentage of Funds Allocated frash Percentage of the Percentage Above fill be Used for Ownership Housing Z 302(c)(4)(E)(II) Percentage of Funds Allocated frash Affordable Housing Activity 302(c)(4)(E)(II) Area Median Income Level eved 302(c)(4)(E)(III) Area Median Income Level eved 302(c)(4)(E)(III) Area Median Income Level eved 302(c)(4)(E)(III) Percentage of the RHNA at te AMI Level and Level 10to: complete for years 2021, 2022, 2023 nity 302(c)(4)(E)(III) Percentage of Affordability for the roposed Activity (55 years required for antal housing projects) 302(c)(4)(E)(III) Percide of Affordability for the roposed Activity (55 years required for antal housing projects) 302(c)(4)(E)(III) Provide a detailed and complet LHA funds will be used to provide grant funding to transmit of affordable housing of those funding to transmit of affordable rental housing at or below to te funded.	Santa Paula H II and below. acquisition, reha all be available e description of pership-Occupied ordable Rental Development of A Pership-Occupied all be available contable Rental Development of A all be available all be available al	abilitation, and for occupancy how allocated Workforce House and Ownership and Ownersh	y, Homes and preservation of for a term of or for a term of or funds will be to a Housing Act b Hous	49 units at 11 I Hope, and Ci I Hope, and Ci Hope, and Ci I Hope, and Ci I Hope, and Ci I Hope,	432 North Ver EDC to develo ental and own o days. proposed Affo vide grants to o vide grant	Itura Avenue. 2 p Topa Vista V p Top	Villas, a 112-u Villas, a 112-u I, including Ac and Ownershi occations. If a s occat	it rental hous cessory Dwell p Housing Act fordable Owner ingle Activity u ingle Activity u d Ownership 1 d Ownership 1 sing Trust Fund logment cycle. Is at or below 60	Ing developme Ing Units (ADL ivity will be assisting will be assisting ivity output out	In located at 4	000 & 550 West the needs of	a growing work a growing work be cost of constit me level of Are be cost of Are b	I, in Santa Pa (force earning ruction and make the Median Inco a Median Inco	ula. The housi up to 120 per te the home sale ome, please lis ome, please lis	rg units will be cent of AMI, or as prices affordable to as prices affordable the highest the highest the highest to as prices affordable the highest to as prices affordable
estricted to households at or below 60% AMI. <sup>2</sup> LHA funds for 2023 Allocation is committed to nade affordable to households earning 60% AM	Santa Paula H II and below. acquisition, reh. all be available e description of renship-Occupied Cordable Rental 2023 Development of RentalOumeath p Housing 31% 100% 150% 64 78 15 50% 64 15 50% 15 50% 15 15 15 15 15 15 15 15 15 15	abilitation, and for occupancy how allocated Workforce House and Ownership and Ownersh	y, Homes and preservation of for a term of or for a term of or funds will be to a Housing Act b Hous	49 units at 11 I Hope, and Ci I Hope, and Ci Hope, and Ci I Hope, and Ci I Hope, and Ci I Hope,	432 North Ver EDC to develo ental and own o days. proposed Affo vide grants to o vide grant	Itura Avenue. 2 p Topa Vista V p Top	Villas, a 112-u Villas, a 112-u I, including Ac and Ownershi occations. If a s occat	it rental hous cessory Dwell p Housing Act fordable Owner ingle Activity u ingle Activity u d Ownership 1 d Ownership 1 sing Trust Fund logment cycle. Is at or below 60	Ing developme Ing Units (ADL ivity will be assisting will be assisting ivity output out	In located at 4	000 & 550 West the needs of	a growing work a growing work be cost of constit me level of Are be cost of Are b	I, in Santa Pa (force earning ruction and make the Median Inco a Median Inco	ula. The housi up to 120 per te the home sale ome, please lis ome, please lis	rg units will be cent of AMI, or as prices affordable to as prices affordable the highest the highest the highest to as prices affordable the highest to as prices affordable
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§302(c)(4)(E)(i) Percentage of Funds Allocated for the Proposed Activity	30%														
What Percentage of the Percentage Above Will be Used for Ownership Housing?															
\$302(c)(4)(E)(ii) Area Median Income Level	0001														
Served	80%														TOTAL
\$302(c)(4)(E)(ii) Unmet share of the RHNA at the AMI Level Note: complete for years 2021, 2022, 2023 only	144														144
\$302(c)(4)(E)(ii) Projected Number of Households Served	8														8
§302(c)(4)(E)(iv) Period of Affordability for the															
Proposed Activity (55 years required for rental housing projects)	55	posed schedu	le for the impl	ementation an	d completion (	of the Activity									
§302(c)(4)(E)(iii) A description of major steps/actions and a proposed schedule for the implementation and completion of the Activity. Funding will be committed annually to the Housing Trust Fund Ventura County (HTF VC) to be matched by Proposition 1 Local Housing Trust Funds. Funding will be disbursed to the HTF VC as required by the State of California Department of Housing and Community Development under the Local Housing Trust Fund (LHTF) program and in compliance with the PLHA Guidelines.															
§301(a)(6) Assisting persons who are experience costs for navigation centers and emergency she									e/case manag	ement service	s that allow pe	ople to obtain	and retain hou	using, operatin	g and capital
\$302(c)(4)(E)() Provide a detailed and complete description of how allocated funds will be used for the proposed Activity. PLHA funds for persons experiencing or at-risk of homelessness will be used to provide operating subsidies for navigation centers, emergency shelters or provide capital costs for the new construction, rehabilitation or preservation of permanent supportive or transitional housing. Assistance will be provided as a grant or 0% interest forgivable loan.															
Complete the table below for each proposed Act		1	2023 PLHA all	ocations. If a s	ingle Activity v	vill be assistin	g households	at more than c	ne level of Ar	ea Median Inco	ome, please lis	t the highest /	AMI to be serve	ed.	
Funding Allocation Year	2021	2022													
Type of Affordable Housing Activity	Operating and Capital Costs for Navigation Centers	Operating and Capital Costs for Navigation Centers													
§302(c)(4)(E)(i) Percentage of Funds Allocated for the Proposed Activity	2%	59%													
§302(c)(4)(E)(ii) Area Median Income Level Served	30%	30%													TOTAL
§302(c)(4)(E)(ii) Unmet share of the RHNA at the AMI Level Note: complete for years 2021, 2022, 2023 only	103	92													195
§302(c)(4)(E)(ii) Projected Number of Households Served	12	12													24
\$302(c)(4)(E)(iv) Period of Affordability for the Proposed Activity (55 years required for rental housing projects)	15	15			decompletion										
§302(c)(4)(E)(iii) A description of major steps/ac PLHA funds from 2021 and 2022 allocations will							nal aged youth	that are home	eless or at risk	of homelessn	ess. PLHA fun	ds will support	t the operating	subsidies of th	ne 12 unit
project at Mesa. This project is also being funde	d with the state	's Homekey fu	nds.												
§301(a)(9) Homeownership opportunities, inclue §302(c)(4)(E)(i) Provide a detailed and complete					oposed Activit	V									
Funds within the County of Ventura's PLHA Servi- households, or the missing middle, promoting ho	orofit, Ventura (	County Commu of Fillmore, Mo	unity Developn orpark, Ojai, F	nent Corporati Port Hueneme	on, to expand , Santa Paula,	homeownersh Thousand Oa	aks and the un	incorporated a	reas of the Co	unty). This pro	ogram will exp	and housing o			
Complete the table below for each proposed Act	ivity to be fund	ed with 2021-2	023 PLHA all	ocations. If a s	ingle Activity v	vill be assisting	g households	at more than c	ne level of Are	a Median Inco	ome, please lis	t the highest A	AMI to be serve	ed.	
Funding Allocation Year	2021	2022	2023												
Type of Homeowner Assistance	Homebuyer Assistance	Homebuyer Assistance	Homebuyer Assistance												
\$302(c)(4)(E)(i) Percentage of Funds Allocated	3%	36%	53%												
for the Proposed Activity What Percentage of the Percentage Above	100%	100%	100%												
Will be Used for Ownership Housing? \$302(c)(4)(E)(ii) Area Median Income Level	150%	150%	150%												TOTAL
Served															
\$302(c)(4)(E)(ii) Unmet share of the RHNA at the AMI Level Note: complete for years 2021, 2022, 2023 only	202	116	64												382
the AMI Level Note: complete for years 2021, 2022, 2023		116	64 8												24
the AMI Level Note: complete for years 2021, 2022, 2023 only §302(c)(4)(E)(ii) Projected Number of	202														
the AMI Level Note: complete for years 2021, 2022, 2023 only \$302(c)(4)(E)(ii) Projected Number of Households Served \$302(c)(4)(E)(iv) Period of Affordability for the Proposed Activity \$302(c)(4)(E)(iii) A description of major steps/ac	202 8 15	8 15 poposed schedu	8 15 Ile for the impl				ouply Comment	nity Devolop-	ant Correction		administer "		ant accident	to income sti	24
the AMI Level Note: complete for years 2021, 2022, 2023 only \$302(c)(4)(E)(II) Projected Number of Households Served \$302(c)(4)(E)(Iv) Period of Affordability for the Proposed Activity	202 8 15 county enter in	8 15 pposed schedu	8 15 Ile for the impl sement with a	local nonprofit	organization,	the Ventura C			nent Corporatio	on (VCCDC), t	o administer th	e down paym	ent assistance	to income elig	24
the AMI Level Note: complete for years 2021, 2022, 2023 only \$302(c)(4)(E)(II) Projected Number of Households Served \$302(c)(4)(E)(IV) Period of Affordability for the Proposed Activity \$302(c)(4)(E)(III) A description of major steps/ac Upon approval of the Board of Supervisors, the	202 8 15 county enter in	8 15 pposed schedu	8 15 le for the impl eement with a ication proces \$302(c)(4)(D)	local nonprofit ses, with the i	organization, ntent of fundin at the Plan wa	the Ventura C g assistance t s authorized a	o eligible hom			. ,				to income elig	24 ible first time
the AMI Level Note: complete for years 2021, 2022, 2023 only \$302(c)(4)(E)(II) Projected Number of Households Served \$302(c)(4)(E)(IV) Period of Affordability for the Proposed Activity \$302(c)(4)(E)(III) A description of major steps/ac Upon approval of the Board of Supervisors, the homebuyers. VCCDC would develop policies an	202 8 15 county enter in	8 15 pposed schedu	8 15 le for the impl eement with a ication proces \$302(c)(4)(D)	local nonprofit ses, with the in Evidence the portunity to rev	organization, ntent of fundin at the Plan wa iew and comm	the Ventura C g assistance t s authorized a nent on its con	o eligible hom Ind adopted by Itent.	ebuyers.	the Local juris	. ,					24 ible first time

