

2025-2026



COUNTY *of* VENTURA

Civil Grand Jury
Ojai Permanent

Supportive Housing Project

Best Practices to Ensure a Fair and Competitive Selection Process

June 25, 2026

Ojai Permanent Supportive Housing Project

SUMMARY

There are lessons to be learned and recommendations that should be followed after a Ventura County Civil Grand Jury investigation found that the City of Ojai selected a vendor for inclusion in a grant application, and later awarded a contract to that vendor, without conducting a fair and competitive selection process based on qualifications and competency as required by law. The Civil Grand Jury recommends that best practices for selecting vendors and awarding city contracts should be followed in all jurisdictions.

The Civil Grand Jury discovered that the possibility of running out of time and potentially missing opportunities or important deadlines came up as a consistent theme in Ojai's decisions to circumvent the required fair and competitive selection process. Whether it was the looming deadline to submit the grant application, or the imminent deadline to spend 50% of the grant or risk losing the funding despite not having a contract in place, Ojai certainly faced pressure to keep the project funded and moving forward.

Providing safe and secure accommodations for the unhoused population of Ojai is an important goal that is shared by Ojai employees and elected officials, along with its Ventura County partners. The issues found in this report are not related to the good intentions of the project, but with the execution and management of the project.

METHODOLOGY

During its investigation, the Civil Grand Jury interviewed elected city officials and city staff from Camarillo, Fillmore, Ojai, Ventura, and Thousand Oaks to understand the process that cities in Ventura County have followed in their identification and selection of development managers for their public grant-supported projects.

Additionally, interviews were conducted with representatives from the County of Ventura Community Development Division (CDD) to understand its role in assisting local cities with their grant applications, and representatives from HELP of Ojai, one of the support partners for Ojai's Permanent Supportive Housing Project.

Finally, the Civil Grand Jury received information from the California Department of Housing and Community Development (HCD) regarding various state-level administrative details of California's Encampment Resolution Funding (ERF) Grant Program.

BACKGROUND

The original complaint

On April 16, 2025, the Ventura County Civil Grand Jury received a public complaint alleging that the Ojai City Council authorized the city manager to negotiate a contract with DignityMoves for around \$10 million for the construction of a 30-unit permanent supportive housing complex for people experiencing homelessness without obtaining competitive bids based on the lowest price as required by law for construction projects of this size.

Addressing the unhoused population in Ojai

In July 2023, the CDD, the City of Ojai, and local community representatives began discussing various long-term approaches and available public funding to address the city's unhoused population. (Ref-001, [Att-001](#))

According to Ojai's website, "The City has experienced people camping on the City Hall Campus since early 2019. To address this issue and community concerns, the City temporarily created the tent town on the City Hall parking lot adjacent from Kent Hall. The City is interested in a long term solution to address the housing crisis in Ojai. To do so, the City plans to turn part of the southern portion of the City's Public Works Department's Maintenance Yard into a permanent supportive housing site, described as the Cabin Village. Preliminary plans for the Cabin Village project include up to 30 units assembled in a 'Mediterranean Village' format equipped with a centralized courtyard, and communal facilities in a cooperative living environment, which may include a resident stewardship program to maintain the Cabin Village." ([Ref-002](#))



Figure 1: Current Ojai Tent Town. Source: Civil Grand Jury Photograph dated October 4, 2025. ([Att-002](#))

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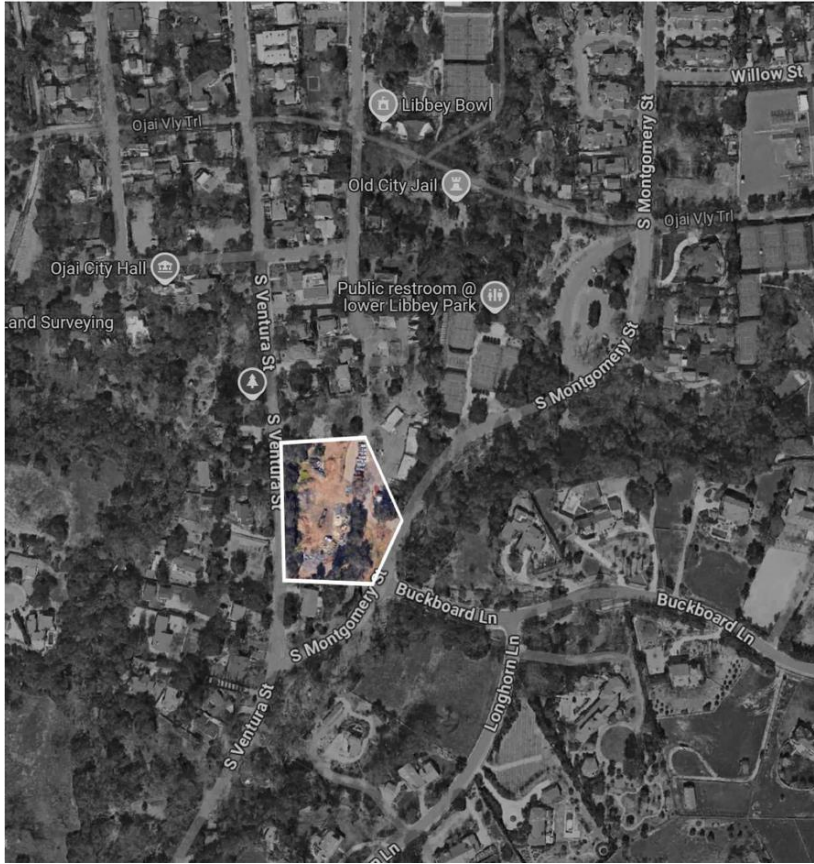


Figure 2: Ojai Permanent Supportive Housing Proposed Location. Source: City of Ojai Website (Ref-003)



Figure 3: Ojai Permanent Supportive Housing Preliminary Design. Source: City of Ojai Website (Ref-003)

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The role of the CDD

According to its website, the CDD “is dedicated to serving the diverse needs of Ventura County residents, primarily those with lower incomes, through partnerships with non-profit and government organizations to meet the unmet needs for affordable and supportive housing, community development programs, social service programs and economic development opportunities.” ([Ref-004](#))

In discussions with the CDD, it was learned that the CDD serves as the administrative entity for the Ventura County Continuum of Care (CoC) and supports the CoC’s Alliance, Governance Board, and various committees. (Ref-001)

According to its mission statement, the CoC Alliance is a collaborative group dedicated to promoting a safe, desirable and thriving community by ending homelessness in Ventura County. ([Ref-005](#))

It should be noted that the CDD is sometimes referred to as the CoC in Ojai’s meeting agenda, minutes, and administrative reports.

The ERF Grant Program

On August 4, 2023, at a meeting between Ojai officials, local community representatives, and the CDD, information about the HCD’s ERF grant program was presented. (Ref-001, [Att-003](#))

According to the HCD website, the ERF grant program is “a competitive grant program available to assist local jurisdictions to provide services and support to people experiencing homelessness in encampments that result in meaningful paths to safe and stable housing. Eligible applicants include counties, Continuums of Care (CoCs), and cities of any size.” ([Ref-006](#))

As of December 31, 2025, the ERF program has awarded 123 grants throughout the state totaling more than \$855 million. ([Ref-007](#), [Ref-008](#))

The introduction of DignityMoves

Ojai elected officials and employees confirmed that Ojai based its selection of DignityMoves for its grant application to the State of California in January 2024 on a recommendation from the CDD, which was based in part on the experience of other cities in and around Ventura County. (Ref-001)

Further, Ojai openly acknowledged that DignityMoves was the only development manager it considered, based on this recommendation from the CDD. (Ref-001)

For its part, the CDD acknowledged introducing DignityMoves to the City of Ojai. On August 7, 2023, the CDD provided Ojai with a copy of Thousand Oaks’ recent and successful ERF grant application and budget that included DignityMoves. (Ref-001, [Att-003](#))

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Both the City of Ojai and the CDD believed that the prospects of receiving a grant would improve if they used the same development manager that had been included in Thousand Oaks' successful ERF grant application. (Ref-001)

The ERF application and grant approval

From August 8, 2023, to January 17, 2024, at least seven additional planning meetings were held with the CDD, Ojai, and local community representatives to develop the ERF grant application. (Ref-001, [Att-004](#))

In discussions with the CDD and with Ojai, it was confirmed that no other entities were considered besides DignityMoves during this time. (Ref-001)

On December 1, 2023, an administrative report to the Ojai City Council for its December 12, 2023, meeting stated that the CoC had offered to assist Ojai with the application development and submission to the state. ([Ref-009](#))

On January 19, 2024, an administrative report to the Ojai City Council for its January 23, 2024, meeting stated that Ojai was engaging with DignityMoves for the Cabin Village project. ([Ref-010](#))

On January 23, 2024, the Ojai City Council voted 3-2 to submit the ERF grant application, which was submitted to the State of California prior to the deadline of January 31, 2024. ([Ref-011](#)) This application, which named DignityMoves as the development manager, was authored by the City of Ojai with assistance from, and then certified by, the CDD. (Ref-001, [Ref-009](#), [Ref-012](#))

On April 18, 2024, the California Interagency Council on Homelessness provided written confirmation for the ERF grant. The City of Ojai was awarded an amount of \$12,667,461.04. ([Ref-002](#))

On September 25, 2024, the City of Ojai executed the ERF Standard Agreement with HCD. ([Ref-013](#))

The contract with DignityMoves

More than 13 months transpired between the awarding of the grant on April 18, 2024, and the signing of the contract with DignityMoves on May 27, 2025. Ojai elected officials and employees confirmed that much of the delay was caused by a continuing lack of alignment among Ojai's employees, elected officials, and local residents on a variety of issues including the final selection of the development site which changed several times during this period. (Ref-001)

On March 25, 2025, the city council voted 3-2 to authorize the city manager to negotiate a development management agreement with DignityMoves. ([Ref-014](#)) This was the event that prompted the complaint to the Civil Grand Jury.

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On May 27, 2025, City of Ojai Resolution No. 25-19 was introduced to approve the permanent supportive housing project known as Cabin Village. It also approved a sole source management agreement with DignityMoves. Page 20 of the resolution states that the sole source agreement was justified as necessary based on, among other things, the following statements:

- “The City has determined that DignityMoves is uniquely qualified to provide the product and services laid out in the Development Management Agreement.
- There are no other known vendors that have the ability to design, develop, and construct the City’s Public Works Department’s Storage Yard into a permanent supportive housing site.
- DignityMoves was specifically named as a key development partner in the ERF grant funding application, which was approved by HCD.
- Because the City is obligated to spend fifty percent (50%) of the ERF grant by the June 30, 2025, deadline, the typical procurement process for a vendor would delay the project beyond this deadline and is unlikely to find another vendor capable of providing a similar product.
- If DignityMoves is not selected, the project will be unable to proceed because the ERF funding will be jeopardized.” ([Ref-015](#))

As a result of this resolution, the Ojai City Council voted 3-2 on May 27, 2025, to authorize the city manager to execute the development management agreement with DignityMoves, formally granting it a \$9.5 million contract. ([Ref-016](#))

Turnover among city staff and elected officials

There was significant turnover at the City of Ojai from the early discussions in the summer of 2023 to the awarding of the contract on May 27, 2025.

The interim city manager, who was in place when discussions began in the summer of 2023, resigned in mid-November 2023, well before the ERF grant application was submitted in January 2024, or when the development management agreement was signed on May 27, 2025. ([Ref-017](#))

The assistant city manager, who was in place when discussions began in the summer of 2023, became the interim city manager in mid-November 2023 until a new city manager was hired in January 2024. ([Ref-018](#)) This employee then returned to their assistant city manager position before eventually leaving Ojai in May 2025. ([Ref-019](#))

The current Ojai city manager was hired in January 2024. ([Ref-020](#)) This was right at the time the ERF grant application was being submitted to the state and well after the work was done to identify DignityMoves or develop the application. This is the employee who signed the Development Management Agreement dated May 27, 2025. ([Ref-021](#))

The former mayor and city council members who were in place when the discussions began in the summer of 2023 were all in place when the ERF grant application was submitted in January 2024.

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There was an election in November 2024. As a result, a new mayor and one new city council member were elected, and the current mayor and one of the existing city council members left office. ([Ref-022](#)) Three of the existing city council members remained in office.

The new mayor signed the City of Ojai Resolution No. 25-19 dated May 27, 2025, which included language that supported the selection of DignityMoves as the sole source provider without a fair and competitive selection process. ([Ref-015](#))

Finally, the CDD's primary liaison to Ojai, as well as the city's outside law firm, remained the same during the timeframe referenced in this report, specifically from July 2023, when discussions began, through May 27, 2025, when the contract with DignityMoves was signed. (Ref-001)

DISCUSSION

Was Ojai required to get competitive bids?

As stated above, the initial complaint alleged that Ojai was moving forward with a contract without obtaining competitive bids based on the lowest price as required by law for construction projects of this size.

Based on the scope of professional services work in the development management agreement with DignityMoves, the Civil Grand Jury found that Ojai was exempt from obtaining a competitive bid based on the lowest price under Government Code § 4525 et seq. This area of California law expressly exempts contracts for certain professional services such as architectural, engineering, landscape architectural, environmental, land surveying, and construction project management from formal price-based competitive bidding statutes.

Instead, these types of contracts fall under a Qualifications-Based Selection (QBS) process (see below) where such services are procured on a qualifications and competency basis in which agencies select the most qualified firm and then negotiate price and scope.

It should be noted that DignityMoves has pursued the required competitive bids based on the lowest price for all construction work it is managing with subcontractors for this project. Contractors have been selected and determined to be qualified to bid on the project based on their responses to the Request for Qualifications issued by DignityMoves and received on or before July 25, 2025. ([Ref-023](#))

What was Ojai required to do in the selection process?

Under California Government Code section 4529.12, the city was required to engage in a fair and competitive selection process. It did not necessarily have to conduct a formal Request for Qualifications. In the investigation, it was confirmed that the City of Ojai did not conduct any due diligence, nor did it engage in a fair and competitive selection process. (Ref-001)

TERMS IN THIS REPORT

- CDD** County of Ventura Community Development Division (CDD)
- CoC** Continuum of Care
- ERF** Encampment Resolution Funding
- HCD** California Department of Housing and Community Development

So, how did Ojai select DignityMoves?

In the interviews with Ojai elected officials and employees, it was acknowledged by everyone that the selection of DignityMoves as the development manager was done without any competitive or qualifications-based due diligence. Specifically, everyone interviewed acknowledged that Ojai did not perform a Request for Information, a Request for Qualifications, or a Request for Proposal from DignityMoves or any other potential vendors. Instead, the City of Ojai relied on a recommendation from the CDD. (Ref-001)

Why did Ojai select DignityMoves without a fair and competitive selection process?

The first reason given by Ojai elected officials and employees for not pursuing other vendors was that DignityMoves had been recommended by the CDD based on DignityMoves' recent successful project with the City of Thousand Oaks. Ojai was also aware of successful DignityMoves' projects outside of Ventura County, including one for the City of Santa Barbara. (Ref-001)

The second reason given by Ojai elected officials and employees for not pursuing other vendors was the lack of time to conduct a proper due diligence process, claiming that it only learned about the ERF grant about six weeks before the January 31, 2024, application deadline. (Ref-001)

The Civil Grand Jury's investigation revealed that the CDD provided Ojai with information about the ERF grant program no later than August 4, 2023, almost six months before the application deadline of January 31, 2024, which would have given the city sufficient time to conduct a fair and competitive selection process. (Ref-001, [Att-003](#))

Further, the investigation revealed that while there had been significant turnover during the months leading up to the ERF grant application submission date, there was enough continuity at the City of Ojai during the period in question to refute the claim of insufficient time. The former assistant city manager who cosigned the ERF grant application was engaged in the process from the summer of 2023 through the application submission date in January 2024. Additionally,

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the former Ojai mayor and the then-city council members were in office during this time, as was Ojai's outside law firm. (Ref-001)

Could the CDD have done things differently?

The CDD, in its role as the administrative entity for the CoC, maintains a Memorandum of Understanding, Ventura Countywide Homelessness, dated February 26, 2018, that has been signed by city officials from Camarillo, Fillmore, Moorpark, Ojai, Oxnard, Port Hueneme, Santa Paula, Simi Valley, and Ventura. This document outlines several shared agreements between the CoC and the cities in Ventura County, including one that states the cities "commit to consult with the CoC as the city/county considers recommendations for programs and funding related to homelessness." ([Att-005](#))

For its part, the CDD acknowledged recommending DignityMoves to Ojai and providing a copy of the recent and successful Thousand Oaks ERF application that included DignityMoves. (Ref-001, [Att-003](#)) Additionally, the CDD aided in the development of, and then certified, the City of Ojai's 2024 Encampment Resolution Funding grant application. (Ref-001, [Ref-012](#))

In interviews with the Civil Grand Jury, the CDD stated that it believed Ojai had conducted a fair and competitive selection process prior to the submission of the ERF grant application since the Ojai City Council had approved the selection of DignityMoves. The CDD acknowledged that it did not independently verify the information before certifying the ERF grant application. (Ref-001)

How did other cities in Ventura County select development management partners?

The Civil Grand Jury interviewed employees from the cities of Camarillo, Fillmore, Thousand Oaks, and Ventura to understand their process in identifying and selecting development partners for their ERF grant-supported projects.

One city identified its development manager in its ERF grant application after conducting a fair and competitive selection process. (Ref-001)

Another city did not include a development manager in its ERF grant application. Instead, the city noted that a development manager would be selected later. Then, after a fair and competitive selection process, a development manager was selected, and an amended application was submitted to the state. (Ref-001)

Two cities submitted ERF grant applications to support ongoing work that was in progress with development managers that were previously selected based on a fair and competitive selection process. (Ref-001)

Each city interviewed stated that it took about three to four months to conduct a fair and competitive selection process from end to end, including obtaining final approval of the selected partner by their city councils. (Ref-001)

Was Ojai obligated to award a contract to DignityMoves in May 2025 because it was uniquely qualified for this type of project?

Page 20 of the City of Ojai Resolution No. 25-19 dated May 27, 2025, states that DignityMoves is uniquely qualified to provide the product and services laid out in the development management agreement, and that there are no other known vendors that have the ability to design, develop, and construct the city's Public Works Department's storage yard into a permanent supportive housing site. ([Ref-015](#))

This language was used to justify Ojai's selection of DignityMoves for the development management agreement as a sole provider of services without considering other providers or conducting a fair and competitive selection process.

The ERF Grant Program has funded 123 projects to date throughout California. Of those, DignityMoves has been selected at least five times based on a review of the projects listed on the DignityMoves website. These projects include Modesto, Ojai, San Luis Obispo, Thousand Oaks, and Watsonville. ([Ref-024](#)) While every project is different, other development managers have been selected for the remaining 118 projects.

Also, without a fair and competitive selection process, Ojai could not have known if DignityMoves was uniquely qualified and that no other vendors existed. Just because DignityMoves had developed similar projects for a small number of other cities including Thousand Oaks does not make DignityMoves uniquely qualified for this type of project.

These findings refute Ojai's statement about DignityMoves being uniquely qualified and that no other vendors existed that could do this type of work.

Was Ojai obligated to award a contract to DignityMoves in May 2025 because it was included in the ERF grant application in January 2024?

Page 20 of the City of Ojai Resolution No. 25-19 dated May 27, 2025, states that DignityMoves was specifically named as a key development partner in the ERF grant funding application, which was approved by the HCD. It also stated that if DignityMoves is not selected, the project will be unable to proceed because the ERF funding will be jeopardized. ([Ref-015](#))

This language was used to justify Ojai's selection of DignityMoves for the development management agreement as a sole provider of services without considering other providers or conducting a fair and competitive selection process.

In the interviews, Ojai elected officials and employees confirmed their belief that, because DignityMoves was included in the original application in January 2024, which was approved by the state, it could not select another partner for the actual contract in May 2025. (Ref-001)

However, the CDD and other local cities confirmed that changes to development partners can be made at any time by submitting an amended application to the state. (Ref-001)

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While it would have required conducting a fair and competitive selection process, and the possibility of submitting an amended application to the state, Ojai was not obligated to award a contract to DignityMoves in May 2025 because it was included in the ERF grant application in January 2024.

These findings refute Ojai's statement that it was obligated to award a contract to DignityMoves based on its inclusion in award application.

Was Ojai obligated to award a contract to DignityMoves in May 2025 because 50% of the grant had to be spent by June 30, 2025?

Page 20 of the City of Ojai Resolution No. 25-19 dated May 27, 2025, states that because the city was obligated to spend 50% of the ERF grant by the June 30, 2025, deadline, the typical procurement process for a vendor would delay the project beyond this deadline and is unlikely to find another vendor capable of providing a similar product. ([Ref-015](#))

Thirteen months had elapsed between approval of the grant in April 2024 and the issuing of the contract to DignityMoves dated May 27, 2025. At that point, the City of Ojai was facing a real deadline to spend half of the grant in five weeks.

However, Ojai had other options, as confirmed by the CDD and other cities. First, Ojai could have approached the state and asked for an extension. Second, Ojai could have spent the intervening months between April 2024 and May 2025 doing the proper due diligence and conducting a fair and competitive selection process. (Ref-001)

Because it took Ojai until May 27, 2025, to award a contract, knowing all along that 50% of the grant had to be spent by June 30, 2025, it was running out of time. As with the grant application, the possibility of running out of time does not justify awarding a contract without conducting a fair and competitive selection process.

These findings refute Ojai's statement that it was obligated to award to contract to DignityMoves based on the time constraints.

FINDINGS

- F-01.** The Ventura County Civil Grand Jury found that the City of Ojai was exempt from obtaining competitive bids based on price when selecting a development manager for its Encampment Resolution Funding grant application and contract under an area of California law that expressly exempts contracts for certain professional services.
- F-02.** The Ventura County Civil Grand Jury found that the City of Ojai was required by law to conduct a fair and competitive selection process based on qualifications and competency when selecting a development manager for its Encampment Resolution Funding grant application in January 2024.
- F-03.** The Ventura County Civil Grand Jury found that the City of Ojai did not conduct a fair and competitive selection process based on qualifications and competency when it included DignityMoves as its development manager in its Encampment Resolution Funding grant application in January 2024.
- F-04.** The Ventura County Civil Grand Jury found that the recommendation of DignityMoves by the County of Ventura Community Development Division did not absolve the City of Ojai from conducting a fair and competitive selection process based on qualifications and competency when it included DignityMoves as its development manager in its Encampment Resolution Funding grant application in January 2024.
- F-05.** The Ventura County Civil Grand Jury found that the City of Ojai's claims of insufficient time did not absolve the City of Ojai from conducting a fair and competitive selection process based on qualifications and competency when it included DignityMoves as its development manager in its Encampment Resolution Funding grant application in January 2024.
- F-06.** The Ventura County Civil Grand Jury found that the City of Ojai could not support its claim of insufficient time to conduct a fair and competitive selection process based on qualifications and competency prior to submitting its Encampment Resolution Funding grant application in January 2024.
- F-07.** The Ventura County Civil Grand Jury found that the City of Ojai was required by law to conduct a fair and competitive selection process based on qualifications and competency when it awarded a contract to DignityMoves on May 27, 2025.
- F-08.** The Ventura County Civil Grand Jury found that the City of Ojai did not conduct a fair and competitive selection process based on qualifications and competency when it awarded a contract to DignityMoves on May 27, 2025.
- F-09.** The Ventura County Civil Grand Jury found that the City of Ojai issued a series of findings on page 20 of Resolution No. 25-19 dated May 27, 2025, to justify the awarding of a contract to DignityMoves as its sole source development manager on May 27, 2025, without conducting a fair and competitive selection process.

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- F-10.** The Ventura County Civil Grand Jury found that the City of Ojai could not support its claims on page 20 of Resolution No. 25-19 dated May 27, 2025, that DignityMoves was uniquely qualified and that no other development managers could have been identified.
- F-11.** The Ventura County Civil Grand Jury found that the City of Ojai could not support its claim on page 20 of Resolution No. 25-19 dated May 27, 2025, that it was obligated to award a contract to DignityMoves because DignityMoves was listed in the grant application.
- F-12.** The Ventura County Civil Grand Jury found that the City of Ojai could not support its claims on page 20 of Resolution No. 25-19 dated May 27, 2025, that it was obligated to award a contract to DignityMoves because it faced a short timeline to spend 50% of the grant due to delays leading up to the deadline.
- F-13.** The Ventura County Civil Grand Jury found that the City of Ojai's claims of insufficient time did not absolve the City of Ojai from conducting a fair and competitive selection process based on qualifications and competency when it awarded the contract to DignityMoves on May 27, 2025.
- F-14.** The Ventura County Civil Grand Jury found that there was significant turnover of staff and elected officials at the City of Ojai during this process which contributed to the issues in this report.
- F-15.** The Ventura County Civil Grand Jury found a lack of full public transparency throughout the process of the City of Ojai selecting DignityMoves for the Encampment Resolution Funding grant application in January 2024 and awarding the contract in May 2025.
- F-16.** The Ventura County Civil Grand Jury found a lack of alignment within the Ojai City Council, and between the city and local residents, resulting in delays that impacted the progress of the project.
- F-17.** The Ventura County Civil Grand Jury found that the County of Ventura Community Development Division acknowledged recommending DignityMoves to the City of Ojai and providing a copy of the recent and successful City of Thousand Oaks Encampment Resolution Funding grant application that included DignityMoves.
- F-18.** The Ventura County Civil Grand Jury found that the County of Ventura Community Development Division aided in the development of, and then certified, the City of Ojai's 2024 Encampment Resolution Funding grant application without confirming that a fair and competitive selection process had occurred.

RECOMMENDATIONS

- R-01.** The Ventura County Civil Grand Jury recommends that, by January 1, 2027, the City of Ojai develop policies and procedures that support conducting a fair and competitive selection process in all cases moving forward. (F-01, F-02, F-03, F-04, F-05, F-06, F-07, F-08, F-09, F-10, F-11, F-12, F-13, F-14)
- R-02.** The Ventura County Civil Grand Jury recommends that, by January 1, 2027, the City of Ojai implement a plan to improve its public transparency throughout the selection process in all cases moving forward. (F-15)
- R-03.** The Ventura County Civil Grand Jury recommends that, by January 1, 2027, the City of Ojai implement a plan to gain alignment among employees, elected officials, and local residents before initiating large and complex projects. (F-16)
- R-04.** The Ventura County Civil Grand Jury recommends that the County of Ventura Community Development Division be clear in its discussions with local cities that any recommendations still need to be vetted through a fair and competitive selection process in all cases moving forward. (F-17, F-18)
- R-05.** The Ventura County Civil Grand Jury recommends that, by January 1, 2027, the County of Ventura Community Development Division amend the Memorandum of Understanding, Ventura Countywide Homelessness, to include language requiring a fair and competitive selection process in all cases moving forward. (F-17, F-18)
- R-06.** The Ventura County Civil Grand Jury recommends that, by January 1, 2027, the County of Ventura Community Development Division develop policies and procedures that confirm a fair and competitive selection process has occurred before certifying grant applications in all cases moving forward. (F-17, F-18)

RESPONSES

Responses required from:

The following governing body within 90 days:

Ojai City Council (F-03, F-04, F-05, F-06, F-08, F-10, F-11, F-12, F-13, F-15, F-16, R-01, R-02, R-03)

Responses invited, but not required, from:

The following appointed officials within 60 days:

Ojai City Manager (F-03, F-04, F-05, F-06, F-08, F-10, F-11, F-12, F-13, F-15, F-16, R-01, R-02, R-03)

Ventura County Executive Officer (F-18, R-04, R-05, R-06)

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REFERENCES

- Ref-001.** Interviews with various government officials and other interested parties.
- Ref-002.** [City of Ojai website - Ojai Permanent Supportive Housing Project](https://ojai.ca.gov/589/Oja002i-Permanent-Supportive-Housing-Projec). Accessed on April 29, 2026, from <https://ojai.ca.gov/589/Oja002i-Permanent-Supportive-Housing-Projec>
- Ref-003.** [City of Ojai website – Ojai Permanent Supportive Housing, City Council Review Set](https://ojai.ca.gov/DocumentCenter/View/2749/Project-Renderings). Accessed April 29, 2026, from <https://ojai.ca.gov/DocumentCenter/View/2749/Project-Renderings>
- Ref-004.** [Community Development Division, Ventura County Executive Office website](https://venturacounty.gov/county-executive-office/community-development/). Accessed on April 29, 2026, from <https://venturacounty.gov/county-executive-office/community-development/>
- Ref-005.** [Ventura County Continuum of Care Alliance website](https://coc.venturacounty.gov/get-involved/). Accessed on April 29, 2026, from <https://coc.venturacounty.gov/get-involved/>
- Ref-006.** [California Department of Housing and Community Development, Encampment Resolution Funding \(ERF\) Program website](https://www.hcd.ca.gov/funding/erf). Accessed on April 29, 2026, from <https://www.hcd.ca.gov/funding/erf>
- Ref-007.** [California Department of Housing and Community Development, Encampment Resolution Funding \(ERF\) Program website - Approved applications](https://www.hcd.ca.gov/funding/erf/approved-applications). Accessed on April 29, 2026, from <https://www.hcd.ca.gov/funding/erf/approved-applications>
- Ref-008.** [California Department of Housing and Community Development, Encampment Resolution Funding \(ERF\) Program website – Program dashboard](https://www.hcd.ca.gov/housing-open-data-tools/erf-dashboard). Accessed on April 29, 2026, from <https://www.hcd.ca.gov/housing-open-data-tools/erf-dashboard>
- Ref-009.** [City of Ojai website - Administrative report dated December 1, 2023](https://drive.google.com/file/d/1OqIkbyPjnJbaqUM-9NTrseK5oYGgwRud/view). Accessed on September 8, 2025, from <https://drive.google.com/file/d/1OqIkbyPjnJbaqUM-9NTrseK5oYGgwRud/view>
- Ref-010.** [City of Ojai website - Administrative report dated January 19, 2024](https://drive.google.com/file/d/1-R9xOW2q6LX8gejtvAY1r0QUWPH3PvL0/view). Accessed on September 8, 2025, from <https://drive.google.com/file/d/1-R9xOW2q6LX8gejtvAY1r0QUWPH3PvL0/view>
- Ref-011.** [City of Ojai website – Pages 7-10 of the Ojai City Council meeting minutes dated January 23, 2024](https://drive.google.com/file/d/1srEBk14GdzKP4nRHMVwm6S5FFWcwMt3M/view). Accessed on April 29, 2026, from <https://drive.google.com/file/d/1srEBk14GdzKP4nRHMVwm6S5FFWcwMt3M/view>

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- Ref-012.** [HCD website – Pages 3, 4, and 20 of the City of Ojai’s ERF application.](#) Accessed on September 8, 2025, from <https://www.hcd.ca.gov/sites/default/files/docs/grants-and-funding/calich/erf-r3-rw1-city-of-ojai-74.pdf>
- Ref-013.** [City of Ojai website – Pages 77-102, Signed ERF Agreement between the City of Ojai and HCD dated September 24, 2024.](#) Accessed on August 23, 2025, from https://ojai.ca.gov/DocumentCenter/View/3076/25-19_Cabin-Village-DRPLocation-Approval_DMA-w-Dignity-Moves_05-27-25
- Ref-014.** [City of Ojai website – Pages 4-5 of the Ojai City Council meeting minutes dated March 25, 2025.](#) Accessed on September 8, 2025, from https://drive.google.com/file/d/1b3e_ADxZUcBy6mQlI24i97RxYqTDOm3x/view
- Ref-015.** [City of Ojai website – Page 20 of the City of Ojai Resolution No. 25-19 dated May 27, 2025.](#) Accessed on September 8, 2025, from https://ojai.ca.gov/DocumentCenter/View/3076/25-19_Cabin-Village-DRPLocation-Approval_DMA-w-Dignity-Moves_05-27-25
- Ref-016.** [City of Ojai website – Page 3 of the Ojai City Council meeting minutes dated March 27, 2025.](#) Accessed on September 8, 2025, from https://drive.google.com/file/d/1dbk59Z_uuKyjCHa4UYElu9ZIVdYUzPu7/view
- Ref-017.** [Ventura County Star article dated November 14, 2023.](#) Accessed on April 29, 2026, from <https://www.vcstar.com/story/news/2023/11/14/ojai-interim-city-manager-mark-scott-resigns/71588035007/>
- Ref-018.** [City of Ojai website – Page 1 of the Ojai City Council meeting minutes dated November 14, 2023.](#) Accessed on April 29, 2026, from https://drive.google.com/file/d/13bZQlI_BoBYlJeLlOi1IgwbbIrm6HZMc/view
- Ref-019.** [Ventura County Star article dated May 15, 2025, and updated May 16, 2025.](#) Accessed on April 29, 2026, from <https://www.vcstar.com/story/news/2025/05/15/ojai-assistant-city-manager-charged-embezzlement/83653796007/>
- Ref-020.** [City of Ojai website – Pages 4-5 of the Ojai City Council meeting minutes dated January 23, 2024.](#) Accessed on April 29, 2026, from <https://drive.google.com/file/d/1srEBk14GdzKP4nRHMVwm6S5FFWcwMt3M/view>
- Ref-021.** [City of Ojai website – Pages 45-68, Signed Development Management Agreement between the City of Ojai and DignityMoves dated May 27, 2025.](#) Accessed on January 27, 2026, from https://ojai.ca.gov/DocumentCenter/View/3076/25-19_Cabin-Village-DRPLocation-Approval_DMA-w-Dignity-Moves_05-27-25

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- Ref-022.** [City of Ojai website - City of Ojai Resolution No. 24-40 dated December 10, 2024.](https://www.ojai.ca.gov/DocumentCenter/View/3056/24-40_November-2024-Elections-Certification) Accessed on April 29, 2026, from https://www.ojai.ca.gov/DocumentCenter/View/3056/24-40_November-2024-Elections-Certification
- Ref-023.** [City of Ojai website - Qualified Contractors Invitation to Bid.](https://ojai.ca.gov/DocumentCenter/View/2780/Invitation-to-Bid-Ojai-PART-1-07282025_) Accessed on April 29, 2026, from https://ojai.ca.gov/DocumentCenter/View/2780/Invitation-to-Bid-Ojai-PART-1-07282025_
- Ref-024.** [DignityMoves website.](https://dignitymoves.org) Accessed on April 29, 2026, from <https://dignitymoves.org>

ATTACHMENTS

- Att-001.** [Email confirming initial July 2023 contact between the CDD and Ojai.](#)
- Att-002.** [Civil Grand Jury photo of Ojai tent town dated October 4, 2025.](#)
- Att-003.** [Email confirming the CDD's introduction of DignityMoves to Ojai on August 4, 2023, and the CDD's sharing of Thousand Oaks' ERF grant application with Ojai on August 7, 2023.](#)
- Att-004.** [Email detailing seven additional meetings between the CDD and Ojai from August 8, 2023, to January 17, 2024.](#)
- Att-005.** [Signed Memorandum of Understanding, Ventura Countywide Homelessness, dated February 26, 2018.](#) Accessed on February 26, 2026.

DISCLAIMER

One juror chose to be recused from the investigation and vote.