Ojai Permanent Supportive Housing Project (formerly known as Cabin Village)

Permanent Supportive Housing

Permanent Supportive Housing. As the cost of housing in California continues to increase, with the median income rate provided through the Department of Housing and Community Development at $125,600 for Ventura County, the number of individuals experiencing homelessness has seen a concurrent rise.

FUTURE MEETINGS

Date	Meeting
April 14, 2026	Ojai City Council Regular Meeting - OPSHP Construction Bid Ratification

BACKGROUND

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.

SITE SELECTION

In early 2024, the City was approached with an opportunity to purchase a vacant parcel at the corner of Ojai Avenue and Bald Street. The City expressed a commitment to purchase the vacant parcel addressed 601 East Ojai Avenue. The commitment was confirmed by the City Council authorizing the City Manager to move forward with the purchase of the vacant lot for the price of $1,150,000. However, the owner of the property backed out when presented with the closing documents.

The City Council continued support to identify a site for the housing project. At a City Council meeting in July 2024, the council directed the City Manager to engage the Ojai Valley Board of Realtors to serve as a task force to identify proposed locations for the Cabin Village project.

At the August 27, 2024 City Council meeting, the council received the list from the Ojai Board of Realtors task force with four sites on the list with an estimated cost for each site. After reviewing the matter, asking clarifying questions, and considering all challenges the city council directed the City Manager to move forward with the Public Works Yard.

A total of ten project locations have previously been identified and either formally or informally reviewed or discussed by the City Council. These sites are situated both within and just outside the Ojai city limits.

Other sites considered include:

- East Ojai Avenue (Vacant lot abutting Fire Station)
- 1400 Maricopa Highway
- 1023 West Ojai Avenue (Rotary Park)
- Kent Hall
- Soule Park*
- The former County Honor Farm*
- 601 E. Ojai Ave. (across from Sea Fresh restaurant)
- The County Public Works Yard in Meiners Oaks*
- The County-owned parcel opposite Camp Comfort*
- 503 S. Ventura Street

Most of these sites presented significant constraints, faced public opposition, or both, which reduced their suitability as project locations. Locations marked with an asterisk (*) are owned by the County and have been deemed unavailable for project use by the County.

FUNDING SOURCE

April 18, 2024 the California Interagency Council on Homeless provided written confirmation for the Encampment Resolution Funding Round 3 (ERF Grant). The City of Ojai was awarded an amount of $12,667,461.04.

The grant includes a two-year timeline; commencing from the award date in April '24.

PAST PUBLIC INPUT OPPORTUNITIES

Public Outreach Meetings

- February 24, 2025 | Town Hall Meeting - Led by Mayor Gilman - discuss programming of Cabin Village

CITY COUNCIL MEETINGS

- **August 30, 2023 |** City Council Goals and Priorities Workshop
- **September 26, 2023 |** Budget allocation for Tent Town Management
- **December 12, 2023 |** Encampment Resolution Funding Grant Discussion
- **January 23, 2024 |** Encampment Resolution Approved for Grant Submittal
- **April 23, 2024 |** Proceed with bidding process for Tent Town
- **June 11, 2024 |** Approved St. Francis Challenge Contract
- **July 9, 2024 |** Ojai Valley Board of Realtors Serves as Task Force
- **August 27, 2024 |** Lower public works yard selected as Cabin Village site
- **August 27, 2024 |** Selected Adhoc Committee - Cabin Village
- **March 25, 2025 |** Public Works Yard Selection Phase II ESA
- **May 27, 2025 |** Design Review Permit for permanent supportive housing project at Lower Public Works Yard and Development Management Agreement with DignityMoves
- **September 9, 2025 |** DignityMoves Development Budget and Schedule for the Ojai Permanent Supportive Housing Project (OPSHP) Administrative Report - DignityMoves Budget Attachment A - OPSHP - Development Budget Attachment B - OPSHP - Development Schedule
- **September 30, 2025 |** Special City Council Meeting Workshop - Agenda - Presentation
- **October 14 2025 |** City Council Regular Meeting - Consent Item 7: Authorization of Amendment No. 2 to the Professional Services Agreement with Secural Security Corporation (Ojai Tent Town)
- **February 10, 2026 |** City Council Regular Meeting - Discussion Item 15.Approve Professional Services Agreement Amendment No. 1 with Help of Ojai, Inc for ERF Grant Case Management Services from January 30, 2026, through January 30, 2027
- **March 24, 2026 |** Ojai City Council Regular Meeting - Discussion 11: Ojai Permanent Support Housing Project/Dignity Moves Project Expenditures Review (City Council Direction) - Discussion 12: Ojai Permanent Supportive Housing Project - Development Management Agreement Review - Discussion 13: Remedial Soil Excavation at 611 South Montgomery Street – Award of Contract

PLANNING COMMISSION MEETINGS

- **November 5, 2024 |** Cabin Village Public Comment Meeting
- **February 19, 2025 |** Planning Commission Recommendation Regarding Cabin Village

Supporting Documents

- Technical Documents
- Financial Documents
- County of Ventura Annual Reports
- FAQ – Permanent Supportive Housing
- Phase II ESA results
- Project Renderings
- Ojai Permanent Supportive Housing Design Development Set
- Qualified Contractors Invitation to Bid
- Ojai Permanent Supportive Housing Project – Contractor Prequalification and Next Steps
- Compiled OA Part 1 DignityMoves Ojai PSH 8-15-25
- 9-10-25 Email from Supervisor Matt LaVere to City Re. County Honor Farm Location for Project Site
- Attachment to 9-10-25 email from Sup. LaVere – Aerial of 370 Baldwin Rd.
- Ojai Permanent Supportive Housing Project | Construction Bid Package
- Remedial Soil Excavation Bid Packet
- Remedial Soil Excavation Bid Packet Addendum #1
- Remedial Soil Excavation Q&A

For Further Information Contact
Lucas Seibert, Community Development Director | Lucas.Seibert@ojai.ca.gov
Bryan Schurmer, Planning Aide | Bryan.Schurmer@ojai.ca.gov

Ojai Permanent Supportive Housing Design Development Set

County of Ventura Annual Reports

Financial Documents

Construction Bid Package