

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
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California Interagency Council on Homelessness

ERF-3-R, Application

Part 1 (A): ADMINISTRATIVE INFORMATION

Application Window

- Window #1, 11/3/2023 - 1/31/2024
 Window #2, 2/1/2024 - 4/30/2024
 Window #3, 5/1/2024 - 6/30/2024

*Applications received after 5:00 p.m. on the last day of the application window will be reviewed and evaluated during the following application window. **Note, applications submitted after 5:00 p.m. on 6/30/2024 will not be reviewed.***

Eligible Applicant

Select the eligible applicant's jurisdiction type.

- CoC City County

What is the name of the city or county?

City of Ojai

Part 1 (B) Contracting Information

Complete all elements of the below section. This information is required for contracting should this application be chosen for award.

Contractor Information

Contractor Name (the legal entity entering into contract with the State)

City of Ojai

What is the Federal Employer Identification Number (FEIN # or tax id number) for the contractor?

95-6000753

Tax ID Form

Ojai Taxpayer ID Form_013124.pdf

City of Ojai W-9.pdf

Governmental entities will need to submit a GovTIN Tax Form, and Non-governmental entities will need to submit a STD 204 Tax Form. Links to each are below:

GovTIN: [Taxpayer ID Form \(ca.gov\)](#)

STD 204: [STD 204 - Payee Data Record \(ca.gov\)](#)

Who is the best contact person for this contract?

Primary Contact

Carl	Alameda
First	Last

This contact will receive ALL grant related correspondence (inclusive of application, award, contract, office hours, information requests, reporting, etc.)

Job title

Project Director
job title

Email

Carl.Alameda@ojai.ca.gov

Phone

(805) 646-5581

This contact will receive ALL grant related correspondence (inclusive of application, award, contract, office hours, information requests, reporting, etc.)

Secondary Contact

Jennifer	Harkey
First	Last

Job title

job title

Email

Jennifer.Harkey@ventura.org

Phone

(805) 658-4342

This contact will receive ALL grant related correspondence (inclusive of application, award, contract, office hours, information requests, reporting, etc.)

Contact Person for Reporting

Jennifer	Harkey
First	Last

Job title

Project Coordinator/ Manager

job title

Email

Jennifer.Harkey@ventura.org

Phone

(805) 658-4342

This contact will ONLY receive grant reporting correspondence (inclusive of guidance, report releases/reminders, report follow-ups).

Authorized Representative

Carl

First

Alameda

Last

Job title

Project Director

job title

Email

Carl.Alameda@ojai.ca.gov

Phone

(805) 646-5581

The Authorized Representative has authority to contract on behalf of the eligible applicant

If this application is funded, what address should the check be mailed to?

Address

401 S. Ventura Street

Address Line 1

Assistant City Manager's Office

Address Line 2

Ojai

City

California

State

93023

Zip Code

Attention to (if applicable):

Carl Alameda

 This Application uses character limits 

Reaching these limits is not required, however competitive responses will address all parts of each

question asked.

Part 2: PROPOSAL OVERVIEW

Guidance:

In completing this application, applicants must identify the specific encampment that will be prioritized for resolution.

If an applicant proposes to prioritize a large, noncontiguous, or multiple site(s), the encampments may only be addressed through a single application if: (a) the justification for prioritizing the encampments is the same, **and** (b) the demographics and service needs of the residents of the encampments is sufficiently the same that, (c) the same set of services, and service providers, including outreach, interim and permanent housing programs, will be used to resolve the identified people's experience of homelessness in encampments.

Applicant must prepare a separate application for each encampment that does not meet the requirements of (a) – (c).

Proposal Summary

Summarize the proposed Encampment Resolution Fund (ERF) project, including an overview of all key components and/or phases of the project that will be funded in whole or in part with ERF-3-R resources. (1500-character limit)

The City of Ojai is proposing to develop a 20 unit permanent supportive housing project with case management to provide a direct pathway to housing for the most vulnerable unhoused people living in the prioritized encampment at Ojai City Hall. The remaining 10 individuals at this prioritized encampment will be provided with non-congregate shelter through motel vouchers with wrap around services and housing navigation. We anticipate an additional 8 individuals seeking assistance over the next two years which could be offered interim shelter with case management through the Help of Ojai service provider. Street outreach services will provide assistance with the documentation and assessments to prioritize participants through the Coordinated Entry System for permanent housing opportunities. Other key components of this proposal include community outreach, incorporating people with lived experience of homelessness in the planning and design, as well as multidisciplinary team outreach and wrap around services provided by the County of Ventura. The City of Ojai and Help of Ojai has partnered with the Ventura County Continuum of Care (CoC) to ensure connections to HMIS and the Coordinated Entry System for a pathway to permanent housing.

People Served

Number of people currently residing in prioritized encampment site

30

#

Potential inflow of people into the prioritized encampment site during the grant term.

8

Of people currently residing in prioritized encampment site, how many will be served by this proposal?

30

#

Given the potential for inflow of people into the prioritized encampment site, how many people are projected to be served across the entire grant period?

38

#

Of people projected to be served across the entire grant period, number of people projected to transition into interim housing.

18

#

Of people projected to be served across the entire grant period, number of people projected to transition into permanent housing

20

#

This should include both people who transition directly into permanent housing and people who may first transition into interim housing.

Is the prioritized encampment site part of a larger encampment area?

Yes No

Encampment Information

1. Briefly describe the characteristics of the people residing within the prioritized encampment site, including demographics, household compositions, disabilities, and projected service and housing needs. Include how this information was gathered. (1500-character limit)

The City of Ojai has one large homeless encampment surrounding City Hall with a total of 30 individuals experiencing homelessness. Local homeless service providers have provided outreach and HMIS assessments to determine the individual housing needs and wrap around services. The demographics include single adults, 20 male and 10 female. In addition, 89.4% of individuals are white, 10% are Hispanic/Latino and 0.6% are black. Based on the assessments conducted, the majority or 60% of individuals self-reported physical health conditions. The average age is 55 with individuals ranging from 35 to 74 years old. 57% of the population are seniors with limited social security income and some with limited mobility. Homeless service providers have documented the length of stay for chronic homelessness documentation. The majority will likely qualify for Permanent Supportive Housing with documented disabilities and would be prioritized through the Coordinated Entry System. This information was gathered by street outreach staff at the Help of Ojai who have created a rapport with those living in the encampment.

If this proposal seeks to serve a particular target population, specify and describe.

2. Briefly describe physical characteristics of the prioritized encampment site in which the people

you are proposing to serve are residing. The description must include the specific location, physical size of the area, the types of structures people are residing in at the site, whether vehicles are present, and any other relevant or notable physical characteristics of the site. (1000-character limit)

The City of Ojai encampment is located at the City Hall campus of approximately 8 acres of open land. There are wood structures, tents, tarps and approximately 5 vehicles on the site. The site is unsanitary with serious health concerns for those living in the encampment. Environmental concerns have also been raised due to the accumulation of debris and its proximity to the Pacific Ocean. There has also been concerns of fire risk due to the number of trees and close proximity to surrounding neighborhoods. The City Hall campus provides public access for residents and there are several buildings on the site which are occupied by City staff during regular business hours. The City recently hired an outreach specialist to work full time with those residing in the encampments to ensure access to bathroom facilities, provide basic needs and assist with case management at one of the buildings in close proximity to the encampment. A mapping of the site has been attached.

3. Why is this encampment site being prioritized? Applicant should identify any distinguishing needs and/or vulnerabilities of the people living in this encampment and/or any health, safety, or other concerns that led the applicant to prioritize this site over other encampments. (1000-character limit)

There are serious environmental concerns with the lack of running water, plumbing and/or garbage disposal. Also, this encampment is located on the Ojai City Hall property which is open for public service. The encampment has steadily grown from approximately five to thirty unhoused people over the past two years. The unique challenges at this site have been warming fires, unsanitary conditions and regular calls for service to law enforcement. Street outreach services are offered regularly to provide basic needs and medical services to those with health conditions. There is an aging population living at this encampment which creates a challenge for those with mobility issues living in tents. There are also concerns during the winter season for those living on the dirt during the rain events. The City recently purchased several tents and created raised foundations for safety purposes. The City has also provided a storage space with this temporary solution.

ERF authorizing legislation requires funding be used for "prioritized" encampments. Applicants must, therefore, provide a justification for the prioritization of the encampment proposed to be served. Except in very small communities where it may be possible to justify prioritizing all of a small number of encampments for resolution using this fund source, ERF is not intended to be used to fund a community-wide encampment resolution program.

Attachment: Map

City of Ojai Mapping - Encampment.pdf

City of Ojai Mapping - Dignity Moves Test Fit.pdf

The provided map should clearly indicate the area of the prioritized encampment. The map may also indicate the location of other key service, shelter, and housing resources described in this proposal.

4. Is the prioritized site on a state right-of-way?

No Yes - partially Yes - entirely

Proposal's Outcomes

5. What outcomes does this proposal seek to accomplish by 6/30/2027? Outcomes should be specific, measurable, attainable, relevant, and time-bound (SMART). (1000-character limit)

A 20 Permanent Supportive Housing (PSH) unit project will provide case management and permanent housing to those who are highly vulnerable from the encampment. This provides a direct pathway to housing by the Fall of 2024. Interim shelter would also be provided through motel vouchers for those who are not prioritized for PSH. The interim shelter is offered through non-congregate shelter at local motels and managed by the Help of Ojai team. Wrap around services will include CalAIM health care and behavioral health services through the County of Ventura. The outcome goal will transition 95% of clients from interim shelter to permanent housing destinations by referring through the Coordinated Entry System. Housing navigators will assist with chronic homelessness documentation to prioritize clients for PSH units.

6. What are the primary activities the applicant will implement to achieve each of the proposal's outcomes? (1000-character limit)

The housing development will be implemented by the Dignity Moves team in coordination with the City of Ojai planning department. The interim shelter will be provided by the Help of Ojai team in coordination with the Ventura County Continuum of Care. The street outreach activities will be provided by the City of Ojai community development division in coordination with the Help of Ojai. The outcomes for each activity will be tracked and measured by the Ventura County Continuum of Care and reported to the City of Ojai. The Help of Ojai currently utilizes HMIS and will create new projects in the system for the housing units, interim shelter and street outreach activities.

7. How will the applicant measure progress towards the proposal's outcomes? (1000-character limit)

Referrals will be made through the Coordinated Entry System and ensure data is collected in HMIS to track outcomes and performance. HMIS quarterly reporting will measure the number of clients served, the length of time homeless, the number connected to mainstream benefits, the number of exits to permanent housing destinations and measure housing retention once permanently housed. In addition, Housing and Service Plans for participants will be created together with case management to monitor status, adjust goals, and/or re-evaluate client needs and eligibility for housing-specific programs. Monthly follow up meetings with participants will help measure progress and ensure that engagement expectations are met.

8. Are there any local ordinances, resources, or other factors that may hinder achieving the proposal's outcomes? If so, how will the applicant navigate these challenges? (1000-character limit)

The City of Ojai City Council has already approved this proposed PSH unit project to transition the majority of clients from the encampments directly into permanent housing. The County of Ventura will provide assistance with this relocation through street outreach, backpack medicine and behavioral health services.

9. Does this proposal fund a standalone project, or is the proposed project one component of a larger initiative?

Standalone Larger initiative

Centering People

10. Describe how the perspectives of people with lived experience of homelessness meaningfully contributed to the content of this proposal? How will people with lived experience be part of the

implementation of this ERF project? If individuals living in the encampment site were included in the development of this proposal, describe how their input was obtained and how that input shaped the proposal. (1000-character limit)

The Ventura County Continuum of Care (CoC) has conducted targeted outreach to engage people with lived experience of homelessness to gain input on the approach for the housing development and interim sheltering. CoC staff have solicited feedback from those living in encampments to better understand the preferences of housing and services. Preferences include low barrier models with non-congregate spaces. People residing in encampments would prefer to stay in their city of residence and stay in close proximity to those they currently reside with in the encampment. The proposal includes these preferences with a low barrier, housing first model and non-congregate model within the city limits.

11. Briefly describe how the proposal exemplifies Housing First approaches as defined in Welfare and Institutions Code section 8255. (1000-character limit)

The proposal provides a Housing First approach by offering a direct pathway to housing or shelter with a low barrier model. The project will ensure diversity, equity and inclusion through different levels of support and wrap around services. The Help of Ojai will provide the supportive services through a trauma informed, person centered approach. The County of Ventura will provide healthcare and behavioral health services to all participants through the CalAIM program.

12. Describe how each of the following service delivery practices are incorporated into the outreach, interim shelter (if applicable), and permanent housing aspects of the proposed ERF project: (a) individual participant choice and (b) trauma informed care. (1000-character limit)

Street outreach is provided by the City of Ojai in collaboration with the County of Ventura and homeless service providers who participate in the Homeless Management Information System (HMIS) and receive training on person centered, trauma informed care. Outreach teams include those with lived experience of homelessness to help build rapport and successfully engage with people living in the encampment. Interim shelter will be provided by the Help of Ojai supportive services staff as an option for non-congregate shelter versus a congregate setting. The permanent housing units will be offered as a priority for those who are highly vulnerable and prioritized through the Coordinated Entry System, as a direct pathway to housing from the encampment.

13. Describe how harm reduction principles will be incorporated into the outreach, interim housing (if applicable), and permanent housing aspects of this ERF project. (1000-character limit)

Case management staff are provided training on harm reduction through a person centered approach for overdose prevention strategies and assisting with informed choices. Street outreach includes a multidisciplinary approach with healthcare, behavioral health and public health staff to provide resources, including naran, HIV testing and syringe disposal containers. The permanent housing units will be supported by two case managers with the same training and resources.

14. Describe the services that will be provided to improve people's health, dignity, and safety while they continue to reside within the prioritized encampment site. (1000-character limit)

The Help of Ojai staff will provide support in coordination with the County of Ventura to offer healthcare, behavioral health and basic needs while connecting people to resources. A harm reduction policy will be followed from a non-judgmental communication approach. The Ventura County CoC will provide training to case management staff in how to work towards reducing any dangerous behaviors and encourage healthy choices.

15. Identify what controls are or will be in place to ensure that all ERF-3-R funded parties will not penalize homelessness. The term “penalize homelessness” means to impose, by a governmental unit, criminal or civil penalties on persons who are homeless in a manner that is related to those persons’ engagement in necessary human activities, including sleeping, resting, and eating. (1000-character limit)

The City of Ojai and Help of Ojai staff have created a safe environment where people feel comfortable and supported. Staff have been offering basic needs and ongoing support to those living in the encampment, as well as seeking feedback on ways to improve. Peer support staff also assist in creating a rapport with people and promoting a person centered approach. Individuals living in the encampment are not forced to move on from the location at Ojai City Hall and have been offered support.

16. Describe how this proposal considers sanitation services for people residing in the prioritized encampment. This may include but is not limited to non-intrusive, curbside waste removal and access to clean and available bathrooms. (1000-character limit)

Dignity Moves has included bathrooms and showers in the design including compliance with the Americans with Disabilities Act (ADA) requirements. The full development of the housing units will include site drainage, permanent stormwater quality elements, property grading and proper sanitation services. The design also includes trash enclosures per city standards. The Dignity Moves team has been working with the City of Ojai planning department and fire department to ensure proper approvals for the site layout.

Part 3: IMPLEMENTATION

Core Service Delivery and Housing Strategies

17. Describe the proposed outreach and engagement strategy, case management, and / or service coordination for people while they are continuing to reside within the encampment site. Quantify units of service to be delivered including the ratio of staff to people served, frequency of engagement, and length of service periods. (2000-character limit)

Street outreach services include local homeless service providers who are trauma informed and HMIS licensed to complete assessments and make referrals through the Coordinated Entry System (CES). Outreach includes a multifaceted team with medical and behavioral health services. Engagement consists of weekly contacts to develop rapport and trust to connect individuals to interim shelter and permanent housing. CES has protocols in place to ensure persons have immediate access to assistance with obtaining permanent housing. Case management and housing navigation will be provided to assist with overcoming barriers to obtain housing. In terms of the ratio of staff to people served, there are 2 case management staff and one city staff coordinator to serve 30 individuals living in the encampment on an ongoing basis. The County of Ventura provides monthly backpack medicine and behavioral health services as well.

18. Describe the role of Coordinated Entry in the context of this proposal and how Coordinated Entry policies or processes will support and / or hinder the implementation of this proposal. (1000-character limit)

The Ventura County Continuum of Care (CoC) utilizes a standardized assessment that is customized to reflect its values and approach. CES assessments gather low barrier eligibility criteria for all project types for immediate referral. Homeless Management Information System (HMIS) is then used to collect assessment and referral data as part of CES. CES assessments provide detailed data and reporting that is used for system, project planning and resource allocation. Written policies/procedures detail the CoC's CES assessment process, including documentation of criteria used for uniform decision-making across access points and for permanent housing resources, regardless of projects. CES is reviewed annually to ensure eligibility criteria is low barrier, Housing First compliant and appropriate for each project type to ensure diversity, equity and inclusionary framework and tested to ensure that CES is appropriately matching people to the right interventions and levels of assistance.

19. Describe each of the specific (a) interim housing and (b) permanent housing opportunities that will be used to achieve the proposed outcomes of this ERF project. Demonstrate that any ERF-3-R funded interim housing capacity is either non-congregate or clinically enhanced congregate shelter. (2000-character limit)

The site plan proposes 20 private housing units and 18 non-congregate shelter options. Key site elements and amenities include a communal dining area, private meeting spaces for clients and service providers, laundry facilities, shower/bath stalls, social areas (green space), dog run, bike racks, parking, storage for site and client supplies. Help of Ojai is an experienced homeless service provider that has extensive experience successfully providing supportive services and has build a rapport with the Ojai Valley residents. Help of Ojai will coordinate with the County's Continuum of Care (Pathways to Home) regarding referrals, CES, reporting, etc. Dignity Moves is working in coordination with the City of Ojai on the project development and will take the lead to intensively develop deep community and neighborhood outreach.

20. Demonstrate the applicant's commitment and ability to deliver permanent housing solutions to the people residing in the prioritized encampment, including by providing examples of prior successful efforts to permanently house similarly situated individuals. (2000-character limit)

This proposal will provide 20 units of permanent housing with supportive services to those living in the prioritized encampment. Those who are not prioritized for the housing units will be offered non-congregate shelter with case management to help develop their housing plan and work on the documentation for permanent supportive housing through the Coordinated Entry System. The Help of Ojai works closely with the Ventura County CoC to prioritize clients for housing and make referrals through HMIS and Pathways to Home. Five clients from the Help of Ojai were assisted in the past year with Emergency Housing Vouchers and connected to permanent housing.

21. Describe how this proposal is tailored to meet the needs and preferences of people residing within the prioritized encampment. (1500-character limit)

The Ventura County CoC has been working with the Help of Ojai to conduct outreach and engage with those living in the encampment. Many of the individuals are seniors with limited mobility and therefore, the units will be developed with ADA standards and ramps to provide accessibility. Also, people with lived experience have recommended more common areas, such as a dining room and shared outdoor spaces which will be incorporated into the design. Another preference is private single room occupancy units with storage space which has been included in the design.

Where applicable, identify the people, data, evidence, and / or other sources of information that was relied upon for this proposal.

Table 1: Projected Living Situations Immediately Following the Encampment

For people served who exit the encampment, what are the projected Living Situations Immediately Following the Encampment, including but not limited to, permanent housing, interim sheltering, and unsheltered?

Please provide responses in the table below. Add a row for each projected living situation. (250-character limit for each cell)

Briefly Describe Each Projected Living Situation Immediately Following the Encampment	Is This Permanent Housing?	Quantify the Capacity (e.g., number of beds/units, frequency of bed/unit availability)	Prioritized or Set-Aside for ERF-3-R?	Is this living situation funded by ERF-3-R and / or Leveraged Funds?	% of Served Persons Projected to Fall Within This Living Situation
Dignity Moves PSH	Yes Yes/No	20	Prioritized Pri/Set-Aside/Neither	ERF ERF/Lev/Both	67 %
Non-Congregate Shelter	No Yes/No	18	Prioritized Pri/Set-Aside/Neither	ERF ERF/Lev/Both	33 %
	Yes/No		Pri/Set-Aside/Neither	ERF/Lev/Both	%
	Yes/No		Pri/Set-Aside/Neither	ERF/Lev/Both	%

Table 2: Permanent Housing Opportunities

A permanent housing opportunity is a combination of project and/or service provided to an individual with the goal of helping the individual obtain permanent housing. Of course, applicants cannot and do not need to provide every possible scenario; Cal ICH is looking to understand the primary, expected permanent housing opportunities for people projected to be served by this proposal.

Please provide responses in the table below. Add a row for each projected opportunity. (250-character limit for each cell)

Describe the Permanent Housing Opportunity

Prioritized or Set-Aside for ERF-3-R?

Quantify the Capacity of the Housing and Service Opportunity

Is this Housing Opportunity Funded by ERF-3-R and / or Leveraged Funds?

Dignity Moves Permanent Supportive Housing Units	Prioritized	20	ERF
	Pri/Set-Aside/Neither		ERF/Lev/Both
	Pri/Set-Aside/Neither		ERF/Lev/Both
	Pri/Set-Aside/Neither		ERF/Lev/Both
	Pri/Set-Aside/Neither		ERF/Lev/Both

22. Describe strategies the applicant will use to ensure that people are not displaced from the prioritized encampment into another unsheltered location. Include strategies that are in addition to/complement the interim shelter and permanent housing opportunities that are part of this proposal. (1000-character limit)

Street outreach will provide immediate assistance with obtaining temporary placement and permanent housing. The targeted outreach includes a multifaceted team with health care, behavioral health, and homeless service providers to offer immediate shelter and referrals to permanent supportive housing. Peer support staff include persons with lived experience to leverage their specific expertise and ability to develop a rapport with unsheltered persons. This builds trust that foments successful communication and engagement. For those who are not provided with a housing unit, interim shelter will be offered with case management.

23. Describe specific strategies and/or services the applicant will use to prevent returns to unsheltered homelessness among people from the prioritized encampment who are sheltered and housed through this ERF project. Include whether these strategies will be funded with ERF-3-R funds and, if not, what other resources will be leveraged. (1000-character limit)

The Ventura County CoC mitigates returns to homelessness by identifying households at risk through regional CES case conference meetings. Cases including demographics and service history data, are reviewed to continue engagement and provide wrap around support as needed. The CoC and its partner agencies regularly engage in TA and trainings to implement best practices for housing retention support including using a Housing First approach and providing connections to mainstream benefits.

24. Describe how this proposal considers and plans for the dynamic nature of encampments including potential inflow of people into the geographically served areas. (1000-character limit)

Street outreach teams will continue to work with those living in encampments, to offer immediate placements through non-congregate shelter and complete CES assessments to make referrals to permanent housing placements. This outreach is provided on a weekly basis to ensure people experiencing unsheltered homelessness are connected to services. Law enforcement will continue to work closely with homeless service providers to ensure referrals are made as needed.

25. Describe how participants in this ERF project will be supported with continued access to, and storage of, their personal property while in the encampment, in interim housing (if applicable), and in permanent housing. (1000-character limit)

Dignity Moves and the City of Ojai have given special consideration for resident belongings by offering fully accessible, lockable storage for personal possessions that cannot be accommodated within the interim or permanent housing units.

26. Describe how participants in this ERF project who have service animals and/or pets will be supported while in the encampment, in interim shelter (if applicable), and in permanent housing. (1000-character limit)

Key site amenities for service animals/pet owners include social areas with natural open space and a dog run. In addition, Buddy Nation readily provides support for (homeless) pets with veterinary care, spay/neuter services, food & supplies when these cannot be afforded. For those staying in non-congregate shelter, case managers will partner with participants when searching for permanent housing that meets their pet needs, ensuring the pet safely transitions with its owner.

Budget and Resource Plan

27. State the total amount of ERF-3-R funds requested.

\$12,667,461.04

\$

28. State the estimated dollar value of secured, non-ERF-3-R resources that will help meet this proposal's outcomes.

\$323,103.00

\$

29. Identify and describe each leveraged non-ERF-3-R resource and how that specific resource will be used to help meet the proposal's outcomes, including the permanent housing outcomes. (1000-character limit)

The County of Ventura CalAIM staff to provide healthcare and behavioral health services. The Ventura County CoC will connect street outreach staff to ensure connections to HMIS and the Coordinated Entry System. The City of Ojai will provide utility connections at the City Hall property and have dedicated general funds to provide services to the encampment.

Applicants are directed to provide a detailed description of other fund sources, and system capacity, that will be leveraged to achieve the outcomes proposed for the ERF-3-R funded project (especially as it relates to meeting this proposal's permanent housing outcomes)

and, if applicable, to sustain the new programming beyond the end of the grant term.

This includes prior ERF awards, HUD unsheltered NOFO, and other federal, state, and local funding sources.

Applications will be evaluated with the understanding that communities vary significantly with respect to the current availability of other fund sources that can be used as leverage for their proposed projects and to sustain the projects beyond the grant term.

In the absence of currently available resources, Applicants are encouraged to provide a specific plan for obtaining the funding necessary to sustain their project beyond the grant term if the project is intended to continue.

30. Describe how the proposal is a prudent and effective use of requested funding relative to the number of people it seeks to serve, the types of services and housing to be provided, and any benefits to the community's efforts to address homelessness that will extend beyond the grant term, including ongoing expansion of interim and permanent housing capacity. Include an explanation of how the requested ERF-3-R amount was determined. (1000- character limit)

In addition to the 18 non-congregate shelter units, 20 units of PSH will be available by August 2024 for those who are PSH eligible and prioritized as highly vulnerable from the encampment. The amount of funding requested for this ERF is based on the development costs for the permanent housing units, operations funding with housing navigation, interim shelter costs and ongoing street outreach to support the efforts to provide immediate shelter and housing from the encampment surrounding Ojai City Hall. The City of Ojai has a strong collaborative relationship with the County of Ventura, Ventura County CoC, Help of Ojai and other homeless service providers to ensure the success of this project.

Attachment: Standardized Budget

ERF-3-R, Budget Template_City of Ojai.xlsx

Applicants must use the [ERF-3-R Budget Template](#) available on [box.com](#)

Key Entities and Staff

31. First, describe the implementing organization and specific unit or office within the implementing organization that would administer ERF-3-R. Then, describe their role and primary responsibilities for this proposal. Finally, if these entities have managed a complex homelessness project or grant, describe how those experiences informed this proposal. (1500-character limit)

While the City of Ojai would implement the project and administer the grant, Help of Ojai would provide supportive services and take the lead in the non-congregate shelter operation responsibilities. This includes working with local service providers to ensure all clients are provided adequate support to ensure self-sufficiency and permanent housing placement. Site responsibilities would also include day-to-day operations, case management, site supervision, security, meals and providing supportive services. The Help of Ojai takes a holistic approach based on each client's emotional, physical, relational, occupational, and financial needs.

Table 3: Key Staff

Identify all staff positions (e.g. administrative, programmatic, development etc.) which are integral to this ERF project and to achieving the proposal's outcomes. For each position include the title, whether the position is filled or vacant, the approximate fulltime equivalent (FTE) of the position dedicated to the ERF project, whether the position is funded through ERF-3-R and/or Leveraged (i.e. non-ER-3-R) funds, and a brief description of the duties. Please provide responses in Table 3 below.

Title	Currently Filled Position?	FTE of Staffing for This Proposal	Funded by ERF-3-R and / or Leveraged Funds?	Brief Description of Duties
City of Ojai Outreach Specialist	Yes <small>Yes/No</small>	1 <small># FTE</small>	ERF <small>ERF/Lev/Both</small>	Provides street outreach and coordinates services to the current encampment at Ojai City Hall.
Help of Ojai Case Manager	No <small>Yes/No</small>	2 <small># FTE</small>	ERF <small>ERF/Lev/Both</small>	Provides supportive services and housing navigation. Connect clients to HMIS with assessments, chronic homelessness documentation and prioritizes clients for PSH or other housing resources.

32. First, describe key partners that will be responsible for implementing this ERF project and achieving the proposal's outcomes (e.g. service providers, public agencies, development entities

etc.). Then, describe their role and primary responsibilities for this proposal. Finally, if these entities have managed a complex homelessness project or grant, describe how those experiences informed this proposal. (1500-character limit)

Help of Ojai would be the responsible organization for project operations, supportive services, and outcomes. The Help of Ojai currently manages CoC State grant funding for Homelessness Prevention, Rapid ReHousing and Street Outreach services. Dignity Moves will support the development of the housing project, providing community support and outreach. Dignity Moves has successfully developed several interim and permanent housing projects in California. The City of Ojai will manage the grant, coordinate with the State and local authorities to ensure the project is developed in a timely manner. The City of Ojai's Assistant City Manager and Planning Director have taken the lead on this grant to ensure compliance. The Ventura County CoC will ensure clients are connected and prioritized for housing and services. The CoC regularly coordinates with all of these entities and other homeless service providers to support clients countywide.

33. Describe specific examples of how Local Jurisdiction(s) and the CoC have collaborated on the design and implementation of this proposal. (1000-character limit)

The City of Ojai and Ventura County CoC have been working on a feasible and effective plan for this proposal over the past few months. There have been several meetings with the City's homelessness taskforce, local advocates and homeless service provider to ensure the proposal meets the needs for this encampment. The CoC staff attended City Council meetings with the Dignity Moves team to present the information and answer questions on the proposal. The City of Ojai and CoC have worked diligently to come up with a plan to create new housing units as well as offer interim shelter through this design.

Applicants may upload evidence of cross-jurisdictional collaboration such as MOUs, letters of support, or interagency agreements etc. in the field immediately below.

Optional Upload: Evidence of Cross-Jurisdictional Collaboration

Letter of Support.pdf

HoO ERF LOS.pdf

Letter of support for ERF Grant from Ojai Taskforce.docx

34. Identify any entities that have a right to and/or control of the property upon which the encampment site resides. Describe how applicant has engaged with these entities and confirm that each of these entities has committed to allowing the implementation of this proposal. (1000-character limit)

The parcel is owned by the City of Ojai and the City Council has approved the use of this location for the development of the housing units. The City will be responsive to neighbors and ensure the property is well maintained and accessible. All of the permits and approvals will be offered through the City of Ojai and and ensure approval with County Fire.

Accelerated Timeline

35. How is your community currently supporting and / or engaging with people residing within the prioritized encampment? (1000-character limit)

Support for the project and its operations have come from local advocates and community involvement. The Help of Ojai staff have been regularly engaging with people at this encampment to provide food, clothing, transportation, and other support. Food donations are provided by the local food bank, Food Share, as well as through private donations to the Help of Ojai. The City of Ojai has also provided tents with raised foundations temporarily during the rainy winter season, until the housing units are developed.

36. If this proposal is selected, in advance of receiving funding, what steps will your community take to support the people living in the encampment and swift implementation of this proposal? (1000-character limit)

Two weeks before the expected opening of the site, Help of Ojai staff will prepare for expected new clients by preparing documentation needed for intake, ensuring units are move in ready and making final site preparations for full occupancy. Dignity Moves will hold an Open House for the community to come and tour the site before the grand opening, promoting full transparency with the community. Site tours and photo ops will be offered as well. Service providers, community partners and the general public will be invited on site to answer any questions anyone may have on services being provided. Once the site is open, Help of Ojai staff will coordinate with the City of Ojai and CoC to ensure full occupancy within two weeks.

Table 4: Project Timeline

Cal ICH should be able to use the project timeline to understand the general parameters of the project and how it will be implemented.

This Standardized Project Timeline Template will not perfectly capture every nuance - that's Ok. However, applicants are strongly encouraged to provide incremental milestones for achieving the interim shelter and permanent housing goals set out in the proposal. For projects that include interim shelter and/or permanent housing development, the timeline should include major development milestones.

Where there is ambiguity, conflict, or silence, use your judgment.

Date	Milestone	Category	Additional Detail for Milestone
4/1/2024	Community Outreach	People	Begin implementation of community outreach plan to ensure community stakeholders, including target population service providers and local businesses, are aware of the project scope, goals, function, timeline, etc.

5/31/2024	Finalize Housing Site Plan	Project Management	Finalize placement of units and amenities, ensure plans are complete and ready for submission and comprehensive review.
9/30/2024	Groundbreaking	Place	
10/15/2024	Delivery of Modular Units	Project Management	Coordinate delivery with Dignity Moves.
10/31/2024	Hire Case Management Staff	People	Help of Ojai to provide two case managers for supportive services.
12/1/2024	Housing Units Grand Opening	Project Management	
1/1/2025	50% Occupancy	People	Help of Ojai team accepted 10 households.
1/15/2025	Full Occupancy in Housing Units	People	Full occupancy of 20 housing units.

Table 5: Projected Milestones

Answer the following questions in relationship to January 31, 2024. Cal ICH assumes disbursement will occur approximately 3-6 months after January 31, 2024.

Please provide responses in the table below including the month and year. (15-character limit for each cell)

Outreach to the people residing in the prioritized encampment site began / will begin mm/yyyy.	This proposal will reach full operating capacity in mm/yyyy.	The first planned exit of a person or household from the prioritized encampment will occur in mm/yyyy.	The last planned exit of a person or household from the prioritized encampment will occur in mm/yyyy.
12/18/2023	01/2025	12/15/2024	01/2025

CERTIFICATION

Before certifying, applicants are strongly encouraged to review the NOFA.

I certify that all information included in this Application is true and accurate to the best of my knowledge.

Name

First

Last

This does not have to be an authorized representative or signatory.

Title

Email

	ELIGIBLE USE CATEGORY	5 WORD DESCRIPTION	NAME OF ENTITY OR PART OF PROPOSAL				ERF-2-R PROPOSED BUDGET	LEVERAGED FISCAL SUPPORT	2 SENTENCE DESCRIPTION
				SALARY	FTE	MONTHS			
Guidance and Intended Use	Use drop-downs. See NOFA, III. A.	Enables Cal ICH to immediately understand the line item.	Enables Cal ICH to associate the line item with specific entities or parts of a proposal.				Only ERF-2-R Funds	Non ERF-2-R Funds That WILL be Used to Support this Proposal	Enables Cal ICH to better understand the line item, context, and / or other pertinent information related to the proposed line item.
PERSONNEL COSTS									
	Services Coordination	Staff salaries for Case Managers	Help of Ojai	72,360.00	2.00	24	289,440.00	36,180.00	Oversee case management, housing navigation and supportive services; Leveraged support by County of Ventura CalAIM staff for healthcare and behavioral health services.
	Street Outreach	Staff salaries for Outreach Specialist	City of Ojai	119,245.92	1.00	24	238,491.84	56,923.00	Provide direct outreach and engagement at encampments; Leveraged support by County of Ventura Street Outreach staff to connect clients to HMIS and Coordinated Entry System.
Subtotal - Personnel Costs							\$ 527,931.84	\$ 93,103.00	
NON-PERSONNEL COSTS									
	Systems Support	Security	City of Ojai			24	384,384.00		
	Systems Support	Food	Help of Ojai	18 rooms	21 per day	24	272,160.00		
	Operating Subsidies	Supplies	Help of Ojai			24	20,000.00		
	Services Coordination	Transportation	Help of Ojai			24	4,400.00		
	Operating Subsidies	Utilities	City of Ojai			24	30,000.00	30,000.00	City of Ojai water and wastewater connections at City Hall property.
	Systems Support	Maintenance	City of Ojai			24	10,000.00		
	Interim Sheltering	Non-Congregate Motel Vouchers	Help of Ojai	18 rooms	\$90/night	12	583,200.00		
	Delivery of Permanent Housing	Development	Dignity Moves				10,799,338.00	200,000.00	City of Ojai General Fund (unrestricted discretionary dollars for the provision of services to encampment).
Subtotal - Non-Personnel Costs							\$ 12,183,482.00	\$ 230,000.00	
ADMINISTRATIVE COSTS									
	Administrative Costs	Grants management	City of Ojai	\$ 720,944.00	5%		36,047.20		
Subtotal - Administrative Costs							\$ 36,047.20	\$ -	
							\$ 12,667,461.04	\$ 323,103.00	

Superseded by Current Budget

Ojai City Hall

Designated Camping Area

Legend



★ Tent Locations (30)

Google Earth

Image Landsat / Copernicus



100 ft



California Department of Housing and Community Development

ERF Budget Change Request Form

**This budget change request was submitted
on 6/24/2025 2:54 AM**

Introduction

Please select the ERF Round for which you are submitting this budget change request:
ERF-3R

ERF-3R Budget Change Request

Select the ERF-3R Funded Encampment
City of Ojai — City Hall

Answer all of the questions below. Responses should be concise and provide specific details explaining any proposed changes to funding and/or project plans.

Generally, the effective date is the date this form is submitted, however, in unique circumstances HPD Homelessness Grants will consider approving retroactive effective dates.

What date are you requesting that the revised budget be effective?
7/1/2024

If you would like this date to be retroactive, please explain why.

We are requesting this revised budget to be retroactive and to become effective July 1, 2024. The reason for the request is to be able to capture the beginning of the City's Fiscal Year 2024-25 when we have incurred the expenses related to this grant.

Are you requesting an expedited review?
Yes

Please explain why.

We are requesting this expedited review so City staff can fulfill the State's reporting requirements on a timely basis. The City has had some recent changes in personnel and Ben Harvey, City Manager, is now the Project Director and has assigned Michelle Johnson, City Project Coordinator.

Provide a proposed budget below.

HCD Budget and Project Modification Memo .docx

HCD Budget and Project Modification Memo .docx

New Proposed Budget for ERF-3R funds by Eligible Use Category

Rapid Rehousing	Operating Subsidies	Street Outreach	Services Coordination
<i>Rapid rehousing, including housing identification services, rental subsidies, security deposits, incentives to landlords, and holding fees for eligible persons, housing search assistance, case management and facilitate access to other community-based services.</i>	<i>Operating subsidies in new and existing affordable or supportive housing units, emergency shelters, and navigation centers. Operating subsidies may include operating reserves.</i>	<i>Street outreach to assist eligible persons to access crisis services, interim housing options, and permanent housing and services.</i>	<i>Services coordination, which may include access to workforce, education, and training programs, or other services needed to improve and promote housing stability for eligible persons, as well as direct case management services being provided to persons.</i>
New Proposed Budget \$0.00	New Proposed Budget \$2,000,000.00	New Proposed Budget \$0.00	New Proposed Budget \$0.00
Previously Approved Budget \$0.00	Previously Approved Budget \$142,000.00	Previously Approved Budget \$0.00	Previously Approved Budget \$788,410.00

Systems Support	Delivery of Permanent Housing	Prevention and Shelter Diversion	Interim Sheltering
<i>Systems support for activities that improve, strengthen, augment, complement, and/or are necessary to create regional partnerships and a homeless services and housing delivery system that resolves persons' experiences of unsheltered homelessness.</i>	<i>Delivery of permanent housing and innovative housing solutions, such as unit conversions that are well suited for eligible persons.</i>	<i>Prevention and shelter diversion to permanent housing, including flexible forms of financial assistance, problem solving assistance, and other services to prevent people that have been placed into permanent housing from losing their housing and falling back into unsheltered homelessness. This category is only available to serve people who were formerly residing in the prioritized ERF encampment site.</i>	<i>Interim sheltering, limited to newly developed clinically enhanced congregate shelters, new or existing noncongregate shelters, and operations of existing navigation centers and shelters based on demonstrated need that are well suited for eligible persons.</i>

New Proposed Budget \$300,000.00	New Proposed Budget \$10,300,000.00	New Proposed Budget \$0.00	New Proposed Budget \$0.00
Previously Approved Budget \$749,400.00	Previously Approved Budget \$10,372,770.00	Previously Approved Budget \$0.00	Previously Approved Budget \$583,200.00

Improvements to Existing Emergency Shelters

Improvements to existing emergency shelters to lower barriers, increase privacy, better address the needs of eligible persons, and improve outcomes and exits to permanent housing.

New Proposed Budget
\$0.00

Previously Approved Budget
\$0.00

Administrative Costs

Up to 5% of grant funds may be applied to administrative costs. Administrative costs incurred by the city, county, continuum of care, to administer its program allocation.

New Proposed Budget
\$67,461.04

Previously Approved Budget
\$31,681.04

Budget Change Request Total

Total New Proposed Budget
12,667,461.04

Total Previous Budget
12,667,461.04

Reason for the Request and Resulting Change

What prompted the need for this change?

The project has changed over time and a new location from a twenty (20) unit Cabin Village to building a thirty (30) unit City of Ojai Permanent Supportive Housing Project (OPSHP). This new design includes shared kitchen and dining facilities, gathering spaces, and storage. Supportive care services will be located at 408 S. Signal Street.

The Council held a public hearing in March 2025, regarding the approval of the Public Works Department Storage Yard as the location for the OPSHP. It was contingent upon the City entering into a Development Management Agreement with DignityMoves and approval of the Design Review Permitting process. Effective, May 27, 2025, the City and DignityMoves signed a contract for \$9.6m for the Development Management Agreement for the development of the OPSHP.

At the program level, what will change if this budget change request is approved?

Programmatically, what will be eliminated, reduced, or augmented from the previously approved budget?

The original design and budget reflected the Cabin Village of 20 units. around the City Hall facilities. With the new location and design, we are able to permanently house thirty (30) people. An increase of 10 units at no additional costs but requesting revised budgeted line items. Also, this is a much better place for this project.

Programmatically, what will be added, expanded, or augmented in the newly proposed budget?

Programmatically the City of Ojai Permanent Supportive Housing Project (OPSHP) new proposed project increases the original design reflected in the Cabin Village of 20 units. around the City Hall facilities. To an improved location and design, the OPSHP is able to permanently house thirty (30) people. An increase of 10 units at no additional costs but requesting revised budgeted line items. After, much consideration this new proposed location is a much better place for this project.

Certify and Submit

Please provide any additional comments

Thank you for your consideration for the City of Ojai's OPSHP project. I have attached a memo taking you through the City's changes and why this budget and project/program modification is so important for the City. To receive your approval of our proposed changes will help the City move the project along in an expediated timeline. See attached memo that details the City of Ojai's dedication to the unhoused population and a great project.

Title

ERF Project Coordinator

Name

Michelle Johnson

Phone

(719) 600-1352

Email

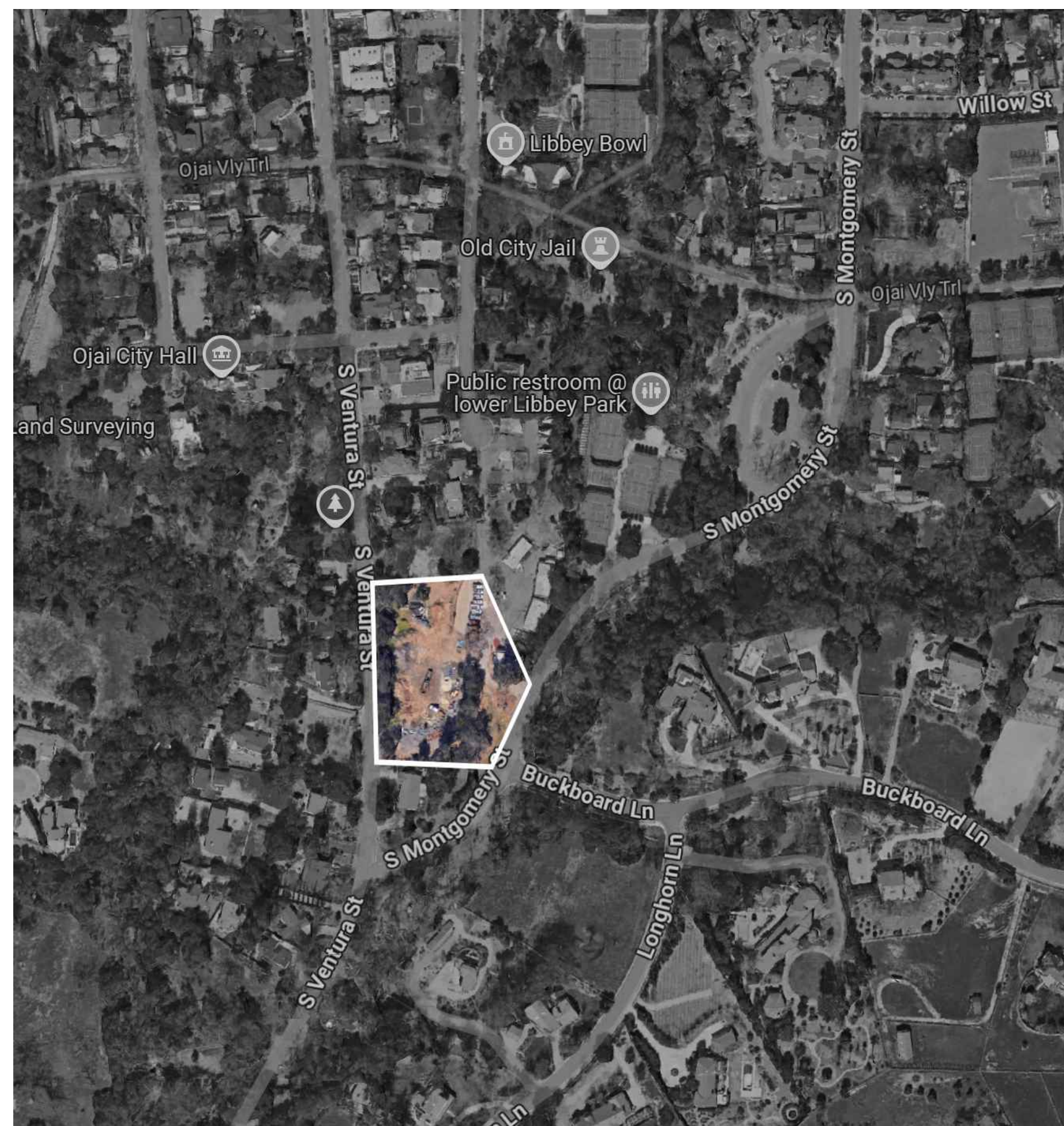
michelle.johnson@ojai.ca.gov

certifies that all information included in this form is true and accurate to the best of their knowledge.

Yes

OJAI PERMANENT SUPPORTIVE HOUSING

CITY COUNCIL REVIEW SET | 14 MARCH 2025



VICINITY MAP



ENTRY FACADE



BIRD'S EYE LOOKING SOUTH

GENERAL NOTES	
1. DRAWING SET IS CONCEPTUAL IN NATURE AND SHALL NOT BE USED FOR CONSTRUCTION.	
SHEET INDEX	
ARCHITECTURAL	
T1	TITLE SHEET
A1.1	ARCHITECTURAL SITE PLAN
A2.1	FLOOR AND UNIT PLANS
A2.2	ROOF PLAN
A3.1	EXTERIOR ELEVATIONS AND SECTIONS
A4.1	EXTERIOR MATERIALS
CONTACT LIST	
OWNER APPLICANT	
City of Ojai Lucas Seibert Community Development Director 805.646.5581 Lucas.seibert@ojai.ca.gov	
DEVELOPER	
Dignity Moves Maureen Boyer VP of Innovation Design 415.246.3510 maureen@dignitymoves.org	
ARCHITECT	
DJA Architects, PLLC Dylan Johnson, AIA 206.459.7027 dylan@djaarchitects.com	
CIVIL	
Jensen Civil Susanne Cooper, PE 805.633.2225 scooper@jdcivil.com	
LANDSCAPE	
Studio Landscape Corp. Kathy Nolan, ASLA 805.646.8384 kn@studio-landscape.com	

Ojai Permanent Supportive Housing

Public Works Yard, Montgomery St, Ojai California

Drawn By: DJ
 Checked By:
 Job No. 2407

Revisions:		
No.	Date	By

NOT FOR CONSTRUCTION

14 March 2025

Design
Review

Title
Sheet
T1

Ojai Permanent Supportive Housing
Public Works Yard, Montgomery St, Ojai California

Drawn By: DJ

Checked By: Job No. 2407

Revisions:

No. Date By

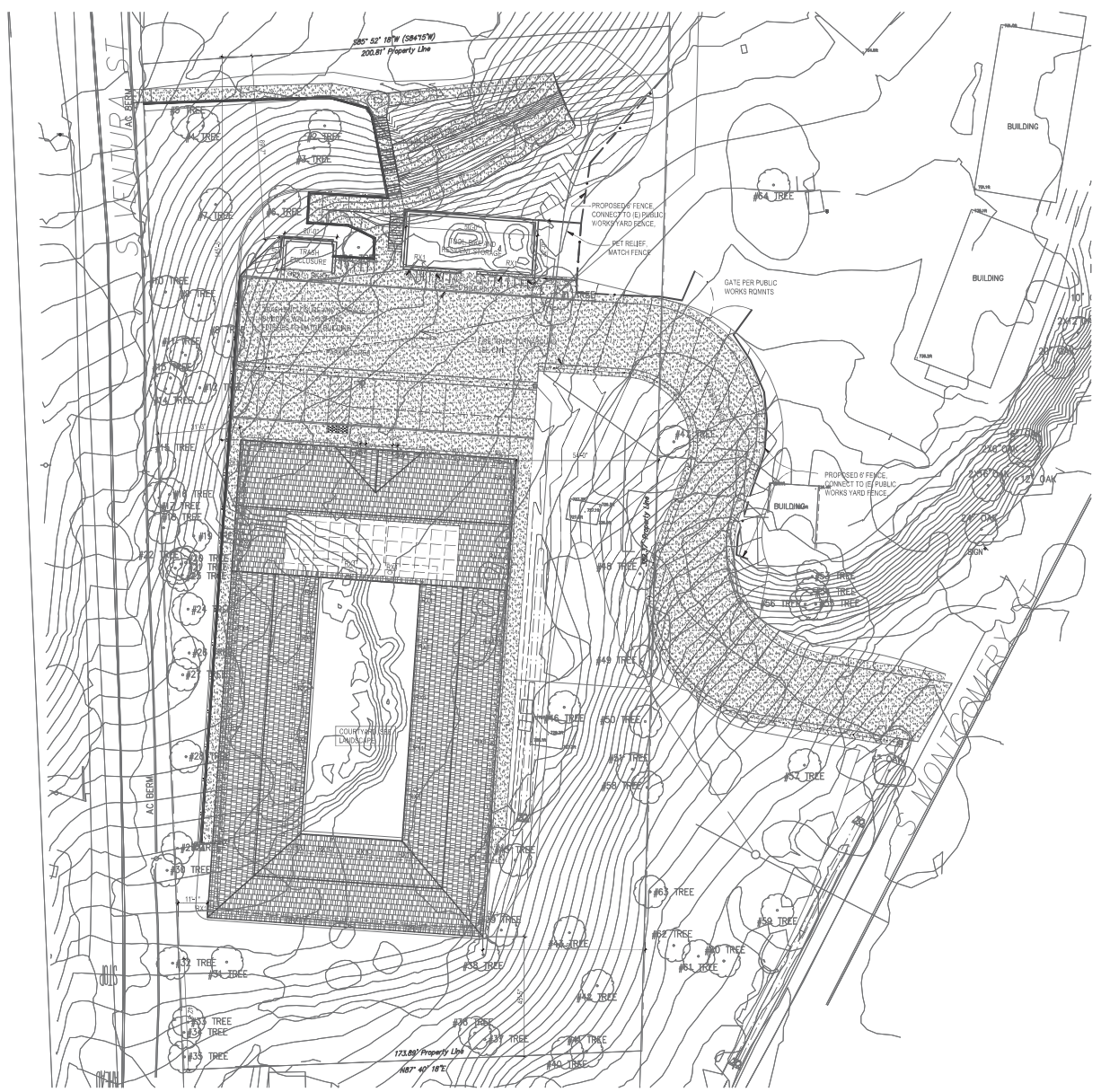
NOT FOR CONSTRUCTION

14 March 2025

Design Review

Architectural Site Plan

A1.1



EXTERIOR BUILDING LIGHTING SCHEDULE

TAG	DESCRIPTION	FIXTURE MFR	FIXTURE MODEL	LAMP	LUMENS	WATTS	VOLTS	CRI	COLOR TEMP	FINISH	MOUNTING INFO
RX1	SOFFIT LIGHT	TIAC	LOTOS 5"	LED	740	9 W	9 LINE	90	3000K	BLACK	18" FROM WALL
W1	ENTRY SCONCE	SAVOY HOUSE	HANCOCK 23	LED BULB	450	5 W	5 LINE	90	2700K	BRONZE	90° TO TOP OF FIXTURE



W1: ENTRY SCONCE



RX1: SOFFIT LIGHTS

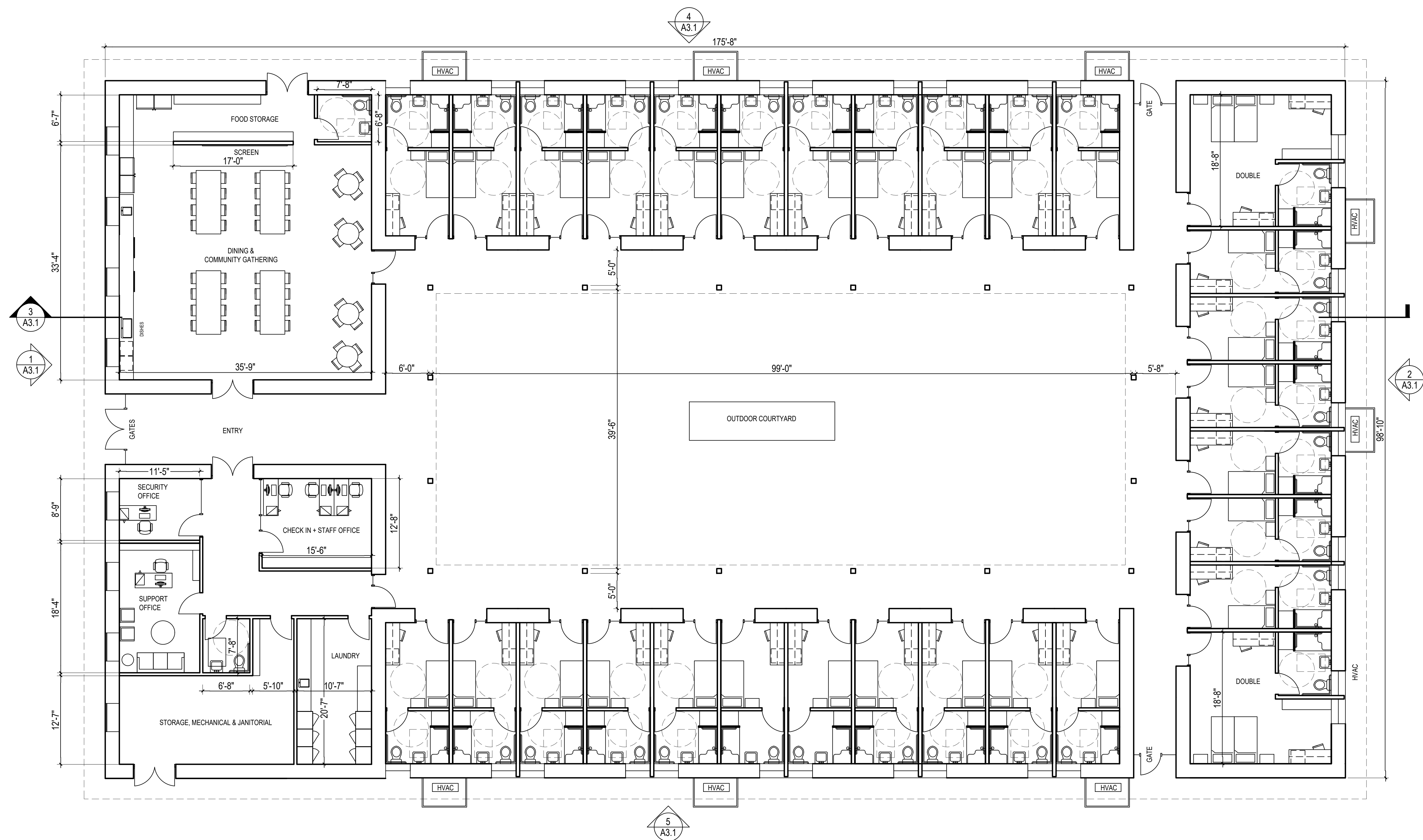
GENERAL NOTES
1. SEE CIVIL AND LANDSCAPE FOR ADDITIONAL SITE INFORMATION

ARCHITECTURAL SITE PLAN

1
A1.1

1" = 20'

1



Ojai Permanent Supportive Housing

Public Works Yard, Montgomery St, Ojai California

Drawn By: DJ
 Checked By:
 Job No. 2407
 Revisions:
 No. Date By

NOT FOR CONSTRUCTION
 16 MAY 2025
 DMA EXHIBIT

Floor Plan
A2.1

DRAWINGS ARE PRELIMINARY, NOT FOR CONSTRUCTION
 AND SUBJECT TO CHANGE AS THE DESIGN IS DEVELOPED
 FOR PERMIT AND CONSTRUCTION.

FLOOR PLAN
 1/8" = 1'-0"

1
 A2.1

1

Ojai Permanent Supportive Housing
Public Works Yard, Montgomery St, Ojai California

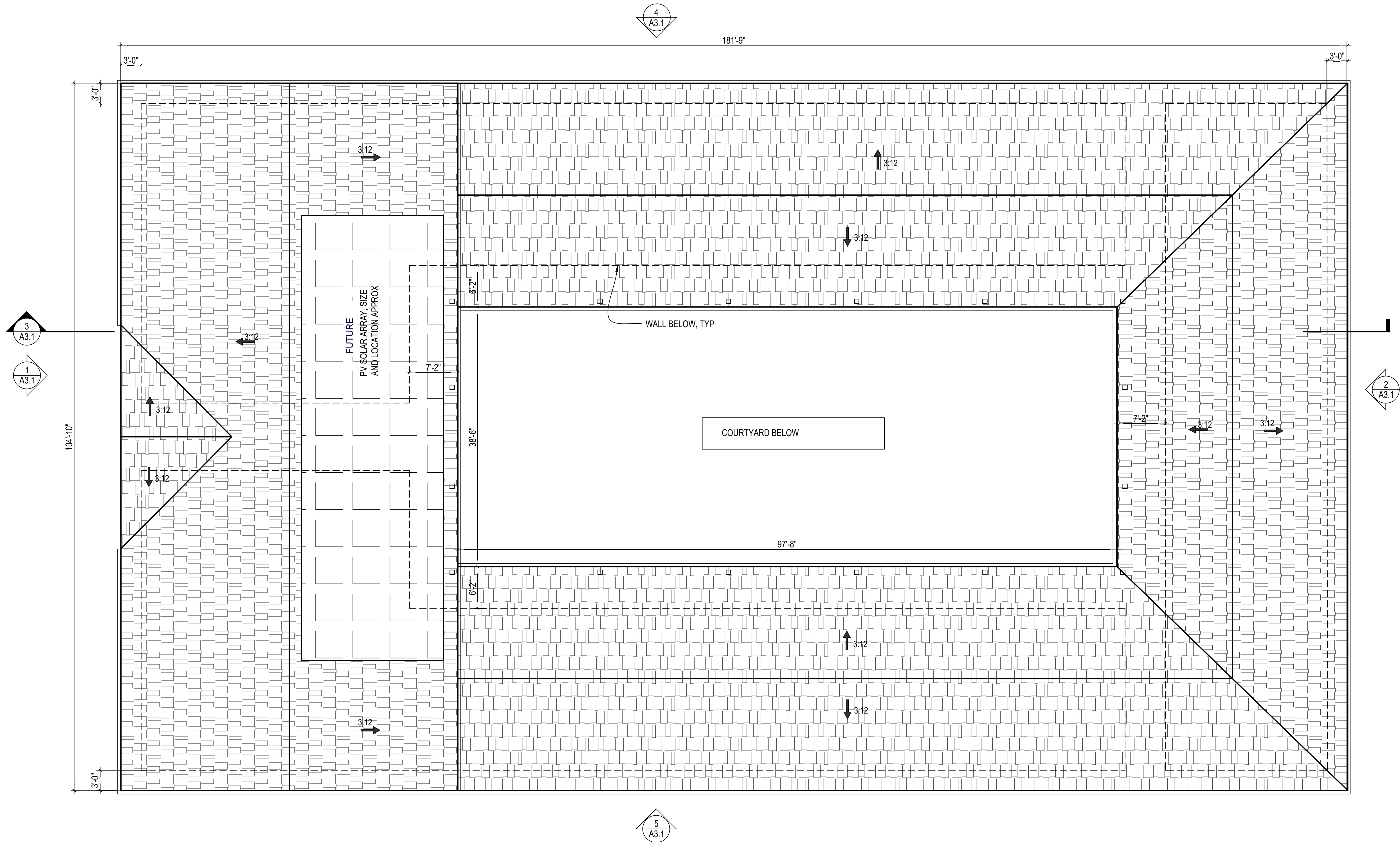
Drawn By: DJ
Checked By:
Job No. 2407

Revisions:

No.	Date	By

NOT FOR CONSTRUCTION
16 MAY 2025
DMA EXHIBIT

Roof Plan
A2.2



DRAWINGS ARE PRELIMINARY, NOT FOR CONSTRUCTION AND SUBJECT TO CHANGE AS THE DESIGN IS DEVELOPED FOR PERMIT AND CONSTRUCTION.

1 ROOF PLAN
A2.2 1/8" = 1'-0"



2 SOUTH ELEVATION
 A3.1 1/8" = 1'-0"



1 NORTH ELEVATION
 A3.1 1/8" = 1'-0"

UPPER RIDGE 18'-2"
 LOWER RIDGE 14'-2"
 TYP WINDOW & DOOR HEAD 7'-0" U.N.O.
 TOP OF SLAB 0'-0" REF SURVEY DATUM xxxx



3 SECTION LOOKING EAST
 A3.1 1/8" = 1'-0"

UPPER RIDGE 18'-2"
 LOWER RIDGE 14'-2"
 TYP WINDOW & DOOR HEAD 7'-0" U.N.O.
 TOP OF SLAB 0'-0" REF SURVEY DATUM xxxx



4 EAST ELEVATION
 A3.1 1/8" = 1'-0"

UPPER RIDGE 18'-2"
 LOWER RIDGE 14'-2"
 TYP WINDOW & DOOR HEAD 7'-0" U.N.O.
 TOP OF SLAB 0'-0" REF SURVEY DATUM xxxx



5 WEST ELEVATION
 A3.1 1/8" = 1'-0"

UPPER RIDGE 18'-2"
 LOWER RIDGE 14'-2"
 TYP WINDOW & DOOR HEAD 7'-0" U.N.O.
 TOP OF SLAB 0'-0" REF SURVEY DATUM xxxx

Ojai Permanent Supportive Housing
 Public Works Yard, Montgomery St, Ojai California

Drawn By: DJ
 Checked By: _____
 Job No. 2407
 Revisions:
 No. Date By

NOT FOR CONSTRUCTION
 16 MAY 2025
 DMA EXHIBIT

Exterior Elevations
 A3.1

DRAWINGS ARE PRELIMINARY, NOT FOR CONSTRUCTION AND SUBJECT TO CHANGE AS THE DESIGN IS DEVELOPED FOR PERMIT AND CONSTRUCTION.



WHITE LIME PLASTER EXTERIOR, DARK BRONZE DOWNSPOUTS, LIGHTING



CORDOBAN BROWN EXPOSED WOOD, SOFFITS



DARK BRONZE WINDOW FRAMES



HIGH BARREL STAGGERED CLAY TILE ROOF

Ojai Permanent Supportive Housing

Public Works Yard, Montgomery St, Ojai California

Drawn By: DJ
 Checked By:
 Job No. 2407

Revisions:

No.	Date	By

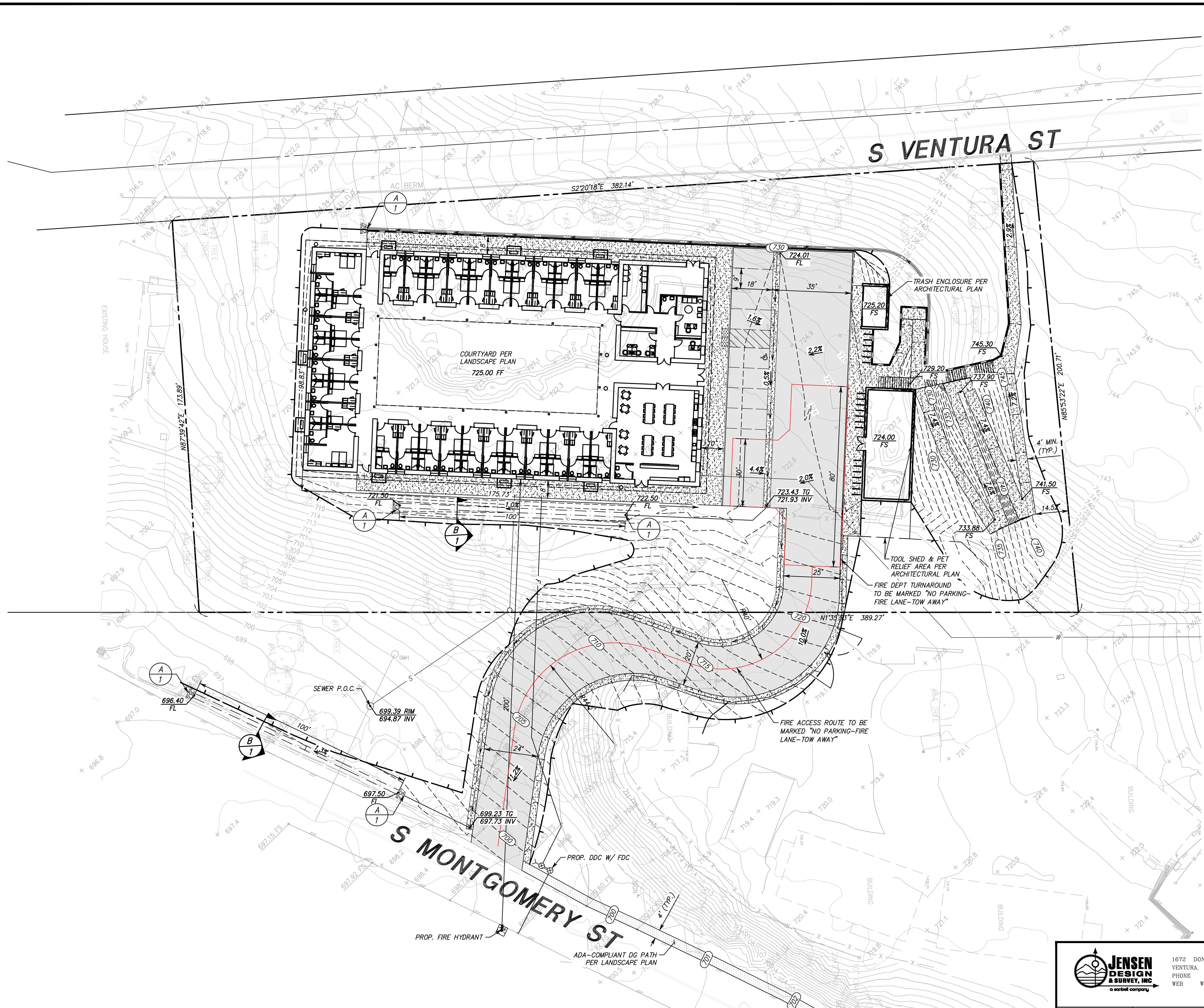
NOT FOR CONSTRUCTION

14 March 2025

Design
Review

Exterior
Materials

A4.1

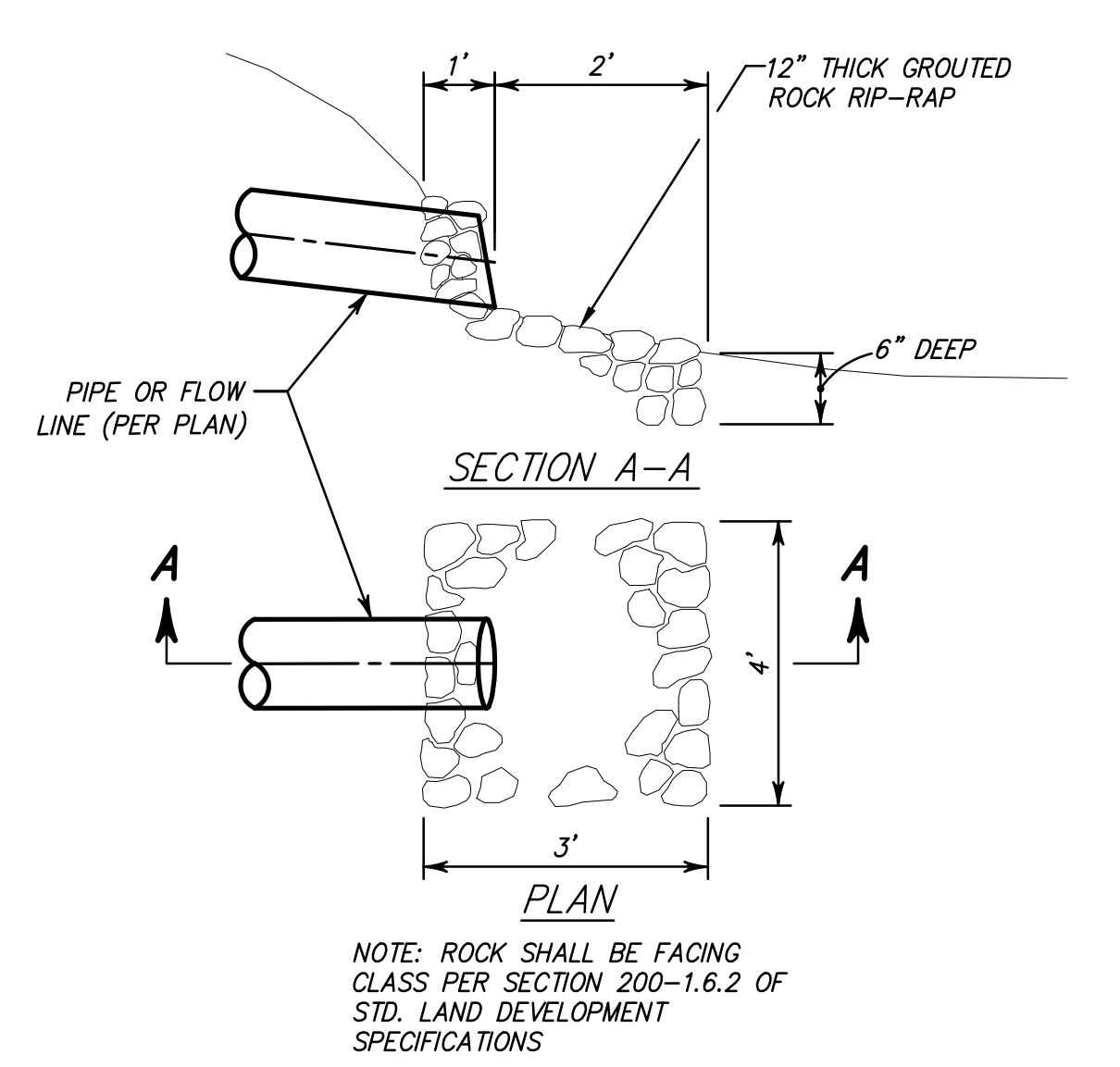


LEGEND

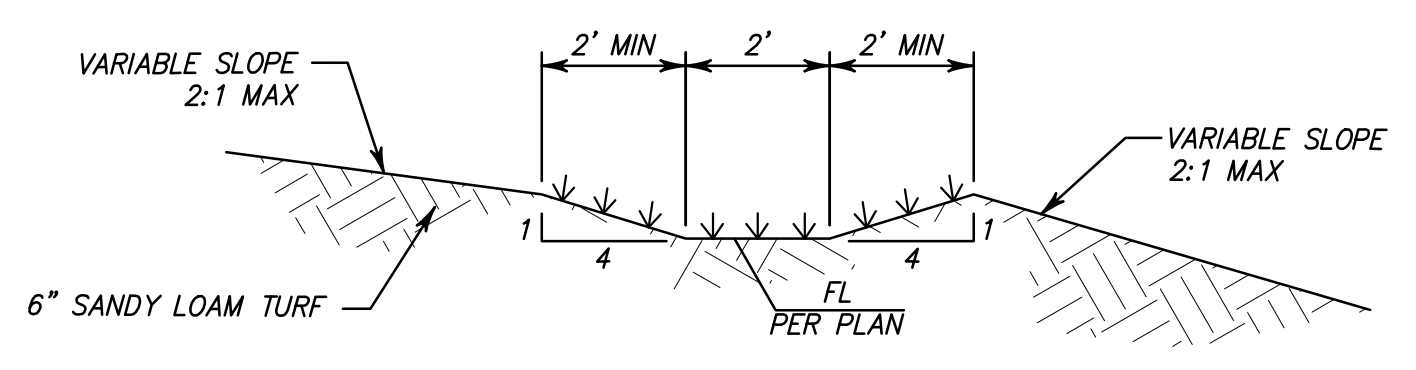
PROPOSED	EXISTING
W WATER	W WATER
F FIRE WATER	S SEWER
S SEWER	G GAS
SD STORM DRAIN	T TELEPHONE
SO SEWER MANHOLE	OHE OVERHEAD ELEC.
SI STORM INLET	WV WATER VALVE
RR RIP-RAP	FH FIRE HYDRANT
FL FLOWLINE	SL STREET LIGHT
TL TOP/TOE OF SLOPE	CL CONTOUR LINE
RG RIBBON GUTTER	SS STREET SIGN
RW RETAINING WALL	
CL CONTOUR LINE	
DL DAYLIGHT LINE	
F FENCE	
C CONCRETE	
AP AC PAVING	
DG DG PATH PER LANDSCAPE PLAN	

ABBREVIATIONS

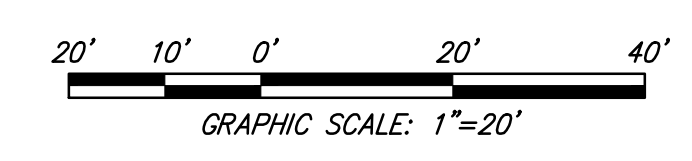
FS	FINISH SURFACE
FG	FINISH GRADE
INV	INVERT
TG	TOP OF GRATE
SW	SIDEWALK
EX	EXISTING
FL	FLOW LINE



A RIP-RAP OUTLET DETAIL
NOT TO SCALE



B BIOSWALE DETAIL
NOT TO SCALE



JENSEN DESIGN & SURVEY, INC.
a sorbel company

1672 DONLON STREET
VENTURA, CALIF. 93003
PHONE 805/654-6977
WEB WWW.JDSURVIL.COM

SCALE: AS NOTED J.N.: C0005.6750
DATE: 3/14/25 DWG. NAME: 6750-01_02-PGP.dwg

CONCEPT GRADING PLAN
FOR
OJAI DIGNITY MOVES

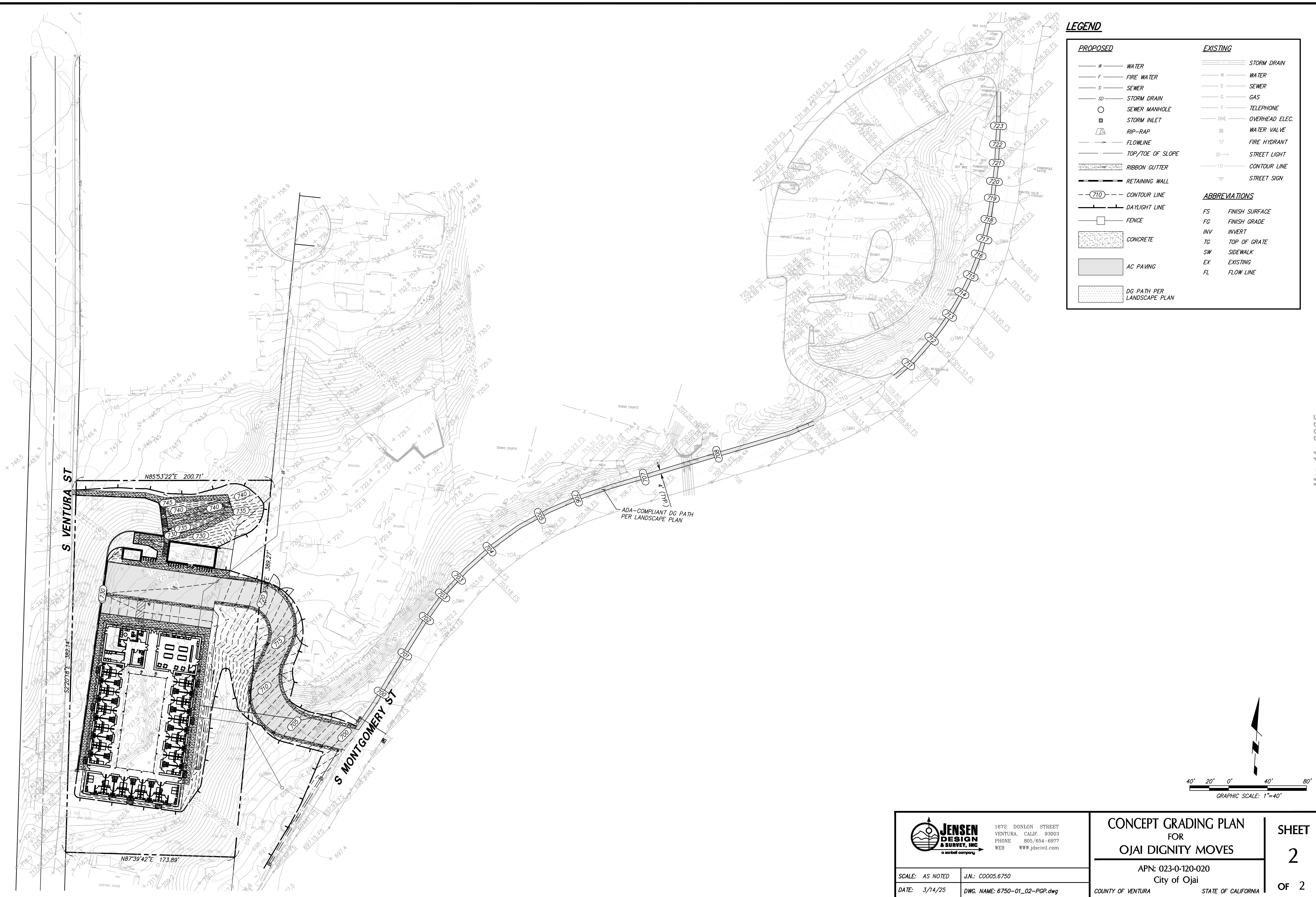
APN: 023-0-120-020
City of Ojai

COUNTY OF VENTURA STATE OF CALIFORNIA

SHEET 1 OF 2

Mar 14, 2025

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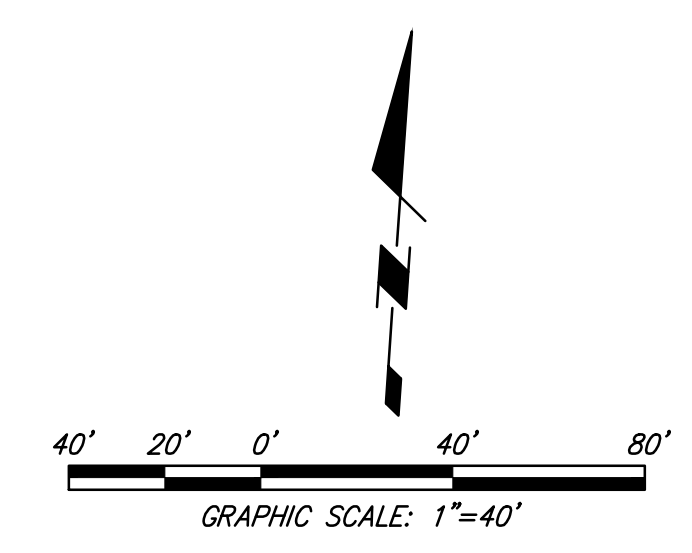


LEGEND

PROPOSED		EXISTING	
— W —	WATER	— W —	WATER
— F —	FIRE WATER	— S —	SEWER
— S —	SEWER	— G —	GAS
— SD —	STORM DRAIN	— T —	TELEPHONE
○	SEWER MANHOLE	— OHE —	OVERHEAD ELEC.
■	STORM INLET	⊗	WATER VALVE
▲	RIP-RAP	⊕	FIRE HYDRANT
→	FLOWLINE	⊙	STREET LIGHT
—	TOP/TOE OF SLOPE	— 10 —	CONTOUR LINE
—	RIBBON GUTTER	—	STREET SIGN
—	RETAINING WALL		
— 710 —	CONTOUR LINE		
—	DAYLIGHT LINE		
□	FENCE		
■	CONCRETE		
■	AC PAVING		
■	DG PATH PER LANDSCAPE PLAN		

ABBREVIATIONS

FS	FINISH SURFACE
FG	FINISH GRADE
INV	INVERT
TG	TOP OF GRATE
SW	SIDEWALK
EX	EXISTING
FL	FLOW LINE



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a sorbel company

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 WEB WWW.JDSURVIL.COM

SCALE: AS NOTED J.N.: C0005.6750
 DATE: 3/14/25 DWG. NAME: 6750-01_02-PGP.dwg

**CONCEPT GRADING PLAN
 FOR
 OJAI DIGNITY MOVES**

APN: 023-0-120-020
 City of Ojai

COUNTY OF VENTURA STATE OF CALIFORNIA

**SHEET
 2
 OF 2**

Mar 14, 2025

J:\023-0-120-020-02-PGP.dwg Mar 14, 2025, 3:41pm ccravis

PROJECT INFORMATION

APPLICANT INFORMATION:
PROJECT NAME: DIGNITY MOVES - CITY OF OJAI

PROJECT INFORMATION:
SITE ADDRESS: PUBLIC WORKS YARD, MONTGOMERY ST., OJAI CA 93023
APN: 023-0-120-020
ZONING: P-L ZONING
PROJECT TYPE: RESIDENTIAL

TOTAL LANDSCAPE AREA: 54,276 SF
TOTAL IRRIGATED LANDSCAPE AREA: 9,999 SF
TOTAL NON-IRRIGATED LANDSCAPE AREA: 43973 SF
TOTAL SPECIAL LANDSCAPE AREA: 304 SF



MWELo PROJECT INFORMATION
Model Water Efficient Landscape Ordinance

Applicant Information:
Name: KATHLEEN NOLAN / STUDIO LANDSCAPE CORP.
Phone: 805-646-8334
Address: 340 AVENIDA DE LA VEREDA, OJAI, CA. 93023
Email: kn@studio-landscape.com

Project:
Site Address: PUBLIC WORKS YARD MONTGOMERY ST., OJAI, CA. 93023
Project Type (new dwelling, commercial, or rehab): RESIDENTIAL

Currently, this project does not include landscaping. I am aware that future landscape installations may be required to comply with the Model Water Efficient Landscape Ordinance (MWELo) requirements per California Code of Regulations, Title 23, Division 2, Chapter 2.7.

This project does incorporate landscaping. (Please provide the information below specific to the landscape area which will be completed as part of this project and specify the compliance method to be used):
Total Landscape Area (sq. ft.): 54,276 Turf Area (sq. ft.): 1,223 SF
Non-Turf Plan Area (sq. ft.): 52,749 Special Landscape Area (sq. ft.): 304 SF
Water Type (potable, recycled, well): POTABLE
Name of water purveyor (if not served by private well): CASITAS MUNICIPAL WATER DISTRICT

Compliance Method
 Performance (Items included in Performance Checklist is included on plans)
 Prescriptive (Items included in Prescriptive Checklist is included on plans)

Signature
I certify the above information is correct and agree to comply with the requirements of the MWELo.
Kathleen Nolan 03/14/2025
Signature of property owner or authorized representative Date

401 South Ventura Street • Ojai, Ca 93023
(805) 646-5581 • fax: (805) 653-2236 • www.ojaicity.org
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DIG ALERT

811 DIG ALERT CALL BEFORE YOU DIG

http://california811.org

UNDERGROUND SERVICE ALERT
9 THINGS TO REMEMBER

1. DELINEATE THE SITE. IT'S MANDATORY THAT YOU OUTLINE THE PROPOSED EXCAVATION SITE WITH WHITE PAINT OR STAKES.
2. DIAL BEFORE YOU DIG. IT'S THE LAW. NO MATTER WHAT SIZE JOB YOU PLAN, CALL BEFORE YOU EXCAVATE. THE LAW PROVIDES PENALTIES FOR THOSE WHO DO NOT COMPLY.
3. CALL AT LEAST TWO WORKING DAYS BEFORE. YOU MAY CALL 14 DAYS PRIOR TO EXCAVATION. BUT DON'T WAIT UNTIL THE LAST MINUTE!
4. YOU'RE RESPONSIBLE FOR DAMAGE. IF DAMAGE TO UNDERGROUND UTILITIES RESULTS FROM YOUR DIGGING, YOU MAY BE CHARGED THE COST OF REPAIRING IT - PLUS A FINE.
5. MAKE ONLY ONE CALL. THAT'S ALL IT TAKES TO HAVE ALL UNDERGROUND LINES ON YOUR SITE LOCATED AND MARKED BEFORE YOU DIG.
6. THE CALL COSTS YOU NOTHING. THERE'S NO CHARGE TO CALL THE TOLL-FREE 800 NUMBER.
7. CALLING SAVES TIME. THE DIGALERT PROCESS HELPS EXPEDITE YOUR PROJECT BY ELIMINATING ANY SEARCHING FOR UNDERGROUND UTILITIES.
8. EVERYONE SHOULD CALL - NOT JUST PROFESSIONALS. CALLING IS JUST AS IMPORTANT FOR PROPERTY OWNERS AS IT IS FOR PLUMBERS, ELECTRICIANS, CONTRACTORS, LANDSCAPERS, SWIMMING POOL BUILDERS OR ANYONE ELSE.
9. YOUR PERMIT IS NOT VALID WITHOUT A DIGALERT NUMBER. AN EXCAVATION PERMIT DOESN'T MEAN YOU'RE FREE OF RESPONSIBILITY FOR DAMAGE TO UNDERGROUND UTILITIES. MAKE SURE YOU OBTAIN AN UNDERGROUND SERVICE ALERT/DIGALERT NUMBER BY CALLING.

TREE PERMIT (T 25-XXX)

SEE ARBORIST REPORT & TREE PROTECTION PLAN FOR REQUIREMENTS.

SHEET INDEX

- L-0 TITLE SHEET
- L-1 EXISTING CONDITIONS & DEMO PLAN
- L-2 LANDSCAPE SITE PLAN
- L-3 LANDSCAPE SITE PLAN
- L-4 COURTYARD SITE PLAN & IMAGERY
- L-5 LANDSCAPE MATERIALS IMAGERY
- L-6 SUSTAINABILITY MEASURES
- L-7 LANDSCAPE LIGHTING PLAN
- L-8 LANDSCAPE LIGHTING PLAN
- L-9 LANDSCAPE LIGHTING SPECIFICATIONS
- L-10 TREE PROTECTION PLAN
- L-11 TREE PROTECTION PLAN

DEFENSIBLE SPACE ZONES

ZONE 0 (0-5' FROM STRUCTURE)

ZONE 1 (5-30' FROM STRUCTURE)

ZONE 2 (30-100' FROM STRUCTURE)

LANDSCAPE CONCEPT

THE LANDSCAPE CONCEPT FEATURES A SAFE, SUSTAINABLE, AND HOME-LIKE SETTING OFFERING FLEXIBILITY AND OPPORTUNITIES FOR MULTI USES.

THE EXTERIOR LANDSCAPE BEYOND THE PRIMARY RESIDENCE FEATURES PROTECTING THE NATIVE OAK TREES, THE NATURAL NEIGHBORHOOD CHARACTER OF LOWER MONTGOMERY STREET AND THE EXISTING GRADES. THE PLANT MATERIAL SELECTED AND PLACED BY ZONES MEETS THE DEFENSIBLE SPACE REQUIREMENTS, WILL BE CLIMATE AND MAINTENANCE APPROPRIATE AND WILL MEET MWELo REQUIREMENTS.

THE PRIMARY FOCUS AND USE AREA FOR THE RESIDENTS IS THE INTERIOR CLOISTER GARDEN INSPIRED CENTRAL COURTYARD WHICH PROVIDES SEMI-PRIVATE INDIVIDUAL AND GROUP USE AREAS FOR BOTH RESIDENTS, STAFF, AND VISITORS.

THE COURTYARD FEATURES PERMEABLE PAVERS FOR STORMWATER INFILTRATION, A CENTRALLY LOCATED FRUITLESS OLIVE FOR YEAR-ROUND SHADE, BUILT-IN RAISED GROWING BEDS FOR EDIBLE VEGETABLES, HERBS, AND FLOWER SELECTIONS TO BE MADE BY THE RESIDENTS, RAISED PLANTERS WITH EDIBLE FRUIT TREES THAT DOUBLE AS A CASUAL SEATING EDGE AND A SUNNY LAWN AREA FOR LOUNGING AND OUTDOOR EXERCISES OR SIMILAR.

THE PROPOSED MOVEABLE SITE FURNISHINGS IN THE OUTDOOR DINING AND SEATING AREA ARE DIAGRAMMATIC AND SHOWN FOR REFERENCE ONLY. BECAUSE THE FURNITURE IS MOVEABLE, THE LAYOUT IS SCALABLE WHILE SPACIOUS ENOUGH TO ALLOW ADA ACCESS TO MEET THE RESIDENTS' NEEDS ALONG WITH AMPLE ROOM FOR PORTABLE ACCESSORIES SUCH A BARBEQUE, FOR EXAMPLE.

SITE IMPROVEMENTS FEATURE A NEW COMPLIANT ADA PAVED RAMP FROM THE STREET TO THE RESIDENTIAL BUILDING, SITE PARKING, A TRASH ENCLOSURE, A TOOL SHED FOR GARDENING TOOLS AND PORTABLE SITE AMENITIES, A SHARED BIKE RACK, AND A DOG RELIEF AREA. A PERMEABLE DECOMPOSED GRANITE SIDEWALK ON MONTGOMERY STREET CONNECTS TO THE OJAI VALLEY TRAIL AND DOWNTOWN AMENITIES, GENERAL SERVICES AND PUBLIC TRANSPORTATION. A 6' METAL FENCE WITH A MATT BRONZE FINISH WILL CONNECT TO EXISTING FENCING TO DELINEATE THE EXTERIOR SPACE FROM THE PUBLIC WORKS YARD AND TO PROVIDE PARTIAL SEPARATION ON THE EAST SIDE OF THE PROPERTY.

ROOF AND HARDSCAPE RUNOFF ARE DIRECTED TO THE LANDSCAPE FOR INFILTRATION INTO BIOSWALES AND WILL REDUCE IRRIGATION REQUIREMENTS.

LIGHTING IN THE COURTYARD FEATURES LOW VOLTAGE LED SHADED ARCHITECTURAL STRING LIGHTS OVER THE DINING AND SEATING AREA UNDER THE CENTRAL OLIVE.
LIGHTING AT THE ADA RAMP FROM THE STREET TO THE BUILDING AND PARKING AREA FEATURES A LOW VOLTAGE, LED BOLLARD. BOTH MEET DARK SKY ORDINANCE REQUIREMENTS WITH A MATT BRONZE FINISH.

IRRIGATION WILL BE OPERATED BY A SMART CONTROLLER, WILL BE LOW VOLTAGE, AND WILL MEET MWELo REQUIREMENTS.

PROJECT CONTACT LIST

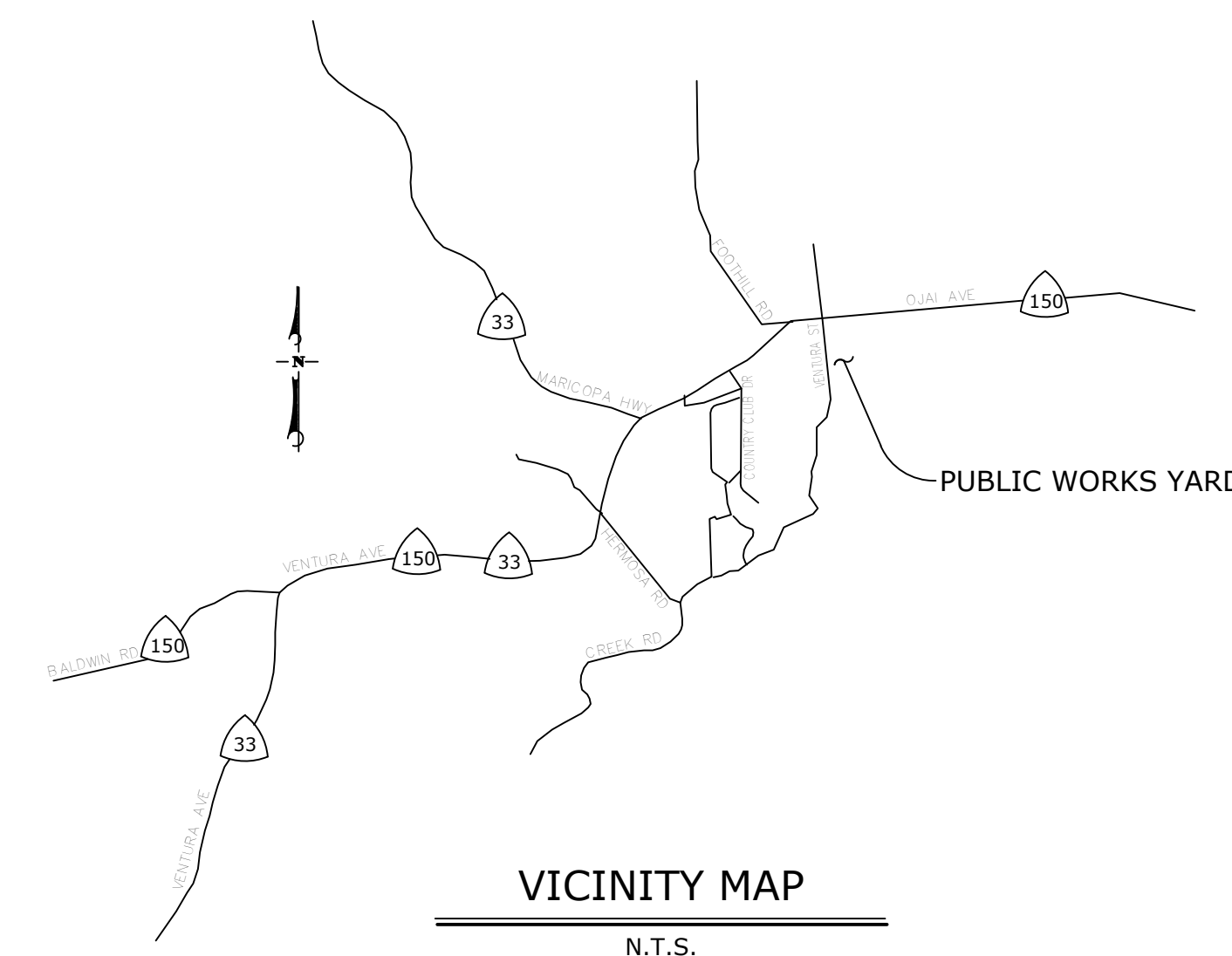
OWNER APPLICANT
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LUCAS SEIBERT
COMMUNITY DEVELOPMENT DIRECTOR
805.646.5581
lucas.seibert@ojai.ca.gov

DEVELOPER
DIGNITY MOVES
MAUREEN BOYER
VP OF INNOVATIVE DESIGN
415.246.3510
maureen@dignitymoves.org

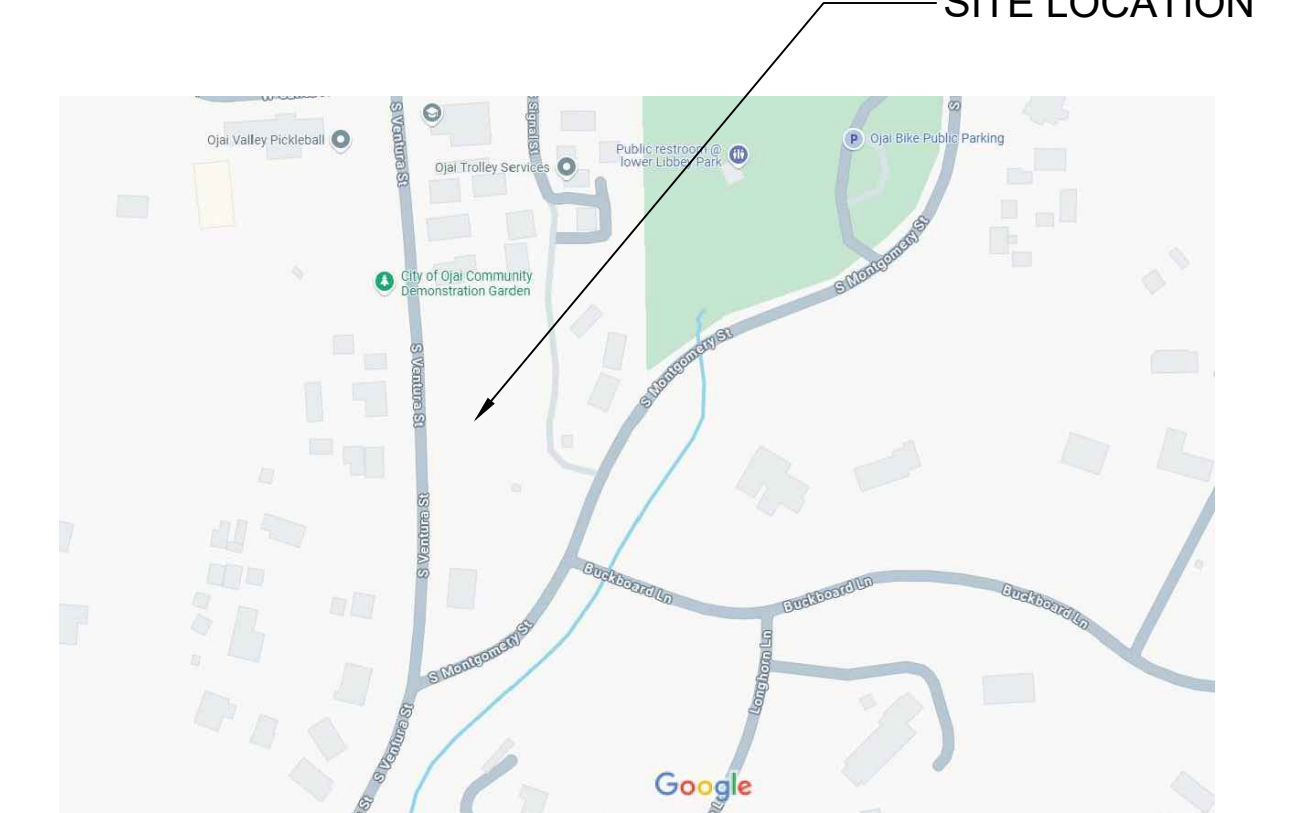
LANDSCAPE ARCHITECT
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LOCATION MAP



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DIGNITY MOVES
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APN # 023-0-120-020

TITLE SHEET

REVISIONS	
NAME	DATE
DRP SUBMITTAL	02/04/25
DRP SUBMITTAL	03/14/25

PHASE
DESIGN REVIEW
PERMIT

JOB NUMBER: 25-01DM
ORIGIN DATE 01.03.25
PLOT DATE 03.14.25
DRAWN BY: KD
CHECKED BY: KN

SHEET 1 OF 12

L-0

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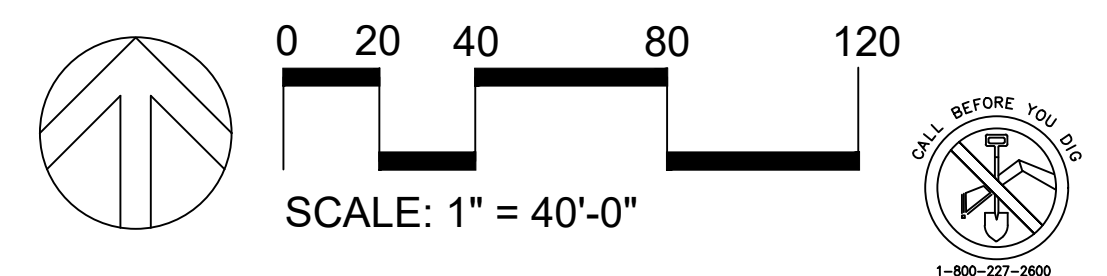


SITE PLAN KEY NOTES:

- ① PROJECT PARCEL
- ② PROJECT ENTRY DRIVE
- ③ CONCRETE SIDEWALK
- ④ PERMEABLE DECOMPOSED GRANITE SIDEWALK (SITE TO OJAI VALLEY TRAIL)
- ⑤ PUBLIC WORKS YARD
- ⑥ OJAI VALLEY TRAIL
- ⑦ PROTECTED OAK WOODLAND
- ⑧ LIBBEY PARK LOWER TENNIS COURTS
- ⑨ LIBBEY PARK ENTRY STEPS TO LOWER TENNIS COURTS
- ⑩ ENTRY DRIVE TO LOWER LIBBEY PARK PARKING
- ⑪ LOWER LIBBEY PARK PARKING

NOTES:

1. SEE SHEET THIS SHEET I-3 ,FOR EXTENT OF PROJECT IMPROVEMENTS.
2. PLANT MATERIAL SHOWN WITHIN GRADING AREA TO BE MODIFIED WITH FINAL GRADING PLAN, ARBORIST REPORT AND TREE PROTECTION PLAN.
3. PLANT MATERIAL SHOWN WITHIN GRADING AREAS IS DIAGRAMMATIC.
4. NO PLANTING UNDER EXISTING OAKS.
5. DEFENSIBLE SPACE ZONE 0 TO BE MULCHED WITH UNSTABILIZED DECOMPOSED GRANITE OR GRAVEL.
6. DEFENSIBLE SPACE ZONES 1 AND 2 TO BE MULCHED TO A MAXIMUM DEPTH OF 2".
7. MULCH IN ZONES 1 AND 2 TO UTILIZE EXISTING LEAF LITTER AS MULCH OR WHERE NOT NATURALLY OCCURRING, APPLY APPROVED BARK MULCH TO MEET DEFENSIBLE SPACE STANDARDS AT A DEPTH NO GREATER THAN 2".
8. MAINTAIN 2" DEPTH OF NATURAL LEAF LITTER IN ALL AREAS BEYOND ZONE 2 (100').
9. DEFENSIBLE SPACE, ALL ZONES, MAINTAIN TREE CANOPIES 10' FROM ALL BUILDINGS.



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APN # 023-0-120-020

LANDSCAPE SITE PLAN

REVISIONS	
NAME	DATE
DRP SUBMITTAL	02/04/25
DRP SUBMITTAL	03/14/25

PHASE
DESIGN REVIEW PERMIT

JOB NUMBER: 25-01DM
ORIGIN DATE: 01.03.25
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SHEET: 4 OF 12

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- 1 CENTRAL COURTYARD
- 2 CENTRAL SHADE TREE
- 3 MOVEABLE OUTDOOR DINING
- 4 COMMUNITY GARDENING: RAISED PLANTERS, SMOOTH PLASTER FINISH TO MATCH BUILDING, 18" HT
- 5 OUTDOOR SEATING W/ MOVEABLE CHAIRS
- 6 PERENNIAL HERB BEDS
- 7 PERMEABLE PAVERS
- 8 ARCHITECTURAL STRING LIGHTS WITH SHADE
- 9 LAWN
- 10 LOW SHRUB BORDER
- 11 18" HT RAISED PLANTER/CASUAL SEATING W/ DWARF CITRUS TREE



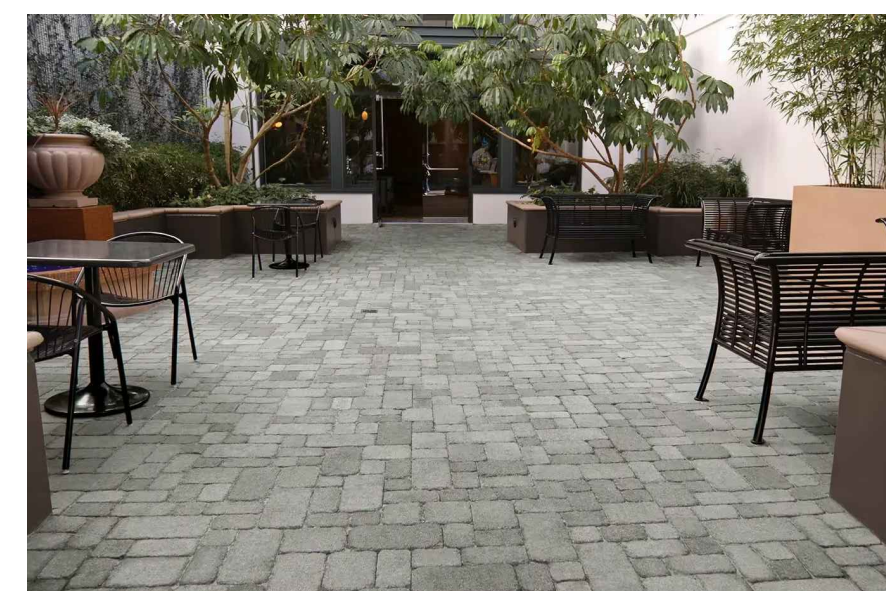
COURTYARD OLIVE



CLOISTER GARDEN MISSION SAN LUIS REY



CLOISTER MUSEUM GARDEN



PERMEABLE PAVERS
COLOR: TERRA COTTA
FINISH: ANTIQUE TUMBLE



TERRA COTTA PERMEABLE PAVERS



ARCHITECTURAL STRING LIGHTS W/ SHADE MFG: LIGHTCRAFT
MODEL: PETAL SHADE



PETAL SHADE
MODEL BK-111-BZ
DIMENSIONS 7-1/2"W X 3"H
MATERIAL ALUMINUM
OUTSIDE FINISH BRONZE (BZ)
INSIDE FINISH WHITE REFLECTIVE



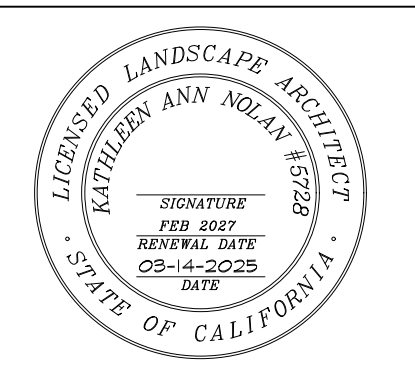
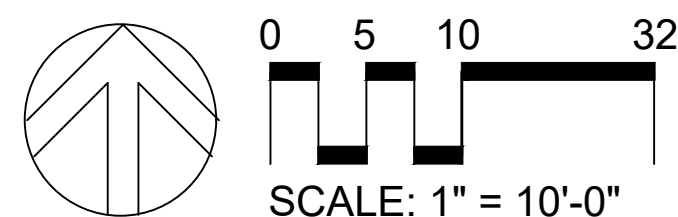
DWARF CITRUS TREE



RAISED EDIBLE BEDS



LOW SHRUBS



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COURTYARD SITE PLAN

REVISIONS	
NAME	DATE
DRP SUBMITTAL	02/04/25
DRP SUBMITTAL	03/14/25

PHASE
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SHEET 5 OF 12

L-4

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SUSTAINABLE SITE DESIGN

OVERALL SUSTAINABILITY MEASURES

SITE DESIGN: Resiliency through a whole systems approach

- Protect existing oaks
- Sensitive siting of structures and materials
- Minimal grading
- Stormwater capture (bioswales, raingardens & irrigation)

WATER, SOIL + CLIMATE: Regenerative design strategies

- Minimize albedo/heat island affect (shade trees, structures + materials)
- Climate appropriate plant material to minimize water use & maintenance
- Smart irrigation controller and water efficient system
- Build soil sponge/soil water holding capacity in planted areas
- Apply mulch in open areas for soil protection, weed suppression & H2O retention

HABITAT: Building native plant communities

- Protect existing oaks
- California native plant species
- Pollinator plants to support friendly wildlife

FIRE SMART LANDSCAPING: Selection, placement + maintenance

- Zoning & defensible space design
- Fire resistant materials
- Fire wise plant selection, placement & spacing
- Vegetation management

MATERIALS + ENERGY: Efficient design systems

- Permeable surfaces (permeable pavers, bark mulch)
- Low voltage, Dark Sky Compliant LED landscape lighting

COMMUNITY + CIRCULATION: Valuing natural features of site

- Community gardening w/ edible beds + fruit trees
- Small + large gathering areas
- Bicycle parking
- Connection to street, services, amenities and transportation
- Site wide ADA accessible path
- Shaded sidewalk, maintain existing oak trees

BIOSWALE AND RAINGARDENS



NATIVE SPECIES AND POLLINATOR PLANTS



SITE DESIGN



ACCESSIBLE PATHS



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SUSTAINABILITY MEASURES

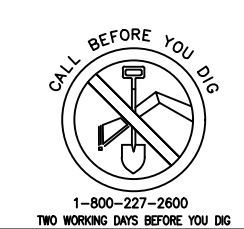
REVISIONS	
NAME	DATE
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DRP SUBMITTAL	03/14/25

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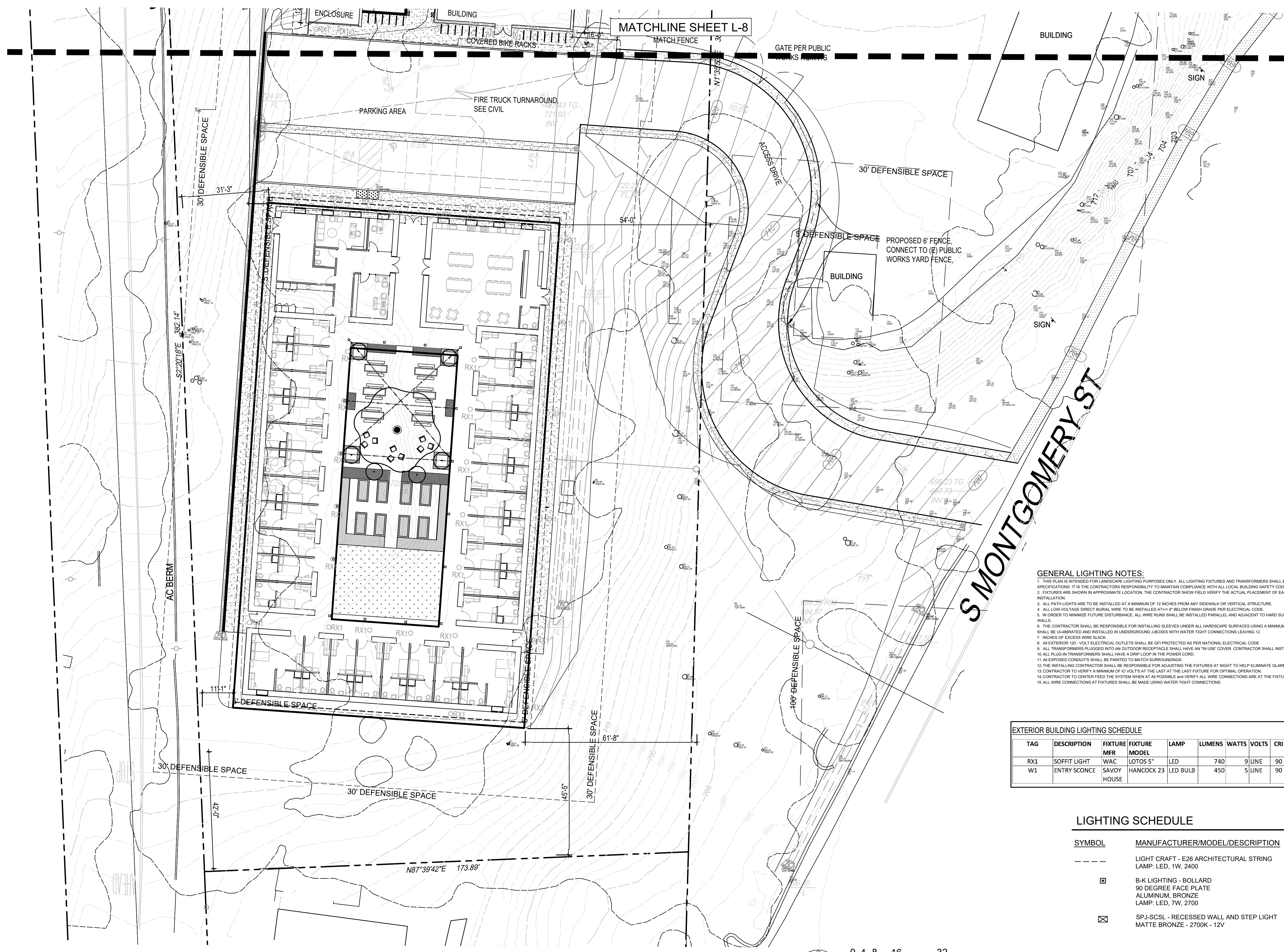
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- GENERAL LIGHTING NOTES:**
- THIS PLAN IS INTENDED FOR LANDSCAPE LIGHTING PURPOSES ONLY. ALL LIGHTING FIXTURES AND TRANSFORMERS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN COMPLIANCE WITH ALL LOCAL BUILDING SAFETY CODES AND ORDINANCES.
 - FIXTURES ARE SHOWN IN APPROXIMATE LOCATION. THE CONTRACTOR SHALL FIELD VERIFY THE ACTUAL PLACEMENT OF EACH FIXTURE UPON COMPLETION OF LANDSCAPE INSTALLATION.
 - ALL PATH LIGHTS ARE TO BE INSTALLED AT A MINIMUM OF 12 INCHES FROM ANY SIDEWALK OR VERTICAL STRUCTURE.
 - ALL LOW-VOLTAGE DIRECT BURIAL WIRE TO BE INSTALLED AT ± 6" BELOW FINISH GRADE PER ELECTRICAL CODE.
 - IN ORDER TO MINIMIZE FUTURE DISTURBANCE, ALL WIRE RUNS SHALL BE INSTALLED PARALLEL AND ADJACENT TO HARD SURFACES SUCH AS SIDEWALKS, DRIVEWAYS AND WALLS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING SLEEVES UNDER ALL HARDSCAPE SURFACES USING A MINIMUM 1 INCH PVC PIPE. ALL UNDERGROUND SPLICES SHALL BE UNABRATED AND INSTALLED IN UNDERGROUND J-BOXES WITH WATER TIGHT CONNECTIONS LEAVING 12
 - INCHES OF EXCESS WIRE SLACK.
 - AN EXTERIOR 120 - VOLT ELECTRICAL OUTLETS SHALL BE GFI PROTECTED AS PER NATIONAL ELECTRICAL CODE.
 - ALL TRANSFORMERS PLUGGED INTO AN OUTDOOR RECEPTACLE SHALL HAVE AN "IN USE" COVER. CONTRACTOR SHALL INSTALL TAYMAC TYPE COVERS AT ALL OUTLETS.
 - ALL PUG-IN TRANSFORMERS SHALL HAVE A DRIP LOOP IN THE POWER CORD.
 - ALL EXPOSED CONDUITS SHALL BE PAINTED TO MATCH SURROUNDINGS.
 - THE INSTALLING CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE FIXTURES AT NIGHT TO HELP ELIMINATE GLARE AND TO ENSURE OPTIMUM LIGHTING EFFECT.
 - CONTRACTOR TO VERIFY A MINIMUM OF 10 VOLTS AT THE LAST AT THE LAST FIXTURE FOR OPTIMAL OPERATION.
 - CONTRACTOR TO CENTER FEED THE SYSTEM WHEN AT ALL POSSIBLE AND VERIFY ALL WIRE CONNECTIONS ARE AT THE FIXTURES.
 - ALL WIRE CONNECTIONS AT FIXTURES SHALL BE MADE USING WATER TIGHT CONNECTIONS.

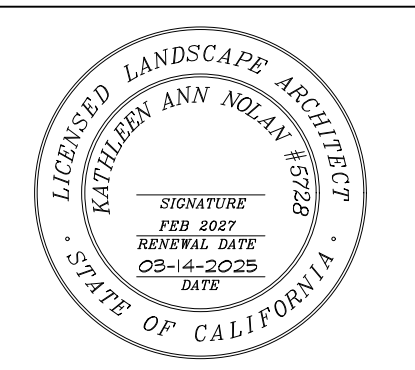
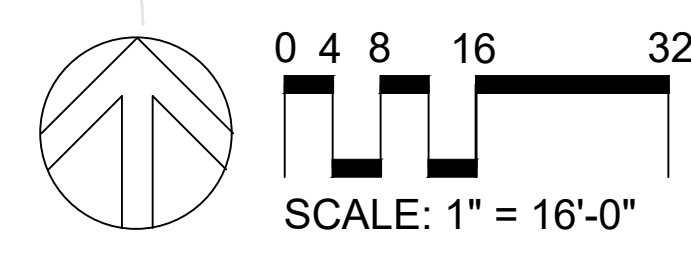
EXTERIOR BUILDING LIGHTING SCHEDULE

TAG	DESCRIPTION	FIXTURE MFR	FIXTURE MODEL	LAMP	LUMENS	WATTS	VOLTS	CRI	COLOR TEMP	FINISH	MOUNTING INFO
RX1	SOFFIT LIGHT	WAC	LOTOS 5"	LED	740	9	LINE	90	3000K	BLACK	18" FROM WALL
W1	ENTRY SCONCE	SAVOY HOUSE	HANCOCK 23	LED BULB	450	5	LINE	90	2700K	BRONZE	90° TO TOP OF FIXTURE

LIGHTING SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
---	LIGHT CRAFT - E26 ARCHITECTURAL STRING LAMP: LED, 1W, 2400	200LF	
□	B-K LIGHTING - BOLLARD 90 DEGREE FACE PLATE ALUMINUM, BRONZE LAMP: LED, 7W, 2700	40	
⊗	SPJ-SCSL - RECESSED WALL AND STEP LIGHT MATTE BRONZE - 2700K - 12V	48	

- LIGHTING NOTES:**
- ALL PROPOSED EXTERIOR LIGHTING TO MEET DARK SKY CODE COMPLIANCE.
 - LIGHTING FIXTURE LOCATIONS SHOWN ARE DIAGRAMMATIC ONLY.
 - ALL LANDSCAPE LIGHTING TO BE LOW VOLTAGE LED LAMPS.
 - ALL EXTERIOR BUILDING WALL SCONCES AND SOFFITS TO BE 120V.
 - FINAL SELECTIONS PER CITY OF OJAI APPROVAL.



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LANDSCAPE LIGHTING PLAN

REVISIONS

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DRP SUBMITTAL	03/14/25

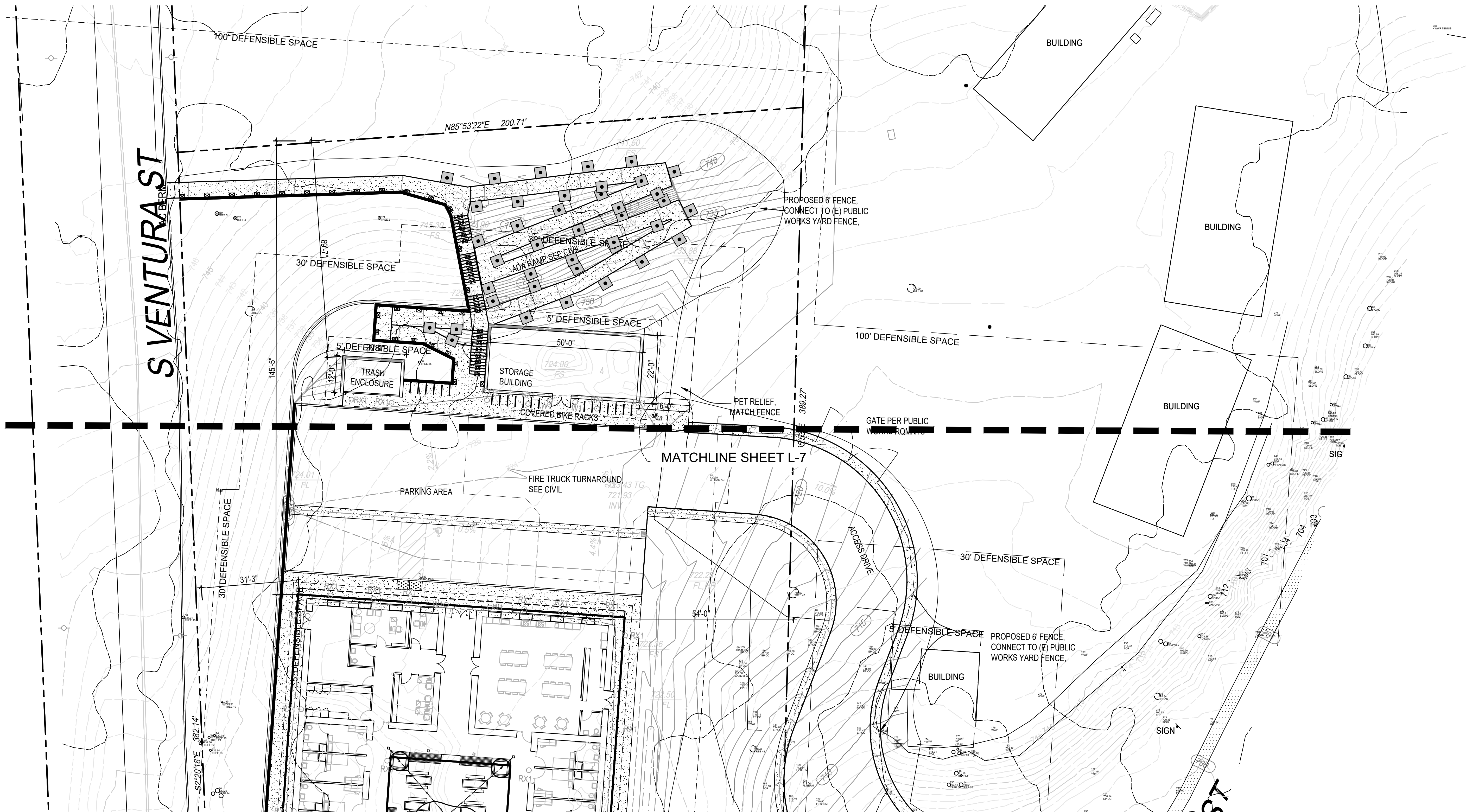
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SHEET 8 OF 12
L-7

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GENERAL LIGHTING NOTES:

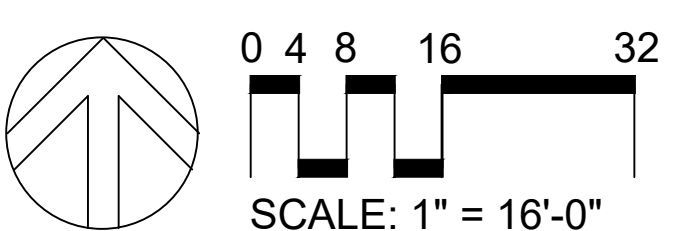
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- ALL LOW-VOLTAGE DIRECT BURIAL WIRE TO BE INSTALLED AT 18" BELOW FINISH GRADE PER ELECTRICAL CODE.
- IN ORDER TO MINIMIZE FUTURE DISTURBANCE, ALL WIRE RUNS SHALL BE INSTALLED PARALLEL AND ADJACENT TO HARD SURFACES SUCH AS SIDEWALKS, DRIVEWAYS AND WALLS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING SLEEVES UNDER ALL HARDWARE SURFACES USING A MINIMUM 1 INCH PVC PIPE. ALL UNDERGROUND SPLICES SHALL BE LABELLED AND INSTALLED IN UNDERGROUND JUNCTIONS WITH WATER TIGHT CONNECTIONS LEAVING 12 INCHES OF EXCESS WIRE SLACK.
- AN EXTERIOR 120-VOLT ELECTRICAL OUTLETS SHALL BE GFI PROTECTED AS PER NATIONAL ELECTRICAL CODE.
- ALL TRANSFORMERS PLUGGED INTO AN OUTDOOR RECEPTACLE SHALL HAVE AN "IN" USE COVER. CONTRACTOR SHALL INSTALL TAYMAC TYPE COVERS AT ALL OUTLETS.
- ALL PLUG-IN TRANSFORMERS SHALL HAVE A DRIP LOOP IN THE POWER CORD.
- ALL EXPOSED CONDUITS SHALL BE PAINTED TO MATCH SURROUNDINGS.
- THE INSTALLING CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE FIXTURES AT NIGHT TO HELP ELIMINATE GLARE AND TO ENSURE OPTIMUM LIGHTING EFFECT.
- CONTRACTOR TO VERIFY A MINIMUM OF 10 VOLTS AT THE LAST AT THE LAST FIXTURE FOR OPTIMAL OPERATION.
- CONTRACTOR TO CENTER FEED THE SYSTEM WHEN AT AS POSSIBLE AND VERIFY ALL WIRE CONNECTIONS ARE AT THE FIXTURES.
- ALL WIRE CONNECTIONS AT FIXTURES SHALL BE MADE USING WATER TIGHT CONNECTIONS.

EXTERIOR BUILDING LIGHTING SCHEDULE

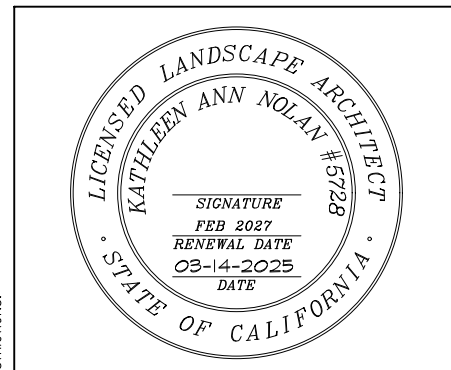
TAG	DESCRIPTION	FIXTURE MFR	FIXTURE MODEL	LAMP	LUMENS	WATTS	VOLTS	CRI	COLOR TEMP	FINISH	MOUNTING INFO
RX1	SOFFIT LIGHT	WAC	LOTOS 5"	LED	740	9	LINE	90	3000K	BLACK	18" FROM WALL
W1	ENTRY SCNCE	SAVOY HOUSE	HANCOCK 23	LED BULB	450	5	LINE	90	2700K	BRONZE	90" TO TOP OF FIXTURE

LIGHTING SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
---	LIGHT CRAFT - E26 ARCHITECTURAL STRING LAMP: LED, 1W, 2400	200LF	
□	B-K LIGHTING - BOLLARD 90 DEGREE FACE PLATE ALUMINUM, BRONZE LAMP: LED, 7W, 2700	40	
☒	SPJ-SCSL - RECESSED WALL AND STEP LIGHT MATTE BRONZE - 2700K - 12V	48	



- LIGHTING NOTES:**
- ALL PROPOSED EXTERIOR LIGHTING TO MEET DARK SKY CODE COMPLIANCE.
 - LIGHTING FIXTURE LOCATIONS SHOWN ARE DIAGRAMMATIC ONLY.
 - ALL LANDSCAPE LIGHTING TO BE LOW VOLTAGE LED LAMPS.
 - EXTERIOR BUILDING WALL SCNCES AND SOFFITS TO BE 120V.
 - FINAL SELECTIONS PER CITY OF OJAI APPROVAL.



STUDIO LANDSCAPE CORPORATION
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 Ojai, CA 93023
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 www.studio-landscape.com



DIGNITY MOVES
OJAI PERMANENT SUPPORTIVE HOUSING
PUBLIC WORKS YARD
MONTGOMERY ST., OJAI, CA. 93023
 APN # 023-0-120-020

LANDSCAPE LIGHTING PLAN

REVISIONS

NAME	DATE
DRP SUBMITTAL	02/04/25
DRP SUBMITTAL	03/14/25

PHASE
DESIGN REVIEW
PERMIT

JOB NUMBER: 25-01DM
ORIGIN DATE 01.03.25
PLOT DATE 03.14.25
DRAWN BY: KD
CHECKED BY: KN

SHEET 9 OF 12
L-8

PROGRESS PRINT, NOT FOR CONSTRUCTION



California Department of Housing and Community Development

ERF Budget Change Request Form

**This budget change request was submitted
on 8/16/2025 3:22 PM**

Introduction

Please select the ERF Round for which you are submitting this budget change request:
ERF-3R

ERF-3R Budget Change Request

Select the ERF-3R Funded Encampment
City of Ojai — City Hall

Answer all of the questions below. Responses should be concise and provide specific details explaining any proposed changes to funding and/or project plans.

Generally, the effective date is the date this form is submitted, however, in unique circumstances HPD Homelessness Grants will consider approving retroactive effective dates.

What date are you requesting that the revised budget be effective?
7/1/2024

If you would like this date to be retroactive, please explain why.
To match with the City's Fiscal Year starting July 1, 2024

Are you requesting an expedited review?
Yes

Please explain why.
We are asking for the expedited review so the June 30, 2025 Budget to Actuals match with the City of Ojai and HCD.

Provide a proposed budget below.
74_1_ERF-3-R, Budget Template_City of Ojai-Resubmitted 8.26.25.xlsx

New Proposed Budget for ERF-3R funds by Eligible Use Category

Rapid Rehousing	Operating Subsidies	Street Outreach	Services Coordination
<i>Rapid rehousing, including housing identification services, rental subsidies, security deposits, incentives to landlords, and holding fees for eligible persons, housing search assistance, case management and facilitate access to other community-based services.</i>	<i>Operating subsidies in new and existing affordable or supportive housing units, emergency shelters, and navigation centers. Operating subsidies may include operating reserves.</i>	<i>Street outreach to assist eligible persons to access crisis services, interim housing options, and permanent housing and services.</i>	<i>Services coordination, which may include access to workforce, education, and training programs, or other services needed to improve and promote housing stability for eligible persons, as well as direct case management services being provided to persons.</i>
New Proposed Budget \$0.00	New Proposed Budget \$2,000,000.00	New Proposed Budget \$0.00	New Proposed Budget \$0.00
Previously Approved Budget \$0.00	Previously Approved Budget \$2,000,000.00	Previously Approved Budget \$0.00	Previously Approved Budget \$0.00

Systems Support	Delivery of Permanent Housing	Prevention and Shelter Diversion	Interim Sheltering
<i>Systems support for activities that improve, strengthen, augment, complement, and/or are necessary to create regional partnerships and a homeless services and housing delivery system that resolves persons' experiences of unsheltered homelessness.</i>	<i>Delivery of permanent housing and innovative housing solutions, such as unit conversions that are well suited for eligible persons.</i>	<i>Prevention and shelter diversion to permanent housing, including flexible forms of financial assistance, problem solving assistance, and other services to prevent people that have been placed into permanent housing from losing their housing and falling back into unsheltered homelessness. This category is only available to serve people who were formerly residing in the prioritized ERF encampment site.</i>	<i>Interim sheltering, limited to newly developed clinically enhanced congregate shelters, new or existing noncongregate shelters, and operations of existing navigation centers and shelters based on demonstrated need that are well suited for eligible persons.</i>
New Proposed Budget \$344,142.04	New Proposed Budget \$10,118,319.00	New Proposed Budget \$0.00	New Proposed Budget \$0.00

Previously Approved Budget
\$300,000.00

Previously Approved Budget
\$10,300,000.00

Previously Approved Budget
\$0.00

Previously Approved Budget
\$0.00

Improvements to Existing Emergency Shelters

Improvements to existing emergency shelters to lower barriers, increase privacy, better address the needs of eligible persons, and improve outcomes and exits to permanent housing.

Administrative Costs

Up to 5% of grant funds may be applied to administrative costs. Administrative costs incurred by the city, county, continuum of care, to administer its program allocation.

New Proposed Budget
\$0.00

New Proposed Budget
\$205,000.00

Previously Approved Budget
\$0.00

Previously Approved Budget
\$67,461.04

Budget Change Request Total

Total New Proposed Budget
12,667,461.04

Total Previous Budget
12,667,461.04

Reason for the Request and Resulting Change

What prompted the need for this change?

The City has requested some changes to our line costs as contracts have been approved, and the costs are being refined .

At the program level, what will change if this budget change request is approved?

Programmatically, what will be eliminated, reduced, or augmented from the previously approved budget?

Nothing has changed since the last modification except line-item budgets changes.

Programmatically, what will be added, expanded, or augmented in the newly proposed budget?

None

Certify and Submit

Please provide any additional comments

Thank you for letting us take the time to explain why the line-item re-allocation has been requested. The Ojai Permanent Supportive Housing Project has been redesigned both in increased housing from 20 to 30 units as well as a change in the location. The City of Ojai has refined the budget based on costs and City Council approved contracts at this time.

Title

ERF Grant Coordinator

Name

Michelle Johnson

Phone

(719) 600-1352

Email

michelle.johnson@ojai.ca.gov

certifies that all information included in this form is true and accurate to the best of their knowledge.

Yes

	ELIGIBLE USE CATEGORY	<5 WORD DESCRIPTION	NAME OF ENTITY OR PART OF PROPOSAL				ERF-2-R PROPOSED BUDGET	LEVERAGED FISCAL SUPPORT	2 SENTENCE DESCRIPTION
				SALARY	FTE	MONTHS			
Guidance and Intended Use	Use dropdowns. See NOFA, III. A.	Enables Cal ICH to immediately understand the line item.	Enables Cal ICH to associate the line item with specific entities or parts of a proposal.				Only ERF-2-R Funds	Non ERF-2-R Funds That WILL be Used to Support this Proposal	Enables Cal ICH to better understand the line item, context, and / or other pertinent information related to the proposed line item.
PERSONNEL COSTS				SALARY	FTE	MONTHS			
	Street Outreach			-	-		-	-	
Subtotal - Personnel Costs							\$ -	\$ -	
	Systems Support	Performance of certain non-emergent mental health field engagement	Co of Ventura Behavioral Health	\$ -	-	24	\$ 97,154.00		System Support County of Ventura: 50% of case management contract to provide connection to County mental health services for Ojai Tent Town and Permanent Supportive Housing residents. Case management service is offered to Ojai Tent Town residents as Permanent Supportive Housing Project is constructed to help stabilize the population and assist with the transition from sanctioned unsheltered encampment to permanent supportive housing.
	Systems Support	Two case managers will meet with clients at a minimum of two times per month. Conduct client intakes and personalized needs assessment, to create a service plan that focuses on housing goals, income maintenance/increase, and other client-identified personal goals such as medical, mental health, substance use, financial, vocational, and social support needs.	Help of Ojai	\$ -	-	24	\$ 144,720.00		System Support Help of Ojai: 100% of case management contract to provide connection to social services for Ojai Tent Town and Permanent Supportive Housing residents. Case management service is offered to Ojai Tent Town residents as Permanent Supportive Housing Project is constructed to help stabilize the population and assist with the transition from sanctioned unsheltered encampment to permanent supportive housing.
	Systems Support	On-site services to support co-living, belonging, essential needs, shared agreements, teamwork, personal empowerment, pathways to housing, coordination with case management, and community engagement for Ojai's tent encampment residents	Amy Farah Weiss/Saint Francis Challenge	\$ -	-	6	\$ 102,268.04		Amy Weiss/St. Francis Challenge: Cost of contract for on-site lead steward who resided within Ojai Tent Town to establish good neighbor program which concluded December 31, 2024. Amy Weiss/St. Francis Challenge improved stability and community within sanctioned unsheltered encampment to prepare residents for transition to permanent supportive housing.
	Operating Subsidies	Maintenance /Operating Expenses of \$500,00 annually for FY 2027-31	City of Ojai	\$ -	-	24	\$ 2,000,000.00		
	Delivery of Permanent Housing	Technical Services for the development of permanent housing. This includes soils reports, grading, soil disposal, design, and other consultants with technical expertise to be determined.	Technical Services	\$ -	-	24	\$ 368,319.00		Delivery of Permanent Housing/Technical Services: Technical studies and reports through 3rd party consultants for permanent supportive housing site location (surveys, grading plans, soil studies, etc.).
	Delivery of Permanent Housing	City's Project Development Contingency Fund(Separate and distinct from Dignity Moves DMA). TBD	TBD Costs	\$ -	-	24	\$ 250,000.00		Delivery of Permanent Housing To Be Determined Costs: City permanent supportive housing project contingency allotment separate and distinct from that of the project developer, DignityMoves.
	Delivery of Permanent Housing	Development of Perm Housing contracted with Dignity Moves for \$9.5M	Dignity Moves	\$ -	-	24	\$ 9,500,000.00	\$ -	Delivery of Permanent Housing DignityMoves: Development Management Agreement contractual amount for project development. Amount decreased from prior application due to a site location that did not require extensive retrofitting, adjustment to severe slope, and accommodation for oak woodland environment/setting.
Subtotal - Non-Personnel Costs				\$ -	\$ -		\$ 12,462,461.04	\$ -	
ADMINISTRATIVE COSTS									
	Administrative Costs	Grants management and legal costs	City of Ojai	\$ 2,344,142.04	\$ 0.05		\$ 205,000.00	\$ -	
Subtotal - Administrative Costs							\$ 205,000.00	\$ -	
							\$ 12,667,461.04	\$ -	
							\$ 12,667,461.04		
							\$ -		
							\$ -		