

FISCAL YEAR 2013-2014 ANNUAL ACTION PLAN



TABLE OF CONTENTS

Process	p. 7
AP-05 Executive Summary	
PR-05 Lead & Responsible Agencies	
AP-10 Consultation	
AP-12 Participation	
Annual Action Plan	p. 18
AP-15 Expected Resources	
AP-20 Annual Goals and Objectives	
AP-35 Projects	
AP-50 Geographic Distribution	
AP-55 Affordable Housing	
AP-60 Public Housing	
AP-65 Homeless and Other Special Needs Activities	
AP-75 Barriers to affordable housing	
AP-85 Other Actions	

DRAFT

Process

AP-05 Executive Summary

1. Introduction

The Department of Housing and Urban Development (HUD) required the participating jurisdiction (PJ) to submit the Consolidated Plan electronically and provided the PJ with different tools. These tools are designed to support need driven, place based decision, inform and encourage public participation in guiding funding decisions in the next five years of specific federal funds, and to identify needs and adopt strategies which will address those needs, focusing primarily on low- and moderate-income (LMI) individuals and households. The Consolidated Plan must also address special needs identified as the needs of elderly, persons with disabilities, homeless individuals and others.

Situated along a beautiful stretch of Pacific coastline, Oxnard is the largest city in Ventura County. The City is located about 60 miles northwest of Los Angeles and 35 miles south of Santa Barbara. According to the 2009 US Census data, the City has a population of approximately 183,765. With a diversified culture, Oxnard residents are also occupied by divergent needs to attain educational, employment, recreational, housing and other goals. Oxnard is struggling to balance limitations on available resources and the needs to address some very critical issues such as lack of affordable housing units to LMI residents, inadequate public services, high unemployment rates, aging infrastructure and public facilities. An increasing challenging issue faced by a segment of the Oxnard community is the rising rental cost of housing. To meet the City's community needs, the Plan is guided by three goals:

- Provide decent housing by preserving and increasing the affordable housing stock, by increasing the supply of supportive services to people with special needs, by assisting homeless persons and families with emergency shelter especially with transitional and permanent housing using the homeless prevention and/or the rapid re-housing activities.
- Provide a suitable living environment through safer and livable neighborhoods such as Code Enforcement and Crime Prevention activities; increased housing opportunities such as First Time Homebuyer Downpayment Assistance, and Homebuyer Rehabilitation activities; and continued improvements with various infrastructure improvements, public facilities rehabilitation, and,
- Provide assistance to various public services activities, including homeless, youth and senior programs.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The Consolidated Plan proposes that more activities emphasizing on permanent housing, housing stabilization and supportive services to be provided in the next five years in order to address and achieve the community needs and goals. Several potential funding sources have been identified to implement the objectives and outcomes of the ConPlan.

a. **Federal Resources:**

- Community Development Block Grant (CDBG): The CDBG program includes code enforcement, housing rehabilitation and first-time homeowner assistance, rehabilitation of public facilities and infrastructure, removal of architectural barriers and public services, including fair housing, crime prevention, youth employment, youth educational, youth recreational activities, and child care.
- HOME Investment Partnership Program (HOME): The HOME program provides federal funds for the development and rehabilitation of affordable rental housing, housing ownership and owner-occupied housing rehabilitation for LMI households.
- Emergency Solutions Grant (ESG): The ESG program provides homeless persons with basic shelter and supportive services to promote decent and affordable housing, a suitable living environment, and economic opportunities. Funds can be used for a variety of activities: rapid re-housing and homeless prevention activities, rehabilitation or remodeling of a building used as a new shelter, operations and maintenance of facilities, essential supportive services, and homeless prevention.
- Continuum of Care (CoC): The CoC program provides a vast array of services for homeless and potentially homeless persons. These services include supportive and wrap around services, case management, transitional housing, and permanent supportive housing for homeless persons with special needs. Additionally, the regional Homeless Management Information System (HMIS) data base, which is mandated by HUD, is supported in the CoC grant. Emergency shelter activities cannot be supported from the CoC grant.
- Low-Rent Public Housing (LRPH): The LRPH operates various housing projects owned by the Oxnard Housing Authority (OHA). OHA operates and administers 780 public housing units including 150 units dedicated to senior and disabled residents, located at the Palm Vista Building and the Plaza Vista Building.
- Capital Fund and Asset Management (CFAM): the CFAM program of the OHA is in charge of assessing planning, budgeting, implementing, managing and administrating all the physical improvements and modernization projects within its 780 public housing units throughout Oxnard
- Housing Choice Voucher Program (HCV) funds: The HCV program subsidizes, on behalf of tenants, rent payments to owners of real property within the community. These programs are funded by HUD through annual contributions.
- HUD-Veterans Affairs Supportive Housing (HUD-VASH) program combines Housing Choice Voucher (HCV) rental assistance for homeless Veterans with case management and clinical services provided by the Department of Veterans Affairs (VA). VA provides these services for participating Veterans at VA medical centers (VAMCs) and community-based outreach clinics.

b. **Other State grants:** Building Equity Growth In Neighborhood (BEGIN); CalHome; Neighborhood Stabilization Program.

c. **Local and private funds:** general funds, required private match, tax credits and bonds.

3. Evaluation of past performance

The City prepares the Consolidated Annual Performance Evaluation and Reporting (CAPER), which captures progress toward meeting needs and achieving strategies established in the Consolidated Plan and the Annual Action Plan. Through the monitoring of performance measures, staff is able to identify operational improvements, resource allocation issues, and policy questions to be addressed in the upcoming year. Overall, Oxnard and its partners have been successful in implementing its community services and public improvements projects and programs and meeting the objectives established in the previous Consolidated Plan and foresees continued progress through the new Plan.

The City's CDBG funds were used exclusively for (1) meeting the three goals of providing decent housing; suitable living environment; and, expanded economic opportunities, and (2) principally benefitting the very low and low-income persons. The City carried out most of the planned actions described in the FY 2011-2012 Action Plan by using all available resources, as reported in the Consolidated Assessment Section of this report. All funds were pursued, and certifications of consistency for HUD programs were provided in a fair and impartial manner for all grant applications. In writing of the 2011 CAPER, the City did not hinder the Action Plan implementation by action or willful inaction during the program YEAR 2011.

HOME funds were used as a financial gap provided to CHDOs to acquire and rehabilitate 19 HOME rental units assisting eleven LMI families and eight LMI youth with mental disabilities; to rehabilitate eight owner-occupied single family units and 27 mobilehome units; replace five mobilehome units; and to assist 32 LMI homebuyer with down payment assistance.

ESG funds were used to provide emergency shelter to 1,034 homeless persons, and to provide homeless prevention and rapid rehousing to 145 persons.

4. Summary of citizen participation process and consultation process

The Consolidated Plan regulations stipulate that The City has to meet minimum citizen participation requirements: public hearings and consultations.

- a. **Public Hearings:** Three public hearings and one report session are scheduled. All public hearing meetings were advertised in newspaper of general circulation, and on the City's website. They were broadcasted in the local television channels and circulated to the neighborhood residents as public announcements.
 - January 8, 2013: citizen input on affordable housing, community development and homelessness unmet needs for low-income persons
 - March 19, 2013: Council's directions related to the determination of the five year goals
 - April 9, 2013: Report of the priority needs to Council for review and approval (continued to April 23, 2012)
 - May 7, 2013: Council's approval of the Consolidated Plan and the Annual Action Plan
- b. **Consultations** Staff has developed and followed a detailed plan which provides for and encourages citizen participation emphasizing on the participation of persons of low- and moderate-income (Approximately 2,500 Community Survey copies were mailed to Section 8 and Public Housing tenants).

c. Survey

d. Questions and Answers

5. Summary of public comments

TEXT TO BE ADDED AT THE END OF THE PROCESS

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

NO COMMENTS OR VIEWS NOT ACCEPTED

7. Summary

The overall priority for these federal funds is to increase self-sufficiency and economic opportunities for LMI residents so that they can achieve a reasonable standard of living. The City is committed to allocating funds that serve the needs of the lowest-income and most disadvantaged residents. Oxnard has also identified special-needs individuals as among those who face the greatest challenges and who should receive high priority in the expenditure of federal funds, including at-risk children and youth, lower-income families, the homeless and persons at-risk of becoming homeless, the elderly (especially frail elderly), and persons with disabilities. Priorities can be achieved through a combination of 1) decent and affordable housing; 2) investment in community development activities in targeted lower-income and deteriorating neighborhoods and in facilities that serve lower-income and /or special needs populations; and 3) supportive services to maintain independence.

Oxnard, by focusing on these overall priorities, seeks to address community concerns such as:

- A need for additional decent and affordable housing to address the growing gap between housing costs and local incomes, which leads to rising rates of overcrowding, overpayment, and substandard housing conditions for Oxnard's lowest income residents;
- Programs that improve community facilities and services laying the foundation for increased private investment, particularly in low-income areas; and a network of shelter, housing, and services that prevent homelessness, including rapid re-housing and permanent housing, and the elimination of homelessness along the lines detailed in the 10-Year Plan to End Chronic Homelessness;
- Programs that promote economic development and create jobs and programs that increase the job skills level of potential employees; and
- Supportive services that increase the ability of seniors, persons with disabilities, and others with special needs to live independently and avoid institutions.

PR-05 Lead & Responsible Agencies

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

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

Agency Role	Name	Department/Agency
Lead Agency CDBG and ESG Administration HOME Administration	City of Oxnard	Housing Department Grants Management Division Affordable Housing

Table 1 – Responsible Agencies

Narrative: (Optional)

The lead agency responsible for the development of this Consolidated Plan is the City's Housing Department. Staff members from Housing, Public Works, Community Development, Recreation and Community Services, Planning and Building, Information System and the Oxnard Housing Authority participated substantially in the development of the Plan.

Consolidated Plan Public Contact Information

The Housing Director and the Grants Coordinator of the Housing Department are the public contacts for the development of the Consolidated Plan:

Williams E. Wilkins, Housing Director (805) 385-8094

Juliette Dang, Grants Coordinator (805) 385-7493

AP-10 Consultation

1. Introduction

As part of the Plan development process, federal regulations include the requirement that a PJ consult extensively with community service providers, other jurisdiction and other entities with a potential interest in or knowledge of that jurisdictions housing and non-housing community development issues. Staff has developed and followed a detailed schedule which provides for and encourages citizen participation, emphasizing the participation of persons of low- and moderate-income:

- Consulted with the City of Thousand Oaks and City of Ventura in identifying the issues and tools in the planning process;
- Conducted a community survey to establish a list of community needs linked to a high priority assessment. Approximately 2,500 Community Survey copies were mailed to Section 8 and Public Housing tenants;
- Conducted a variety of consultation meetings with Oxnard residents, community leaders, and stakeholders from various organizations;
- Held mandatory workshop for city staff to provide HUD regulations related to Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME) and Emergency Solutions Grant (ESG); and
- Held a meeting with ESG and Continuum of Care local service providers in order to formulate the needs, priorities and objectives of the Plan and the AAP.

Summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies

The City of Oxnard consulted with the following agencies/entities in preparing the Consolidated Plan:

- **Affordable Housing:** Oxnard Affordable Housing Division staff, Oxnard Housing Authority, Habitat for Humanity of Ventura County, and Cabrillo Economic Development Corporation.
- **Health Services:** Ventura County Homeless Health Care, Turning Point Foundation
- **Homeless Services:** Ventura County Continuum of Care, City of Oxnard Commission on Homelessness, Ventura County Human Services Agency, Oxnard Police Department, and local homeless services providers, Society of Saint Vincent De Paul, Catholic Charities, Community Action of Ventura County. The consultation included the needs assessments and priorities determination for the five year Consolidated Plan.
- **Special Needs:** Senior Service Commission, City Corps, After School Programs, Police Activities League (PAL) and other social service organizations. The consultation included the discussions related to veterans and elderly persons' needs for single occupancy room rental units, and youth at risk activities.
- **Child Care Services:** First 5 of Ventura County Commission, RAIN Communities, Inc.,

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

The City of Oxnard is also the Lead Agency for the Continuum of Care and serves as a referral source for agencies providing direct services to homeless persons. Community Action of Ventura County serves the chronically homeless and homeless population in general with drop-in services, laundry, showers, mail pick-up, phone messages, jobs club, and mobile medical assistance provided by the Homeless Health Care Program thru “the One Stop Program”. Permanent supportive housing under the CoC is provided by the Turning Point Foundation, which also provides a transitional housing program for the same qualifying population. Other transitional housing services are provided by the Kingdom Center, Ventura County Human Services Agency RAIN Project, Khepera House and Project Understanding. Additionally, Ventura County Behavioral Health is the provider of Shelter Plus Care and Many Mansions have just opened a facility for unaccompanied youth (transition aged youth). Lastly, street outreach and case management are conducted by the Ventura County Human Services Agency Oxnard Homeless Outreach Project (OHOP).

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

The City received technical assistance from the HUD Los Angeles Field office in 2009 to develop a more acceptable/user-friendly set of policies and procedures (policies) which has greatly assisted the monitoring of all CoC and ESG programs. Included in these policies were protocols for project allocations, review processes, performance standards and evaluation processes. Both CoC and ESG notifications are released thru a local Request for Proposals, which is posted in the largest circulating newspaper in Ventura County, posted on the City's website, directly mailed to those on the mailing list, and also sent via email. The submissions are reviewed by a Review Committee, which consists of one city staff person, 2 members of the City's Commission on Homelessness, and 2 members of the general public. The results are forwarded to the Commission on Homelessness and the recommendations are sent to Mayor and City Council for approvals, submissions and awarding.

The administration of HMIS is completely done by the Ventura County Human Services Agency, which is now the HMIS Lead for the City and Ventura County CoC. The switch in administrators was completed July 2012, and new policies and procedures will be completed by April 30, 2013.

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

The following agencies, organizations and groups participated in the process and consultations:

- Oxnard Affordable Housing Division staff,

- Oxnard Housing Authority,
- Ventura County Continuum of Care,
- City of Oxnard Commission on Homelessness,
- Ventura County Human Services Agency,
- Society of Saint. Vincent De Paul,
- Catholic Charities,
- Community Action of Ventura County,
- Cabrillo Economic Development Corporation
- Senior Service Commission,
- Parks and Recreation Department staff
- RAIN Communities, Inc.,
- Pacific Clinics
- Police Department staff
- Turning Point
- Ventura Homeless Health Care
- Family Investment, Family Self Sufficiency , and Housing Special Projects staff
- Grants Management Division Staff, including Homeless Assistance Program staff.

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

The City reached out to all types of organizations, but some agencies were not consulted because they did not respond to the invitation. Such organizations are: Food Share, City Impact, Big Brothers Big sisters Of Ventura County, Boys and Girls Club, Interface, Ventura County Rescue Mission, Palmer Drug Abuse Program.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	City of Oxnard	The goals of the Strategic Plan overlap with the goals of each plan in that the priority is to increase the number of housing units affordable to homeless persons with steady incomes and to also increase the number of transitional housing beds available to the homeless population. Additionally, with the implementation of the 2-year county-funded HPRP program, which came about at the close of the HUD-funded HPRP program, and the funding allocated to the efforts under the City's ESG, rapid re-housing is now a viable option to prevent families from becoming homeless.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

Oxnard staff has contacted the other local cities within the Ventura County to consult on their CDBG projects as well as their planning coordination.

Narrative (Optional)

Organizations were consulted on an individual and group basis, as well as part of a public workshop and through written correspondence.

AP-12 Participation

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

Using the planning regulatory framework established by HUD in 1995, Oxnard staff scheduled two public hearings to assess the community needs for LMI persons and the third public hearing to approve the recommended proposed uses of funds in the Consolidated Plan and the Annual Action Plan. The FY 2013-2018 Consolidated Plan (Plan) was developed in conjunction with residents and organizations through a public participation process. Specific actions taken to encourage citizen participation during the development of the FY 2013-2018 Plan are:

- Public hearings
- Consultations
- Community survey
- Questionnaires
- Workshops

DRAFT

Citizen Participation Outreach

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
Public Meeting	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community Residents of Public and Assisted Housing	January 8, 2013:1 st Public Hearing There were about 30 people in the audience but we receive only comments from 6 residents.	Residents, community leaders and representatives of non-profit organizations have commented on the number of homeless people in Oxnard, the needs of a homeless shelter to be located anywhere in the City limits rather than to be located only on the Manufactured zoning, the increased number of new construction of the affordable housing units for special needs population.	N/A	

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
Public Meeting	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community Residents of Public and Assisted Housing	January 17, 2013: Planning Commission Public Comments about Consolidated Plan and Community Survey	None	N/A	
Mailing	Other language: Spanish Non-targeted/broad community Residents of Public and Assisted Housing	Community Survey was posted on City of Oxnard's website, presented to different local Commissions and Boards, and mailed to the following: residents through the Weekly Neighborhood Packet renters and Section 8 residents, various social services providers.	Received	N/A	
Public Meeting	Non-English Speaking - Specify other language: Spanish	January 23, 2013: Parks and Recreation Commission, Public Comments about Consolidated Plan Development and Formulation and Community Survey	Announcement of the existence of the survey, and the development of the Consolidated Plan and Survey.	N/A	

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
	Non-targeted/broad community Residents of Public and Assisted Housing				
Public Meeting	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community Residents of Public and Assisted Housing	First 5 of Ventura County Commission Public Comments about Consolidated Plan Development and Formulation and Community Survey	Announcement of the existence of the survey, and the development of the Consolidated Plan and Survey.	N/A	
Public Meeting	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community Residents of	February 6, 2010: Inter-Neighborhood Council Form, PowerPoint presentation related to Consolidated Plan & Annual Action Plan preparation and the regulation requirement for the 3 grants	Comments received: <ul style="list-style-type: none"> • Past performance • Outreach of the survey to LMI persons 	N/A	

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
	Public and Assisted Housing				
Public Comments	<p>Non-English Speaking - Specify other language: Spanish</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	January 15, 2013: Senior Services Commission,	Survey and Consolidated Plan	N/A	
Public Meeting	<p>Non-English Speaking - Specify other language: Spanish</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>February 12, 2013: Senior Services Commission</p> <p>PowerPoint presentation related to the Consolidated Plan & Annual Action Plan preparation and the regulation requirement for the 3 grants.</p>	<p>Comments:</p> <ul style="list-style-type: none"> • Crime prevention activities coordinated with Police Department 	N/A	
Public Meeting	Non-English Speaking - Specify	March 19, 2013 continued to March 26, 2013: Oxnard City Council, Public		N/A	

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
	other language: Spanish Non-targeted/broad community Residents of Public and Assisted Housing	Hearing to identify unmet needs for LMI persons and to consider goals and objectives for FY 2013-2018 Consolidated Plan and FY 2013-2014 Annual Action Plan.			

DRAFT

Expected Resources

AP-15 Expected Resources

The City expects to receive CDBG, HOME and ESG, over the course of the Strategic Plan for use to address the community needs. In addition to these entitlement grants, Oxnard anticipates to receive funding from CoC. Due to the recent legislative changes in California, the 80% redevelopment tax increment funding will no longer be available for development or matching funds. However, State has awarded \$1,000,000 to assist Oxnard first-time homebuyers residents with Downpayment assistance loans for acquisition and rehabilitation to bring the housing units up to code standards.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation:	Program Income:	Prior Year Resources:	Total:		
			CDBG \$1,856,824	\$20,000	\$420,583	\$2,297,407		
			HOME \$600,541	\$50,000		\$650,541		
			ESG \$192,690			\$192,690		
CDBG	public - federal	Acquisition	375,365			375,365		
		Admin and Planning	200,000			200,000	0	
		Code Compliance	1,443,517			1,443,517		
		Capital Improvement Projects	278,525	0	0	278,525		
		Public Services						
HOME	public - federal	Admin	60,054			60,054		
		Homebuyer assistance	250,000	50,000		300,000		
		Homeowner rehab	175,387			175,387		
		Multifamily rental new construction	115,100		0	115,100		
ESG	public - federal	Admin	14,452			14,452		
		HMIS	15,000			15,000		
		Rapid re-housing & Homeless Prevention	77,076			77,076		
		Shelter	86,162	0	0	86,162	0	

Table 1 - Expected Resources – Priority Table

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

The sources and types of matching funds are more limited now with the demise of California redevelopment tax-increment funds and housing set-aside funds and draw-down of local housing trust funds. However, as in the past, the jurisdictions will be as creative as possible to find other sources of funding from state, federal, private developer, state tax-credit, mortgage bonds, California Infrastructure and Economic Development Bank Loans, or local funding, such as the housing trust funds, in order to develop and deliver efficient and cost effective projects.

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

The information related to land use is extracted from the City General Plan 2030 and the map is attached here.

Discussion

N/A

DRAFT

DRAFT

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator

Table 2 – Goals Summary

This entire section will be complete after the hearing meeting on May 23, 2013

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b)

Projects

AP-38 Project Summary

Project Summary Information

Project Name	Target Area	Goals Supported	Needs Addressed	Funding

Table 3 – Project Summary

The following are projects information received as application for funding under CDBG, HOME and ESG:

CDBG

Administration

Administration and Planning \$375,365

Public Services

Fair Housing 42,846
Colonia Gym 50,000
Youth Enrichment Program 35,000
Police Activities League 137,705
After School Programs 105,000
Colonia Boxing 17,020
Rain/RCI 25,000

Direct Benefits Activities

Housing Services 400,000
First time 300,000
SF rehab 100,000
Code Compliance 200,000
Alleys Reconstruction 650,000
Campus Park Gym 500,000
Beck Park 397,000
Habitat_ Rehab 150,000
Total CDBG funds requested **\$3,484,936**

HOME

Administration	60,054
First time homebuyer program	300,000
Housing Rehabilitation	175,387
CHDO	115,100
Total HOME funds requested	\$650,541

ESG

ESG funds have been earmarked as follows:

Administration	14,452
HMIS	15,000
Rapid Re-Housing & Homeless Prevention	77,076
Shelter	86,162
Total ESG funds	\$192,690*

*Request for proposal was published on March 23, 2013 on the Ventura County Star newspaper to procure the following services:

- Rapid Re-Housing,
- Homeless Prevention, and
- Shelter Operations.

AP-35 Projects

#	Project Name

Table 4 – Project Information

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

THIS INFORMATION WILL BE UPDATED

AP-50 Geographic Distribution

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

Geographic Distribution

Target Area	Percentage of Funds

Table 5 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

THIS INFORMATION WILL BE UPDATED

Affordable Housing

AP-55 Affordable Housing

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

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

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

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

THIS INFORMATION WILL BE UPDATED

AP-60 Public Housing

Introduction

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

OHA will continue to administer the 780 public housing units and over 1600 rental assistance vouchers, to address needs to public housing residents through its Resident Services Program which offers a variety of services to families on-site including youth program. The OHA also operates a Family Self-sufficiency (FSS) program to public housing families which promotes homeownership and economic self-sufficiency. The FSS Program provides one-on-one counseling and individual assistance to families that participate in this program.

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

OHA has promoted homeownership by partnering with homeownership counseling agencies such as Cabrillo Economic Development Corporation (CEDC) and offer homeownership services to public housing families. In addition, families are informed of these services through its Family Self-Sufficiency Program and distribution of fliers to all households.

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

N/A

Discussion

AP-65 Homeless and Other Special Needs Activities

Introduction

The City of Oxnard has several collaborative partners thru both the Continuum of Care and Emergency Solutions Grants that are working diligently to solve the issues of homelessness for those who are sheltered, unsheltered, chronically homeless and new to homelessness. It is very important, due to the shrinking resources that these agencies work together. From the results of the Point In Time Counts over the last three (3) years, the overall trend of homelessness is going down. However, the populations are changing. There are more families and single fathers with children than before, and the resources, mainly beds and programs, are not available to accommodate them.

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

Through the Oxnard Homeless Outreach Project (OHOP), which is funded under the Continuum of Care grant (COC) and facilitated by the Ventura County Human Services Agency (HSA), and the 1-Stop Service Center, which is also funded under the COC and facilitated by Community Action of Ventura County (CA-VC), the outreach to homeless persons is done at the street level. HSA has a team of case managers who diligently work to identify and monitor homeless persons that are on the streets to provide them with connections to other resources, including financial resources to assist them in their homelessness. However, the end-goal is to gently nudge them into securing some type of permanent housing. CA-VC works within its 1-Stop, along with the Ventura County Homeless Health Care, to provide mobile health exams and health care. Dental referrals are also made for clients. The one-year goal is to both continue to identify homeless persons, provide the initial intake/assessment, and use the necessary resources to get them stable, and then use all resources possible to house them either in transitional or permanent housing.

Addressing the emergency shelter and transitional housing needs of homeless persons

The one-year goal to address the emergency shelter and transitional housing needs of homeless persons is to utilize the temporary emergency shelter from December to March to get as many people off the streets as possible during the winter/cold season. Also, referrals will continue to be made to the existing, permanent shelters operated by the Rescue Mission. The same will apply for transitional housing as there are no new shelter beds or transitional housing beds being created by existing service providers. However, with the possible passing of the local Housing Element and Senate Bill 2 (SB2), a more suitable source of permanent shelter can be created within the next two years.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City's plan is to continue working with the local and regional service providers to assist with helping homeless persons make the transition to permanent and independent living environments. The process has many parts and the collaboration between providers is critical to the ongoing success of families and individuals exiting homelessness. Providers such as VCHSA use financial resources to assist with move-in deposits via Ventura County General Fund and the City's ESG program. Case management is provided by

VCHSA and other providers, depending on the referring provider. Community Action of Ventura County also provides move-in deposits for qualifying persons under its COC program guidelines. Ventura County Behavioral Health and works long-term with clients being housed from its program, as does other programs.

Families being housed have been able to receive food from Food Share in addition to possibly receiving food stamps and other subsidies, while home furnishings have been provided by local second-hand/thrift stores operated by Society of St. Vincent de Paul, Catholic Charities, the Rescue Mission and other local operators. These ongoing efforts will continue to make the transition for homeless persons not only smooth, but will also work to decrease the time persons may experience homelessness and prevent ongoing bouts of homelessness.

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

Local publicly funded institutions and systems of care are prohibited from releasing persons into homelessness by their own guidelines and state instituted policies. The City, as stated throughout this document, has contracted with VCHSA to provide rental and eviction prevention assistance under the ESG program. The income guidelines, as directed by HUD, target those below thirty percent of the Area Median Income (<http://www.huduser.org/portal/datasets/il/il2012/2012summary.odn>) for Ventura County. The Ventura County Board of Supervisors has also committed \$750,000 for two (2) years (which began in July 2012), to continue a HPRP-like program, which the City's ESG funds are leveraged by. This allows qualifying households to receive up to \$3,000 in assistance, and up to \$5,000 in severe cases.

Discussion

N/A

AP-75 Barriers to affordable housing

Introduction

Barriers or constraints to the affordability of housing exist in many forms. A particular building code that to one sector might be interpreted as a “negative” public policy that acts as a barrier to affordable housing may to another sector be seen as a life-saving necessity – for example, seismic safety construction requirements. The same can be said for zoning and land use regulations. It should be noted that in Ventura County, local growth limitations have been adopted by direct ballot measures. Some of these measures entail costs which can affect housing supply and the cost of housing that is produced.

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

Environmental review, general planning, zoning, and related local land use regulations and development standards are all extensions of local government police powers to protect life and property, minimize nuisances, and achieve a desired quality of life as expressed through a participatory democratic process. . Certain barriers to affordability, then, can be required by State Law (such as preparing and adopting a General Plan and conducting environmental review), adopted for safety or civil rights reasons (such as the imposition of seismic construction standards in quake-prone areas, or requiring compliance with accessibility or visit ability design standards), or enacted to remedy or prevent a specific local issue (such as requiring landscaping to deter graffiti). The term “barrier” should not be interpreted in the context that local development standards and development review procedures are inhibiting the provision of quality affordable housing that would otherwise be developed.

The City strives consistently to implement all policies and procedures, to review local development standards and development review procedures in such a way as to avoid ensure that such do not have unintended negative consequences, and to improve policies and procedures so as to increase the opportunities and feasibility of developing affordable housing, especially for special needs and very low- and low-income units). The City will continue to engage in these efforts to identify and minimize any barriers over which the City has legal authority, in accordance with applicable law.

Discussion

N/A

AP-85 Other Actions

Actions planned to address obstacles to meeting underserved needs

The City will continue to implement housing and community development activities that meet the underserved needs in the community. The 2013-2018 Consolidated Plan lists the following obstacles to meeting underserved needs as:

- Limited availability of funding from both federal, state and other sources;
- High cost of housing and provisions in the area which increases the difficulty of meeting affordable housing needs;

However, over the past years, the economic climate changed dramatically and new obstacles emerged:

- Reduced or frozen funding from state and other sources due to inadequate state revenue; the housing and credit crisis causing a negative effect;
- High rate of unemployment and foreclosures continue to strain the ability to meet affordable housing needs; and,
- Credit crisis has limited the availability of capital to develop housing for low-and moderate-income households and special needs groups.

City staff will address the challenges of existing and new obstacles in 2013 by focus in the following programmatic and administrative areas:

- Staff will continue to research availability of future funding resources and use proactive approaches toward future applications for potential leverage funds; this will assist the City of Oxnard to strategically place future activities in line to address the above obstacles
- CDBG and other funds will be used as leverage for the City administered programs and support services that serve the burgeoning needs of LMI citizens communitywide.
- Staff will continue to research for private partnership in the construction and development of affordable housing.

Actions planned to foster and maintain affordable housing

Refer to AP55 for discussion on the City Affordable Housing strategy and goals.

Actions planned to reduce lead-based paint hazards

The City will coordinate activities with the County of Ventura Department of Health and Human Services to reduce lead-based paint hazards in accordance with federal regulations. Any rehabilitation activities on housing units constructed prior to 1978 will have lead hazards identified and actions taken to remove the hazard.

Actions planned to reduce the number of poverty-level families

Eliminating poverty is a clear concern in Oxnard and the Ventura county in general. Efforts are constantly underway to improve the quality of life and economic well-being of the residents through collaborative efforts of the following agencies and their programs provide needed skills for individuals seeking jobs and thereby getting them out of poverty:

- EDCO
- City Corp
- Community Action of Ventura County
- Oxnard Housing Authority

Actions planned to develop institutional structure

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

The City will continue to collaborate with public and private housing and social service agencies to meet the goals and objectives of the Consolidated Plan. This could be from ongoing meetings, special meetings and/or tasks force.