

Ventura County Regional Consolidated Plan
Adopted June 16, 2020

City of Oxnard
Annual Action Plan for Fiscal Year 2020-2021
Adopted June 16, 2020

City of Oxnard 1st Amendment of the
Annual Action Plan Fiscal Year 2020-2021 for CARES Act
Adopted October 6, 2020

1st Amendment of the Ventura County Regional Consolidated Plan 2020-2024 for CARES Act

2nd Amendment of the Annual Action Plan for Fiscal Year 2020-2021

April 29, 2021 Public Hearing



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PURPOSE OF THE AMEDMENT:

CITY OF OXNARD AMENDMENT TO THE 2020-2024 VENTURA COUNTY REGIONAL CONSOLIDATED PLAN CARES ACT TO ADD CARES ACT ALLOCATIONS AND GOALS, CDBG-CV AND ESG-CV. AS WELL AS, INCLUDE PRIOR YEAR RESOURCES FOR THE \$352,000 FOR FACILITY IMPROVEMENT PROJECT IN THE SECOND AMENDMENT OF THE 2020 ANNUAL ACTION PLAN. THE 1ST AMENDMENT TO THE YEAR 2020 ANNUAL ACTION PLAN CARES ACT, PER CITY OF OXNARD CITY COUNCIL ACTION ON OCTOBER 6, 2020.

CITY OF OXNARD SECOND AMENDMENT TO THE 2020 ANNUAL ACTION PLAN PURPOSE IS TO INCREASE \$352,000 TO PROJECT #10 PUBLIC FACILITIES AND IMPROVEMENTS . THE CITY OF OXNARD HOUSING DEPARTMENT, HOMELESS DIVISION WILL UTILIZE PRIOR YEAR CDBG FUNDS FOR HOMELESS SHELTER IMPROVEMENTS TO THE 1450 SOUTH ROSE AVE PROJECT. THE PROJECT WILL IMPROVE ACCESSIBILITY AND SAFETY, AND INCREASE RESROOM SPACE AND CAPACITY TO MEET THE NEEDS OF THE HOMELESS FACILITY.

Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The Ventura County Regional Five-Year Consolidated Plan (the Consolidated Plan) is a collaborative document between all incorporated cities and the unincorporated areas of Ventura County, California. Collaborating in the development of the Consolidated Plan are the Cities of Camarillo, Fillmore, Moorpark, Ojai, Oxnard, Port Hueneme, Santa Paula, San Buenaventura (City of Ventura), Simi Valley, and Thousand Oaks. The County of Ventura is the lead agency in the development of this Consolidated Plan.

The Consolidated Plan is a means of assessing Ventura County's affordable housing and community development needs; analyzing housing markets; articulating priorities, goals, and strategies to address identified needs; and describing the actions that will be taken to implement strategies for affordable housing and community development.

The Consolidated Plan is mandated by federal law and regulations promulgated by the U.S. Department of Housing and Urban Development (HUD) to receive federal funding for affordable housing and community development initiatives benefitting primarily low- and moderate-income persons. This Consolidated Plan consolidates into a single document the planning and application requirements for

the Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), and Emergency Solutions Grant (ESG) programs.

The Consolidated Plan provides data on trends and conditions related to the county's current and future affordable housing and community development needs. The analysis of this data has been used to establish priorities, strategies, and actions that Ventura County will undertake to address these needs over the next five years. Annually, Ventura Urban County and the entitlement jurisdictions will develop individual Action Plans, which will describe the planned investment of federal resources to implement specific activities.

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

The Ventura Urban County and participating entitlement jurisdictions have a myriad of identified housing and community development needs. Recognizing that CDBG, HOME, and ESG funds alone are not adequate to address these needs, available funds will be used to coordinate priority programs, services, and projects benefitting low- and moderate-income households and those with special needs.

The housing needs of Ventura County residents were determined by analyzing housing problems by income level, tenure, and households with special needs. For the Consolidated Plan, sources included the Comprehensive Housing Affordability Strategy (CHAS) datasets, which are based on the 2011-2015 American Community Survey (ACS) five-year estimates. Identified housing and community development priorities were established in consultation with residents and community groups.

To address identified needs, Ventura Urban County and participating Entitlement Jurisdictions have established the following goals over the next five years:

- Create and preserve stable, safe, and resilient affordable housing opportunities for homeowners and renters, including special needs groups such as farmworkers, persons with disabilities, and the elderly throughout Ventura County.
- End homelessness within Ventura County by providing housing, emergency shelter, and social services to homeless persons or those at risk of homelessness.
- Increase access to health and wellness services, youth activities, senior activities, and social service activities for residents.
- Enhance access to quality, resilient, and livable neighborhoods by improving publicly owned facilities and infrastructure such as parks, streets, sidewalks, and community buildings, including improving accessibility to meet Americans with Disabilities Act (ADA) standards.
- Enhance economic stability and prosperity by increasing economic opportunities for residents through job skills training and promotion of local entrepreneurship.
- Create and maintain effective housing and community development programs that address the priority needs listed within the Consolidated Plan, comply with all U.S. Housing and Urban

Development (HUD) requirements, and achieve the goals and objectives set out by each Ventura County jurisdiction.

3. Evaluation of past performance

Between program years 2015 and 2018 (July 1, 2015 through June 30, 2019) each Entitlement Jurisdiction recorded accomplishments for activities funded with CDBG, HOME, and ESG. The totals are presented below. Accomplishments for the final program year from the previous Consolidated Plan (2019) will be available after the end of the program year in 2020. The City of Oxnard was not part of the 2015-2019 Regional Consolidated Plan. The 2018 and 2019 program years were granted Consolidated Plan Extensions for the purpose of aligning the City of Oxnard's planning period with this 2020-2024 Ventura County Regional Consolidated Plan. The accomplishments presented for Oxnard represent five years of accomplishments rather than four years as presented for the other Entitlement Jurisdictions.

Program Activity	Camarillo	Oxnard*	San Buenaventura	Simi Valley	Thousand Oaks	Ventura Urban County
Economic Development -Business Assistance			33			45
Economic Development -Façade Improvements						
Economic Development -Job Creation			27			
Fair Housing Opportunity	149	725	411	104		
Homeless -Overnight Shelter		750	230			185
Homeless -Supportive Services and Prevention		1,500				18
Homeless- Emergency Shelter Beds Added						4
Housing -Code Enforcement and Foreclosed Property Maintenance		10,000				4200
Housing -Construction New Homeowner Units	1					
Housing -Construction New Rental Units		25	10	7		46
Housing -Homebuyer Assistance		50				
Housing -Rehabilitation Homeowner Units	28	30	57	13	31	23
Housing -Rehabilitation Rental Units				5	162	
Housing -Tenant Based Rental Assistance / Rapid Rehousing		140				90
Public Facility or Infrastructure Improvements			11,050	1,530		239,076
Public Service -Non Homeless LMI		14,000	11,050			11,113
Public Service -Non Homeless LMI Housing						266
Public Service -Non Homeless Special Needs	6,937		3	152	23,017	
Public Service -Non Homeless Special Needs Housing						165
Public Services -Homeless	197	100		100		14064

Evaluation of Past Performance

4. Summary of citizen participation process and consultation process

Public participation is an important component of the Consolidated Plan process. To solicit input during the development of the Consolidated Plan, Ventura County held a series of interviews, stakeholder meetings, and focus groups over a period of three months from August to October 2019. Ventura County conducted two Housing and Community Development needs surveys, held public hearings, and gave community members an opportunity to comment on the Consolidated Plan prior to its adoption by the entitlement jurisdictions and submission to HUD.

Six community workshops provided residents and service providers with an opportunity to discuss fair housing concerns and community needs. A total of 72 individuals participated.

Targeted to the community at large, the resident survey provided respondents with an opportunity to provide comments on their personal housing experience as well as their thoughts on broad community development goals and to identify funding priorities. The survey received a total of 749 online responses.

Municipal leaders and individuals from local community organizations, advocacy groups, and service providers provided input on a series of topics addressed in the Consolidated Plan, including populations targeted for community services and the severity of current housing and community development. This group was also asked to provide comment on community development goals and the prioritization of federal funding. A total of 61 individuals participated in the survey.

Stakeholders from each of the participating entitlement jurisdictions and Ventura Urban County were interviewed in September 2019. A total of 71 people participated in the interviews.

Three focus groups were held in September and October 2019 to engage local housing professional and service providers in a discussion of housing and community needs and priorities. Twenty-two individuals representing various government and policymakers, nonprofit organizations, and the housing industry participated in the discussions.

5. Summary of public comments

See public comments summary- Appendix

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

All comments were accepted.

7. Summary

The Strategic Plan will contain each goal's objective and outcome, anticipated regional funding, and unit of measurement ("goal outcome indicator" or "GOI") that will be used to measure project accomplishments.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

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	OXNARD	
CDBG Administrator	OXNARD	Housing Department
HOPWA Administrator		
HOME Administrator	OXNARD	Housing Department
ESG Administrator	OXNARD	Housing Department
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative

The Ventura Regional Consolidated Plan includes the following programs:

- City of Camarillo CDBG Program – Community Development Department
- City of Oxnard CDBG, HOME, and ESG Programs- Housing Department
- City of Simi Valley CDBG Program – Environmental Services Department
- City of Thousand Oaks CDBG Program – Community Development Department
- City of San Buenaventura CDBG and HOME Programs – Community Development Department
- Ventura Urban County CDBG, HOME, and ESG Programs – Community Development Division of the County Executive Office

Consolidated Plan Public Contact Information

City of Oxnard, Emilio Ramirez, Housing Director, Housing Department, 435 South D Street, Oxnard, CA 93030, (805) 385-8096.

PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

Part of the Consolidated Plan development process included a public outreach campaign to gather input from a diverse group of residents and stakeholders in Ventura County. Stakeholders included nonprofit organizations, affordable housing providers, service providers, government agencies, and advocacy organizations, all of whom work with low- and moderate-income members of the community. Outreach efforts are summarized in the Executive Summary and Citizen Participation sections of this report.

Provide a concise 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 (91.215(I)).

To identify local and regional stakeholders, Ventura County and its participating jurisdictions began by reviewing and updating contact lists from prior Consolidated Planning efforts. During the current planning cycle, the County consulted over 120 agencies, including:

- Service providers that address the needs of low- and moderate-income households as well as targeted populations such as persons with special needs or disabilities;
- Affordable housing providers;
- Housing advocates;
- Housing professionals;
- Public agencies (such as school districts, health services, public works);
- Economic development and employment organizations; and
- Community and neighborhood groups.

The complete outreach list is included in Appendix B. The County sent notices of the Plan development process and invitations to meetings and focus groups to each organization by email. Specific agencies were also contacted to obtain data in preparation of this Regional Consolidated Plan. For example, the Area Housing Authority of the County of Ventura (AHACV), Housing Authority of the City of San Buenaventura (HACSB), Housing Authority of the City of Santa Paula (SPHA), Housing Authority of the City of Port Hueneme (PHHA), and Oxnard Housing Authority (OHA) were contacted to obtain information on public housing and Housing Choice Vouchers available to residents.

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

Ventura County coordinated with homeless service agencies across the Ventura County Continuum of Care Alliance in an effort to better address the needs of homeless populations. Consultation with the Continuum of Care provided valuable information on homelessness and available resources in the region. Several agencies and organizations that provided housing and/or supportive services for homeless populations also attended focus group workshops and community meetings. These organizations included government representatives from the County and Entitlement Jurisdictions, the Peoples Self Help Housing Corp, ARC of Ventura County, Community Action of Ventura County, Interface Children and Family Services, Gabriel's House, Harbor House, Lutheran Social Services Community Care, Many Mansions, SPIRIT of Santa Paula, Turning Point Foundation, Society of St. Vincent de Paul, and The Salvation Army.

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

Ventura County and its participating entitlement jurisdictions will consult the Continuum of Care when determining funding priorities to guide the review of applications received during the annual request for proposals. Specifically, the County will provide a summary of applications proposing services for the homeless or homelessness prevention service, staff recommendations on funding, and information on past applicant performance to help guide decisions regarding the continuation of funding. The County will then ask the Continuum of Care to provide recommendations for funding based on the Ventura County Plan to Prevent and End Homelessness.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	ARC of Ventura County
	Agency/Group/Organization Type	Housing Services - Housing Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Attended stakeholder meetings in San Buenaventura and Simi Valley on September 5, 2019. Provided input on housing, homeless, and service needs.
2	Agency/Group/Organization	A Community of Friends
	Agency/Group/Organization Type	Services - Housing Services-Persons with Disabilities Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Attended stakeholder meetings in San Buenaventura and Simi Valley on September 5, 2019. Provided input on housing, homeless, and service needs.

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

Not applicable.

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	Ventura County CoC	The Ventura County Continuum of Care consists of a Board of Directors established consistent with 24 CFR 578.5(b), with broad representation from government, homeless service providers, emergency response, health care, housing providers, business community, faith community, and homeless/formerly homeless persons. The Continuum of Care Alliance, a collaborative group dedicated to promoting a safe, desirable and thriving community, works to garner community wide commitment to preventing and ending homelessness in all parts of the region. The CoC recommends allocations of federal and state resources to address homelessness, which complements priority objectives identified in this Regional Consolidated Plan.
Ventura County Plan to Prevent & End Homelessness	Ventura County CoC	Establishes core requirements, practices and recommendations to end homelessness in Ventura County.

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(I))

Ventura County consulted each participating jurisdiction in the Regional Consolidated Plan to gather local housing and community development needs for the next five years. The Ventura County Continuum of Care is a collaboration of city, county, and public agency staff, private nonprofit organizations, and community organizations. The County Executive Office of the County of Ventura is the Collaborative Applicant for Continuum of Care funding within the County. As required by the CoC Interim Rule, a CoC Governance Structure has been established, and is staffed by the Collaborative Applicant. The governance structure includes a governing Board, CoC Committee, four Standing Committees, and working groups as needed. One of these committees, the Data Performance and Evaluation committee, is tasked with developing performance standards, policies, and procedures for provision of homeless services in the Continuum. Part of these efforts include consultation with service providers and organizations such as the National Alliance to End Homelessness, and HUD.

Furthermore, the Housing Authorities within the County collaborate with health and social service agencies to provide additional or expanded services for target populations. The Housing Authorities also participate in Continuum of Care planning and subcommittee meetings with service providers.

Narrative (optional):

Countywide consultation list in regional plan document.

DRAFT

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

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

As a part of the FY 2020-2024 Consolidated Plan effort, Ventura County conducted a public outreach campaign to gather resident and stakeholder feedback on housing and community development needs across the community. Such input from stakeholders – including community members, housing professionals, and service providers – enabled Entitlement Jurisdictions to more accurately capture and strengthen their assessment of community needs. Over a period of three months, community engagement efforts included six community meetings, six stakeholder meetings, three focus groups, two surveys (one administered to residents and another to stakeholders), and a 30-day public review period. The following sections describe how each of these activities collected valuable information from the community and facilitated the development of this report.

In addition, the County's public outreach campaign included a general public relations component in which the following informational materials were made publicly available to encourage public participation:

- A project web page hosted by Ventura County
- Public meeting and survey notices via paper flyers and Internet social media

Citizen Participation Outreach

DRAFT

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
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DRAFT

1	Public Meeting	Non-targeted/broad community	One component of Ventura County public outreach campaign involved six community meetings held in September and October 2019. These meetings had two main objectives. The first was to provide residents with an opportunity to gain awareness of fair housing issues and share their comments and concerns. The second was to help Ventura County identify affordable housing and community development needs as perceived by its residents. To capture this information from community	All comments received were accepted. The meetings had an open-house format and were scheduled for two hours in the evening. Of the six scheduled meetings, at least two had a native Spanish speaker present to facilitate group activities in Spanish. During each meeting, attendees participated in three activity stations which could be completed within 45 minutes.	Not applicable.	
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
			members across the county, meetings were held at the following locations. A detailed summary of community meeting response can be found in Appendix C. Community meeting schedule attached.			

2	Internet Survey	Non-targeted/broad community	In addition to facilitating meetings with residents and stakeholders, the County created two surveys to collect information on public concerns and perceptions of fair housing in Ventura County. Using the online platform, Survey Monkey, the County administered one survey for residents and another for identified stakeholders.	All surveys accepted. The online resident survey included 17 questions on topics including the respondents current housing situation and satisfaction with their own neighborhood as well as their thoughts on community development goals, funding prioritization, and the extent of housing discrimination and displacement in Ventura County. Residents were notified about the survey through several methods including	Not applicable.	
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
				<p>emails, flyers, an online webpage hosted by Ventura County, and social media. The survey was available in English and Spanish. The online resident survey was open from September 16th to October 10th, 2019 and 775 surveys were completed by residents in English and Spanish.</p>		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Nontargeted /broad community</p> <p>Residents of Public and Assisted Housing</p> <p>Low/mod income Oxnard residents</p>	<p>3/25/21</p> <p>Published in English and Spanish Notice of Public Hearing in VIDA newspaper; English and Spanish versions of Notices were broadcasted on Public Channel 10/35, Public Notices regarding Public Hearings sent out to Oxnard Residents for Public Hearing, and Notices were posted on the City of Oxnard website both in Spanish and English.</p>	<p>Public Hearing comment – will be updated after public hearing</p>	All comments accepted	NA

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Needs Assessment examines needs related to affordable housing, special needs housing, community development, and homelessness for the Ventura County Regional Consolidated Plan, which consists of the following jurisdictions: Ventura Urban County and the cities of Camarillo, Oxnard, San Buenaventura, Simi Valley, and Thousand Oaks, all considered “HUD Entitlement Communities.”

The Needs Assessment includes the following sections:

- Housing Needs Assessment
- Disproportionately Greater Need
- Public Housing
- Homeless Needs Assessment
- Non-Homeless Special Needs Assessment
- Non-Housing Community Development Needs

The Needs Assessment identifies those needs with the highest priorities, which form the basis for the Strategic Plan section and the programs and projects to be administered. Most of the data tables in this section are populated with default data from the 2011-2015 American Community Survey (ACS) and the Comprehensive Housing Affordability Strategy (CHAS) datasets. CHAS datasets are developed for the U.S. Department of Housing and Urban Development (HUD) by the U.S. Census Bureau based on the ACS. In addition to these data sources, the Needs Assessment is supplemented by current data to provide context for any significant growth or changes experienced by the region in recent years.

Other housing studies and reports by area government and nonprofit organizations were also consulted. Qualitative data gained from an intensive consultation process that included three topical focus groups, six local stakeholder meetings, six community meetings, and a resident survey helped to further guide and interpret the Needs Assessment. Data sources other than ACS and CHAS are noted throughout the plan.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

Ventura County is a diverse area that is home to 840,830 people and comprised of 268,970 households. The county is located northwest of Los Angeles County and the Los Angeles Metropolitan Statistical Area. The county is comprised of over 1,800 square miles, though just over 50 percent of this land is undeveloped and comprises a sizeable portion of the Los Padres National Forest. Since the middle of the 20th century, the county has grown significantly as households moved from Los Angeles to find more affordable housing stock. This growth impacted the entire county but was most concentrated in the eastern portion of the country (east of the Conejo Grade, a part of the US 101 Ventura Freeway, that includes Thousand Oaks, Newbury Park, Oak Park, Moorpark, and Simi Valley). The largest population centers within the county continue to reside in areas close to the US 101 corridor.

Demographics	Base Year: 2000	Most Recent Year: 2015	% Change
Population	753,197	847,834	13%
Households	243,234	270,046	11%
Median Income	\$59,666.00	\$81,972.00	37%

Table 5 - Housing Needs Assessment Demographics

Alternate Data Source Name:

2013-2017 ACS

Data Source Comments: Base Year (2000) from 2000 US Census Most Recent Year (2017) from 2013-2017 ACS

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	32,130	31,275	45,280	26,730	133,560
Small Family Households	10,035	11,355	18,730	11,210	71,785
Large Family Households	4,160	5,415	7,775	4,500	15,320
Household contains at least one person 62-74 years of age	6,240	6,585	9,650	5,890	31,015
Household contains at least one person age 75 or older	6,575	5,880	7,210	3,275	10,345
Households with one or more children 6 years old or younger	6,975	7,074	8,955	4,825	20,410

Table 6 - Total Households Table

Alternate Data Source Name:

2011-2015 CHAS

Data Source Comments: 2011-2015 CHAS data for all of Ventura County

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	810	570	520	275	2,175	90	90	175	15	370
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	1,535	1,220	1,210	265	4,230	130	330	360	215	1,035
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	2,345	2,200	1,995	610	7,150	255	590	1,290	735	2,870
Housing cost burden greater than 50% of income (and none of the above problems)	10,715	6,625	2,825	315	20,480	6,655	5,860	5,970	1,850	20,335

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	1,875	4,650	8,585	3,970	19,080	1,400	2,660	6,185	5,740	15,985
Zero/negative Income (and none of the above problems)	950	0	0	0	950	1,010	0	0	0	1,010

Table 7 – Housing Problems Table

Alternate Data Source Name:

2011-2015 CHAS

Data Source

Comments: 2011-2015 CHAS data for all of Ventura County

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0- 30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	17,310	15,265	15,135	5,435	53,145	8,530	9,530	13,980	62,090	94,130
Having none of four housing problems	2,575	1,805	5,480	4,715	14,575	1,750	4,670	10,690	8,025	25,135

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Household has negative income, but none of the other housing problems	950	0	0	0	950	1,010	0	0	0	1,010

Table 8 – Housing Problems 2

Alternate Data Source Name:

2011-2015 CHAS

Data Source

Comments: 2011-2015 CHAS data for all of Ventura County

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	7,120	6,285	6,150	19,555	1,795	2,910	5,605	10,310
Large Related	3,155	2,900	1,915	7,970	215	1,380	2,205	3,800
Elderly	3,730	2,775	2,025	8,530	4,500	3,980	3,645	12,125
Other	3,110	2,515	2,930	8,555	1,395	865	1,515	3,775
Total need by income	17,115	14,475	13,020	44,610	7,905	9,135	12,970	30,010

Table 9 – Cost Burden > 30%

Alternate Data Source Name:

2011-2015 CHAS

Data Source

Comments: 2011-2015 CHAS data for all of Ventura County

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	6,255	3,215	1,205	10,675	1,665	2,245	2,755	6,665
Large Related	2,675	1,190	255	4,120	75	735	670	1,480
Elderly	2,940	1,860	880	5,680	3,465	2,420	1,850	7,735
Other	2,715	1,580	750	5,045	1,180	690	930	2,800
Total need by income	14,585	7,845	3,090	25,520	6,385	6,090	6,205	18,680

Table 10 – Cost Burden > 50%

Alternate Data Source Name:

2011-2015 CHAS

Data Source

Comments: 2011-2015 CHAS data for all of Ventura County

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	3,430	2,750	2,050	520	8,750	195	520	850	510	2,075
Multiple, unrelated family households	480	640	975	355	2,450	195	405	765	435	1,800
Other, non-family households	85	100	215	20	420	10	0	35	0	45
Total need by income	3,995	3,490	3,240	895	11,620	400	925	1,650	945	3,920

Table 11 – Crowding Information – 1/2

Alternate Data Source Name:

2011-2015 CHAS

Data Source

Comments: 2011-2015 CHAS data for all of Ventura County

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	6,040	5,310	5,350	16,700	935	1,764	3,605	6,304

Table 12 – Crowding Information – 2/2

Data Source

Comments:

2011-2015 CHAS data for all of Ventura County

Describe the number and type of single person households in need of housing assistance.

There are an estimated 55,777 single person households (householder living alone) in Ventura County. These households are considered a share of the “other” households in the tables and charts summarizing cost burden and other housing problems. Based on consultation, it is assumed that these households experience similar levels of housing problems and issues as the overall “other” category in the tables and charts above.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Between 8 and 14 percent of the total population in each jurisdiction is considered disabled. Ojai has the highest percentage of this population at 13.9 percent, while Moorpark has the lowest percentage at 8.0 percent. The majority of seniors, between 60 and 94 percent, have a disability.

What are the most common housing problems?

The State of California is experiencing a housing crisis, particularly in the coastal areas. Cost burden is the most common housing problem in all communities in Ventura County. Renters are especially affected by cost burden, and low and moderate-income households are affected most of all. Housing stock is low for homeowners and renters with 80-100 percent AMI (sometimes referred to as “workforce housing”).

Housing vacancy rates in Ventura County are low compared to the U.S. average, particularly for renters. The overall Ventura County rental housing vacancy rate was 3.6 percent in July of 2019. The U.S rental vacancy rate is currently about seven percent. (Dyer Sheehan Group, January and July 2019 Ventura County Apartment Market Surveys) Low vacancy contributes to high rents and makes replacement housing difficult to obtain if housing problems are present.

Average rents in the county are higher than indicated by the 2019 HUD Fair Market Rents for the Oxnard-Thousand Oaks-Ventura, CA MSA, particularly among smaller apartment sizes which are often in

demand by lower-income households because the rents, while still high, are more attainable than the rents for larger apartments in the county.

Are any populations/household types more affected than others by these problems?

According to a report published by real estate market database ATTOM Data Solutions and cited in an article published in the Ventura County Star on June 20, 2019, median home prices in the first quarter of 2019 were not affordable for average wage earners in more than 70 percent of the nation's largest counties. The dataset was analyzed to determine the 25 least affordable housing markets in the nation which included many counties in California, notably Ventura County and the neighboring counties Los Angeles and Santa Barbara. In Ventura County, the income necessary to buy a house was estimated at \$151,656, while average annual wages were estimated at \$55,211, with the 4th quarter median home sales price estimated at \$571,000.

Additionally, the County of Ventura experienced natural disasters (wildfires) in 2017, 2018, and 2019 which put an added strain on the local housing market, with more than 800 Ventura County housing units destroyed (of which 86 were rental units) with hundreds more damaged. These disasters permanently and temporarily displaced households, and created even lower vacancy rates and higher rental rates for available housing units.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

High rent burden, especially when rent is above 50 percent of monthly income, makes low-income households more at risk to miss a rent payment when combined with household costs such as transportation, food, medical bills, and other necessities.

Failure to pay rent is one of the most common causes of eviction within the United States. Should a household be evicted, it becomes difficult to find replacement housing, either due to cost and availability constraints or many landlords' unwillingness to rent to those with an eviction record. The household may subsequently become homeless. Households with 0-30 percent AMI, the lowest income level, are the most likely to have a high rent burden and are the most likely to become homeless due to eviction.

Rapid rehousing programs and one-time eviction prevention financial assistance may help these homeless individuals or families. While this type of assistance can be helpful, challenges associated with this type of assistance include high housing costs within all Ventura municipalities that many households struggle to continue making rental payments after a life event that causes a missed house payment, such as the loss of employment, vehicle repair, or large medical bills.

Homeless prevention assistance, though helpful in the case of short-term financial instability, doesn't prevent evictions for households that cannot afford to sustain increased rental costs in the long term. In addition, the low rental vacancy rate, high rents, and general lack of affordable housing units makes finding any new unit a challenge after an eviction.

Formerly homeless families receiving short-term rental housing or rapid rehousing assistance find replacement housing is difficult near the termination of that assistance for some of the same reasons many become homeless in the first place: high housing costs and a high amount of competition for units among renters that results in many formerly homeless individuals denied housing due to eviction or other legal records. This population needs both a long-term source of housing funding, employment which pays enough to pay for rent, and/or social services that help alleviate any underlying health or other personal issues that prevent successful retention of long-term housing.

Other populations disproportionately at risk of becoming homeless are victims of domestic violence, those with substance abuse and/or severe mental health problems, youth aging out of foster care, and people exiting incarceration. These groups are more likely to have a criminal record, a status which is not a protected class as defined by the Federal Fair Housing Act or the California Fair Employment and Housing Act. Should members of these groups also be low-income, the risk of homelessness increases.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

While health issues, drug and alcohol abuse, criminal justice issues, the economy, and protected class-based discrimination can all increase the risk of homelessness, the following housing issues have also been linked to housing instability and homelessness.

The gap between housing costs and minimum- or low-wage employment play a large part in housing instability and can cause homelessness or housing overcrowding. High housing costs and a general housing shortage (low housing vacancy rates) in the area mean a missed rent or mortgage payment can lead to homelessness. Large housing cost increases such as rent or variable rate loan increases can also create this gap, though effective January 1, 2020, California Assembly Bill 1482 limits rent increases statewide to five percent plus inflation for all rental units in multifamily buildings over 15 years old. Even with these new rent increase limits, allowed rent increases can still surge by hundreds of dollars per month, increasing the homelessness risk of low- and moderate-income households, especially those who are cost burdened.

Long-term housing assistance, particularly Housing Choice Vouchers and public housing, successfully reduces homelessness by keeping low-income individuals and families out of the shelter system. Less than only one in four eligible U.S. households currently receives federal housing assistance (Coalition for the Homeless).

For chronically homeless persons with disabilities such as mental illness and addiction or severe physical limitations, permanent supportive housing creates long-term housing stability. Permanent supportive housing units are in short supply in most communities and nowhere near the level of need (National Coalition for the Homeless).

“Housing first,” a model first developed in New York City, reduces street homelessness by moving long-term street homeless individuals directly into subsidized housing. Most of these individuals have mental illness, substance abuse disorders, and other health problems, and are linked to support services in addition to the housing. The majority of the people moved into “housing first” apartments remain stably housed. A lack of a “housing first” model within the homelessness services will keep a large population homeless, especially if there are insufficient housing units in which to place program participants (Coalition for the Homeless).

Finally, housing eviction law can create instability and a risk of homelessness through policies that make rental housing insecure and unpredictable. The loss of rental housing tenancy can cause a household to become homeless (Eviction Lab)

Discussion

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

According to HUD, disproportionate need refers to any need for a certain race or ethnicity that is more than 10 percentage points above the need demonstrated for the total households within the jurisdiction at a particular income level.

The tables below indicate the share of households by race or ethnicity and income level experiencing one or more of the four housing problems. The four housing problems are: 1) Housing unit lacks complete kitchen facilities; 2) Housing unit lacks complete plumbing facilities; 3) More than one person per room (overcrowded); or 4) Household is cost burdened (between 30 and 50 percent of income is devoted to housing costs).

Disproportionate need for each race or ethnicity is determined by calculating the share of the total number of households with one or more housing problems from each race or ethnicity and comparing that figure to the share of all Ventura County households at that income level that experience the problem. (Share of race/ethnicity = # of households for that race/ethnicity with one or more housing problem / total # of households for that race/ethnicity.)

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	25,812	4,311	1,965
White	11,840	2,176	1,364
Black / African American	553	125	0
Asian	822	323	95
American Indian, Alaska Native	67	29	0
Pacific Islander	0	0	0
Hispanic	12,104	1,646	461
0	0	0	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Alternate Data Source Name:

2011-2015 CHAS

Data Source Comments: 2011-2015 CHAS data for all of Ventura County

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	24,812	6,481	0
White	10,769	3,589	0
Black / African American	354	75	0
Asian	997	370	0
American Indian, Alaska Native	50	10	0
Pacific Islander	33	0	0
Hispanic	12,177	2,358	0
0	0	0	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Alternate Data Source Name:

2011-2015 CHAS

Data Source Comments: 2011-2015 CHAS data for all of Ventura County

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	29,109	16,184	0
White	14,840	8,998	0
Black / African American	645	144	0
Asian	1,485	820	0
American Indian, Alaska Native	34	53	0
Pacific Islander	10	55	0
Hispanic	11,745	5,872	0
0	0	0	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Alternate Data Source Name:

2011-2015 CHAS

Data Source Comments: 2011-2015 CHAS data for all of Ventura County

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	13,980	12,736	0
White	8,267	7,360	0
Black / African American	183	184	0
Asian	662	778	0
American Indian, Alaska Native	40	32	0
Pacific Islander	20	25	0
Hispanic	4,541	4,125	0
0	0	0	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI**Alternate Data Source Name:**

2011-2015 CHAS

Data Source Comments: 2011-2015 CHAS data for all of Ventura County

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

The following groups have disproportionately greater needs related to housing problems:

- African American households between 50-80 percent AMI
- Pacific Islander households between 30-50 percent AMI (Population shows disproportionate need but the population size is small and within the CHAS margin of error.)

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

According to HUD, disproportionate need refers to any need for a certain race or ethnicity that is more than 10 percentage points above the need demonstrated for the total households within the jurisdiction at a particular income level. The tables below indicate the share of households by race or ethnicity and income level experiencing one or more of the four severe housing problems. The four housing problems are: 1) Housing unit lacks complete kitchen facilities; 2) Housing unit lacks complete plumbing facilities; 3) More than 1.5 person per room (overcrowded); or 4) Household is severely cost burdened (greater than 50 percent of income is devoted to housing costs).

Disproportionate need for each race or ethnicity is determined by calculating the share of the total number of households with one or more severe housing problems from each race or ethnicity and comparing that figure to the share of all Ventura County households at that income level that experience the problem. (Share of race/ethnicity = # of households for that race/ethnicity with one or more severe housing problem / total # of households for that race/ethnicity.)

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	22,553	7,593	1,965
White	10,006	4,008	1,364
Black / African American	503	170	0
Asian	716	417	95
American Indian, Alaska Native	25	71	0
Pacific Islander	0	0	0
Hispanic	10,876	2,874	461
0	0	0	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Alternate Data Source Name:

2011-2015 CHAS

Data Source Comments: 2011-2015 CHAS data for all of Ventura County

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	17,470	13,805	0
White	7,730	6,619	0
Black / African American	259	170	0
Asian	702	669	0
American Indian, Alaska Native	50	10	0
Pacific Islander	29	4	0
Hispanic	10,876	2,874	461
Other	0	0	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Alternate Data Source Name:

2011-2015 CHAS

Data Source Comments: 2011-2015 CHAS data for all of Ventura County

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	14,340	30,938	0
White	7,025	16,814	0
Black / African American	185	603	0
Asian	747	1,574	0
American Indian, Alaska Native	34	53	0
Pacific Islander	10	55	0
Hispanic	6,236	11,385	0
Other	0	0	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Alternate Data Source Name:

2011-2015 CHAS

Data Source Comments: 2011-2015 CHAS data for all of Ventura County

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,281	22,446	0
White	2,031	13,589	0
Black / African American	63	304	0
Asian	265	1,180	0
American Indian, Alaska Native	0	72	0
Pacific Islander	20	25	0
Hispanic	1,788	6,871	0
Other	0	0	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Alternate Data Source Name:

2011-2015 CHAS

Data Source Comments: 2011-2015 CHAS data for all of Ventura County

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

The following groups have disproportionately greater needs related to severe housing problems:

- American Indian households at 30-50 percent AMI
- Pacific Islander households at 30-50 percent AMI
- Pacific Islander households at 80-100 percent AMI

For All: Population shows disproportionate need but the population size is small and within the CHAS margin of error.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

According to HUD, disproportionate need refers to any need for a certain race or ethnicity that is more than ten percentage points above the need demonstrated for the total households within the jurisdiction at a particular income level. The table below indicates the share of households by race or ethnicity experiencing cost burden (paying between 30-50 percent of household income for housing costs) and severe cost burden (paying more than 50 percent of household income for housing costs).

Disproportionate need for each race or ethnicity is determined by calculating the share of the total number of cost burdened and severely cost burdened households from each race or ethnicity and comparing that figure to the share of all Ventura County households. (Share of race/ethnicity = # of households for that race/ethnicity with cost burden / total # of households for that race/ethnicity.)

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	157,155	59,936	49,798	2,057
White	99,630	33,448	27,701	1,389
Black / African American	2,517	1,179	1,008	0
Asian	12,425	3,482	2,036	100
American Indian, Alaska Native	395	147	115	0
Pacific Islander	295	4	39	0
Hispanic	39,433	20,871	17,904	511

Table 21 – Greater Need: Housing Cost Burdens AMI

Alternate Data Source Name:

2011-2015 CHAS

Data Source Comments: 2011-2015 CHAS data for all of Ventura County

Discussion:

In Ventura County, 41 percent of households are considered to have a cost burden because they pay more than 30 percent of income for housing. Twenty-two percent of total households are “cost burdened” (30-50 percent income spent on housing costs), and 19 percent of total households are “severely cost burdened” (more than 50 percent of income spent on housing costs). The share of Hispanic or Latino households that experience any form of cost burden is 8 percentage points greater

than that of the county's total population and, while not a disproportionately greater need under HUD guidelines (more than 10 percent above the average), is still a concern when looking at Ventura County housing issues.

DRAFT

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

The housing problem data revealed that housing problems were experienced by race and ethnic categories within specific income ranges at relatively similar levels in Ventura County. A racial or ethnic group can have a disproportionately greater need and still have significantly fewer households experiencing a housing problem than households in other racial or ethnic groups. The racial and ethnic groups that have disproportionately greater needs than the needs of Ventura County's population as a whole in specific income categories include:

Housing Problems:

- 30-50 percent AMI: Pacific Islander
- 50-80 percent AMI: African American

Severe Housing Problems:

- 30-50 percent AMI: Pacific Islander*; American Indian/Alaskan Native*
- 80-100 percent AMI: Pacific Islander*

Cost Burden: None

*Population shows disproportionate need but the population size is small and within the CHAS margin of error.

If they have needs not identified above, what are those needs?

Per the Comprehensive Housing Affordability Strategy (CHAS) estimates used for the development of this Consolidated Plan, the needs for races and ethnicities are indicated above. Income categories have other, more general needs, as described in the Housing Needs Assessment and the Housing Market Analysis.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

The Housing Needs section above provides an overview of demographic conditions and housing problems throughout Ventura County.

NA-35 Public Housing – 91.205(b)

Introduction

The needs of public housing in the Urban County and participating entitlement jurisdictions are met by five housing authorities: Area Housing Authority of the County of Ventura (AHACV), Housing Authority of the City of San Buenaventura (HACSB), Housing Authority of the City of Santa Paula (SPHA), the Oxnard Housing Authority (OHA), and the Housing Authority of the City of Port Hueneme (PHHA).

The housing authorities take efforts to ensure that their units are maintained to the highest standard of decent, safe, and sanitary housing. Further discussions about the physical condition, implementation of structural modifications or upgrades, management improvements, and maintenance of public housing developments in Ventura County are presented later in this report. The series of tables presented below represent a consolidated summary of public housing data for the inventories operated by AHAVC, HACSB, SPHA, OHA, and PHHA.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	1	0	1,913	6,173	271	5,822	44	23	0

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	
# Homeless at admission	0	0	1	121	2	115	4		0

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project-based	Tenant-based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# of Elderly Program Participants (>62)	1	0	664	2,270	137	2,111	18	3
# of Disabled Families	0	0	464	1,483	68	1,395	15	2
# of Families requesting accessibility features	1	0	1,913	6,173	271	5,822	44	23
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	1	0	1,790	5,555	251	5,237	36	21	0
Black/African American	0	0	60	358	4	346	5	1	0
Asian	0	0	39	185	12	170	1	1	0
American Indian/Alaska Native	0	0	16	53	2	50	1	0	0
Pacific Islander	0	0	8	22	2	19	1	0	0

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Other	0	0	0	0	0	0	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	1,197	3,128	101	3,002	10	11	0
Not Hispanic	1	0	716	3,045	170	2,820	34	12	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

The housing authorities in Ventura County play a critical role in providing access to affordable, accessible housing units for those in need of them. Through traditional public housing and project- and tenant-based vouchers, the housing authorities provide assistance to nearly 2,000 households with at least one person experiencing a disability.

The greatest need for accessible units (both current tenants and those on waiting lists) are for senior households.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The dominant issue faced by residents with Housing Choice Vouchers (HCVs) is a need for clean, decent, affordable housing. This need permeates all family types, but the housing authorities in the county indicated that this need is greatest for senior households. Public Housing is restricted most by supply. The number of public housing units is not sufficient to meet the community's need for income-based rental units.

How do these needs compare to the housing needs of the population at large

The needs of PHA residents and applicants are similar to the needs and challenges for all low- and moderate-income households in the county.

Discussion

None.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

HUD, under the McKinney-Vento Homeless Assistance Act, considers people who lack a fixed, regular, and adequate nighttime residence to be homeless. This includes persons residing in emergency (“homeless”) shelters and transitional housing. People who meet the definition of “homeless” may also sleep in public or private places not designed for or ordinarily used as regular sleeping accommodations for human beings, such as cars, parks, abandoned buildings, and bus or train stations.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	18	179	0	1,027	855	141
Persons in Households with Only Children	6	59	0	0	0	0
Persons in Households with Only Adults	0	232	0	0	0	0
Chronically Homeless Individuals	305	19	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	80	26	0	0	0	0
Unaccompanied Child	68	25	0	0	0	0
Persons with HIV	14	2	0	0	0	0

Table 26 - Homeless Needs Assessment

Data Source**Comments:**

2019 Point-in-Time Count Ventura County CoC, FY2018 HDX Competition Report

Subpopulation	Number
Chronically Homeless Adults	305
Families including Chronically Homeless Families	6
Persons w/Chronic Health Conditions	358
Persons w/a Developmental Disability	71
Persons w/HIV/AIDS	14
Persons w/Mental Health Problems	358
Persons w/a Physical Disability	399
Substance Users	283
Veterans	80
Experiencing Homelessness Because Fleeing Domestic Violence, Dating Violence, Sexual Assault, or Stalking	80

Homeless Subpopulations: 2019 PIT Count

Indicate if the homeless
population is:

Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Data in Homeless Needs Assessment contains data for all homeless individuals in Ventura County.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	373	955
Black or African American	23	98
Asian	4	17
American Indian or Alaska Native	3	30
Pacific Islander	1	11
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	216	409
Not Hispanic	205	736

Data Source

Comments:

2019 Point-in-Time Count Ventura County CoC

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

More resources are needed to adequately assist homeless families in Ventura County, including additional affordable and supportive housing opportunities that target this population. There are homeless families with children in the county who are unsheltered, in emergency shelter, and in transitional shelter, and a large number of families who are in crowded or “doubled-up” housing or at risk of homelessness.

The last annual data from HMIS shows 615 persons in families, including 426 children, were assisted within the Ventura County CoC homeless services system.

During the 2019 PIT count, there were 19 households consisting of families with children in emergency shelter and 40 in transitional housing. There were six families, consisting of seven adults and 11 children, found to be homeless and unsheltered. Additionally, there was one unsheltered child under the age of 18.

The 2019 PIT count found 106 homeless veterans in Ventura County. Of these, 80 people (75 percent) were unsheltered, seven were in emergency shelter, and 19 were in transitional housing.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

The Ventura County CoC conducted a racial disparities analysis and found Black/African American homeless individuals are overrepresented in the Ventura County homeless population compared to countywide racial demographics. The 2019 Point-in-Time count found the following unsheltered

individuals by race: 955 White, 130 Other, 98 Black / African American, 30 American Indian or Alaska Native, 11 Pacific Islander. By ethnicity, 409 Hispanic or Latino, 736 non-Hispanic.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The U.S. Department of Housing and Urban Development (HUD) defines “unsheltered” homelessness as “an individual or family who lacks a fixed, regular, and adequate nighttime residence, meaning: An individual or family with a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings.”

Of the 1,669 homeless persons counted in 2019 by the PIT survey, 1,258 or 75.4 percent were unsheltered. Of the 1,258 unsheltered persons, 1,246 were adults, one was an unaccompanied child under age 18, and 11 were accompanied youth between the ages of 18 and 24.

Discussion:

The Ventura County CoC, following State of California requirements, has implemented a “housing first” approach to housing that prioritizes housing over barriers that may impede homeless individuals or families from obtaining permanent housing. These barriers include: too little income or no income; an active or history of substance use; a criminal record, with exceptions for state-mandated restrictions; and a history of having been or currently a victim of domestic violence (e.g., lack of a protective order, period of separation from abuser, or law enforcement involvement)

There is no single cause of homelessness. Many people can become homeless because of social issues such as increases in rent, loss of employment and rising health care costs. In addition, personal experiences such as domestic violence, physical disabilities, mental illness, and substance abuse can cause members of a low-income household or an entire household to become homeless.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

Special needs populations include seniors (“frail and non-frail elderly” in the Census), persons with physical disabilities, persons with mental or behavioral disabilities, persons with HIV/AIDS, persons with alcohol and drug addictions, and victims of domestic violence.

Seniors: “Seniors” is defined by HUD as a group of people over the age of 62. Note that some data, including reports from the U.S. Census, define “seniors” as over the age of 65.

Frail Elderly: “Frail elderly” is defined by the U.S. Census as a person over the age of 62 who requires assistance with three or more activities of daily living, such as bathing, walking, eating, and performing light housework. (24 CFR § 891.205) HUD CHAS data defines “frail elderly” as those over the age of 75.

Farmworkers: There were 21,300 farmworkers within Ventura County in January 2019 and 29,500 in April 2019. (California Employment Development Department, Industry Employment - Official Monthly Estimates).

Victims of Domestic Violence: Victims of domestic violence, including dating violence, sexual assault, and stalking, are a special needs population requiring housing, legal, and support services.

Persons with Drug/Alcohol Addictions: Substance use disorders are strongly correlated with homelessness.

Veterans: There are over 40,000 veterans in Ventura County, 28 percent of whom have a disability compared with 12 percent in the nonveteran population. (2013-2017 ACS)

Disability: Physical disabilities can include hearing, vision, cognitive, ambulatory, self-care, or independent living difficulties. A person with a disability is defined as a person with “a physical or mental impairment which substantially limits one or more major life activities, has a record of such an impairment, or is regarded as having such an impairment.”

Describe the characteristics of special needs populations in your community:

Seniors: Needs of senior residents include increasing accessibility of housing and public spaces to accommodate wheelchairs and other physical disabilities, need for home delivery groceries or meal services, and need for transportation services. Housing communities and community spaces created for senior populations can create a social environment that increases mental health and service awareness

for better overall health outcomes. The needs of the frail elderly include those of seniors listed above, in addition to other services such as in-home aids or living situations that provide medical support.

Farmworkers: Safe and affordable housing and transportation for hired farmworkers is a problem throughout the County. Due to high housing costs, farmworkers often share overcrowded housing or stay in places not intended to serve as housing such as sheds and garages.

Victims of Domestic Violence: Ventura County has the following Domestic Violence providers: Coalition for Family Harmony, Interface Children & Family Services Safe Haven, Interface Children & Family Services Safe Journey, Lighthouse for Women & Children

Persons with Drug/Alcohol Addictions: Those living with or treating addictions need supportive housing options- some prefer sober environments, while others need housing that is not contingent on sobriety. **Veterans:** Veterans often need specialized health and social services in addition to any additional housing needs. Housing programs specific to veterans can be promoted in the region, and rental housing designed for veterans can also be created. **Disability:** Disabilities are protected by Section 504 of the 1973 Rehabilitation Act, which prohibits discrimination against people with disabilities in programs that receive federal financial assistance, the Fair Housing Act, the Americans with Disabilities Act, and the Architectural Barriers Act. In California, people with disabilities have additional protections through the California Fair Employment and Housing Act (FEHA), the Unruh Civil Rights Act, and the Disabled Persons Act. All retail establishments, restaurants, hospitals, hotels, and other public places and transportation must offer people with disabilities the same service and facilities as the general public, including the acceptance of service animals.

California and U.S. law prohibits discrimination by sellers, landlords, and those who provide housing-related services. Housing policies, practices, terms, and conditions must allow people with disabilities equal access to apartments, houses, condos, and other dwellings. Where necessary, reasonable accommodations in housing rules, policies, practices, or services are required to allow people with disabilities equal opportunity to use and enjoy dwellings. People with disabilities must be allowed, at their own expense, to make reasonable modifications to their dwelling to allow them equal access and enjoyment.

What are the housing and supportive service needs of these populations and how are these needs determined?

While the scope of supportive services varies based upon an individual's characteristics, following is a list of services commonly needed by non-homeless people with special needs. These services may be provided either on- or off-site:

- Accessible housing

- Advocacy, referral, information
- Case management
- Childcare
- Counseling
- Crisis hotline
- Education
- Employment training
- Family and caregiver support
- Financial assistance
- Health care
- Home management activities
- Interpretation services
- Legal assistance

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

California Department of Public Health Office of AIDS works with the Ventura County Health Care Agency HIV/AIDS Center to collect and analyze surveillance data on the prevalence of HIV/AIDS within the county. In 2017, the number of people in Ventura County living with a diagnosed HIV infection was 0.8 percent, or 130.7 per 100,000 people. Of this group, 76.8 percent were reported to be “in care” of medical testing and treatment and 67.9 percent were considered “virally suppressed.” In California, 36.1 percent of the population living with HIV are Hispanic or Latino, 39.1 percent are non-Hispanic White, and 17.2 percent are Asian (California Department of Public Health, Office of AIDS *California HIV Surveillance Report 2017*).

Discussion:

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Non-housing community development covers a broad range of needs, including public facilities, infrastructure, transportation, human services, and neighborhood services. Within the six Entitlement Jurisdictions, these needs are primarily addressed by a broad range of funding sources, supplemented with targeted HUD funding. Existing local and regional plans helped identify needs and were complemented by resident surveys and stakeholder focus groups.

After the housing recession of 2008-2012, because of the decrease in public infrastructure funding and increase in population, many communities are behind construction and repair schedules for public infrastructure and facilities. Changing resident populations and their needs, as well as disaster planning, can affect public facilities and infrastructure needs.

The jurisdictions' needs for public facilities and improvements include, but are not limited to, the following areas: **1. Streetscape improvements:** Sidewalks and alleys should be improved to increase street walkability. Improvements are needed in alleys and sidewalks, including lighting and tree planting, to ensure low- and moderate-income households have walkable neighborhoods. This could be to benefit a low- and moderate-income area or support a housing development. **2. Streets and water lines:** Public road repaving or repair and maintenance of water lines either to benefit a low- and moderate-income area or support a housing development. Bicycle lanes on roads need improvements to ensure safe bicycle infrastructure. **3. Underground power lines:** Below-ground power lines decrease fire risk within Ventura County, a natural disaster that has been increasing in frequency recently. Below-ground power lines also decrease the need for power shutoffs when there are strong winds, an event that can make life difficult to homeowners and industry and can be potentially life-threatening to those using electrically powered medical equipment. **4. Public restrooms:** An increase in the homeless population has resulted in the need for public restrooms to protect the health and safety of all residents. **5. Community centers:** Youth, senior, or general community center improvements within low- and moderate-income areas are needed, as is additional public community event space. **6. Parks, greenspace, and playgrounds:** Recreation areas could be constructed or improved within low- and moderate-income areas. There is a huge demand for athletic space within the county and limited current facilities or land available for this purpose.

How were these needs determined?

Needs were determined through the consultation process via meetings with public, nonprofit, and private organizations throughout Ventura County ("stakeholders") and a stakeholder survey. Residents were consulted via a survey and meetings in all entitlement jurisdictions.

- More than 40 percent of people who took the resident survey marked "Public Facilities and Infrastructure" as one of the top three community development needs in the county.

- “Infrastructure Improvements (streets, water lines, etc)” was the second-highest activity (out of 22 choices) selected in the resident survey in response to the question “What should be the focus of community development funds over the next five years regarding facilities and services to enhance quality of life for low- and moderate-income households?”
- “Improve Sidewalk/Street Walkability/Alleys” was the seventh-highest activity (out of 22 choices) selected by residents in response to the same question. “Improve Streetscape (lighting, trees, etc.)” and “Parks/Green Space/Playgrounds” were 12th and 13th, respectively.
- The need for underground power lines, public bathrooms, community centers, parks, greenspace, and playgrounds were all described during stakeholder meetings.

Describe the jurisdiction’s need for Public Improvements:

See above

How were these needs determined?

See above

Describe the jurisdiction’s need for Public Services:

Job training: Job skills training, including training appropriate for trainees (job readiness) in the STEM fields, health care, and construction industries.

Homeless supportive services: Persons who were formerly homeless but are living in permanent supportive housing need robust social services to successfully remain in their housing. Currently, homeless individuals and families need supportive services to enter housing.

Senior services: Nutrition services, transportation services, home healthcare, and other home care services are needed for seniors aging in place.

Public transportation: Jobs, healthcare, groceries, and other necessities can be inaccessible because of limited access to public transportation. The region needs improved public transit routes and rural public transit, as well as transportation services for others that do not have access to a car or the ability to drive.

Youth services is a high priority in areas with a high youth population that benefits from activities like sports, nutrition, and educational programming.

Crime prevention and crime education programs can help stabilize low-income neighborhoods and increase quality of life for residents.

How were these needs determined?

Needs were determined through the consultation process via meetings with public, nonprofit, and private organizations throughout Ventura County (“stakeholders”) and a stakeholder survey. Residents were consulted via a survey and meetings in all entitlement jurisdictions.

Stakeholders generally agreed that public services continue to be highly needed in Ventura County.

Data on employment shortages corresponds to stakeholders’ experiences needing industry-specific training, especially paid or part-time job training that allows residents to continue to pay for housing costs.

Stakeholders and residents both noted a need for homelessness solutions throughout the region.

“Senior, Persons with Disabilities, and Veterans Supportive Services” was the sixth-highest activity selected in the resident survey in response to the same question. Ventura’s senior is projected to grow in the next five years.

Transportation, including services for seniors, were mentioned as needed activities by stakeholders.

“Youth services” was the fifth-highest activity (out of 22 choices) selected in the resident survey in response to the same question. There is a large youth population such as in Oxnard and San Buenaventura who would qualify for LMI and LMA activities.

“Crime prevention” was the third-highest activity (out of 22 choices) selected in the resident survey in response to the question “What should be the focus of community development funds over the next five years regarding facilities and services to enhance quality of life for low- and moderate-income households?” It was also mentioned as a community problem by residents at several community meetings.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The housing market is unequivocally linked to the Ventura County regional economy, population demographics, migration patterns in and out of the county, neighborhood characteristics, the net worth of residents, and overall quality of life. Housing costs are high in Ventura County in comparison to most U.S. metro areas and even those in California. California's median housing value, as of 2019, is around \$550,000. The national average is under \$250,000. Ventura County's median value is over \$600,000. Costs are high both for rental and owner-occupied units; rents have steadily increased over the past 10 years. Median rent in Ventura County in 2019 is just shy of \$3,000. (Zillow Home Value Index, Zillow Research).

High housing costs are due to high housing demand and low supply. Housing supply has been limited for affordable housing partially due to decreased housing funding after the 2012 dissolution of California's redevelopment authorities (RDAs) through AB 1X 26. This included several RDAs within Ventura County that had helped develop and preserve affordable housing. Affordable housing investment within the county dropped by about \$38 million annually between 2008 and 2016, a 79 percent reduction, after the loss of RDAs and cuts to other state and federal housing funding sources (*Confronting Ventura County's Rent and Poverty Crisis: A Call For Reinvestment in Affordable Homes*, California Housing Partnership).

Housing production could receive a boost through the state of California's Regional Housing Needs Assessment (RHNA) that requires jurisdictions to plan for how many and what types of housing units are needed to meet local housing needs. In their General Plan Housing Element, jurisdictions show how the given allocations could be met through zoning, available sites, funding, local regulations, etc. and how the jurisdiction is addressing impediments to housing development.

Each RHNA gives jurisdictions specific housing unit production goals to aim for. Though these goals are not a mandate for housing production from the state, they should result in additional housing units because of the high housing demand from current or potential new residents. For lower-income housing unit goals, each jurisdiction needs to identify sites that meet specific criteria which should accommodate projects that could support lower income housing. Usually these sites are zoned for higher density residential development (20-30 du/acre).

The RHNA housing goals are calculated based on a jurisdictions projected population demographics during the future RHNA cycle, particularly the number of people within "low-" (50% to 80% of AMI), "very low-" (30% to 50% of AMI), and "extremely low-" (0-30% of AMI) household income categories. The region's Council of Governments (COG) allocates the actual housing numbers per jurisdiction. In Ventura County, this is the Southern California Association of Governments. (SCAG).

Despite the RHNA goals and market pressure, Ventura County jurisdictions did not see enough housing development during the last RHNA cycle, particularly for extremely low-, very low- and low-income units, to reach the housing goals in their Housing Elements. Housing prices remain high in the region.

DRAFT

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

There are over 280,000 housing units in Ventura County. Of HUD entitlement cities in Ventura County, Camarillo has the fewest (25,285) while Oxnard has the most (54,418). Between 50-75 percent of these are owner-occupied units, depending on the location, with an average of 64 percent owner-occupancy in Ventura County. (2011-2015 ACS)

Over a five-year span between the American Community Survey 2006-2010 and 2011-2015 estimation periods, Simi Valley and Thousand Oaks added the most housing units followed by San Buenaventura and Camarillo. In this time period, Port Hueneme, Oxnard, Ojai, and Fillmore actually lost housing units, though that pattern may have changed significantly in the last several years. Low-income housing unit production may be found through the State of California Housing and Community Development Annual Progress Reports (APRs) if developments are state funded.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	191,781	65%
1-unit, attached structure	29,887	10%
2-4 units	17,633	6%
5-19 units	24,390	8%
20 or more units	18,706	6%
Mobile Home, boat, RV, van, etc	11,502	4%
Total	293,899	100%

Table 27 – Residential Properties by Unit Number

Alternate Data Source Name:

2011-2015 ACS

Data Source Comments: 2011-2015 ACS data for all of Ventura County

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	5,833	3%	5,096	9%
1 bedroom	25,544	10%	25,429	41%
2 bedrooms	71,724	38%	45,704	76%
3 or more bedrooms	208,448	149%	43,267	73%
Total	311,549	200%	119,496	199%

Table 28 – Unit Size by Tenure

Alternate Data Source Name:

2011-2015 ACS

Data Source Comments: 2011-2015 ACS data for all of Ventura County

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Across Ventura County, there are 8,160 permanent affordable housing units (as reported by the California Housing Partnership and a tabulation of public housing developments) that were funded with federal, state and local resources. These units are targeted for a range of the population including households with children, elderly, households with disabilities, Veterans and other target populations. These units are targeted at extremely low-, low-, and moderate-income households.

In addition to these units, the housing authorities operating in Ventura County provide approximately 6,000 vouchers to low-income households throughout the county to identify and secure affordable housing. These vouchers serve all members of the community.

Finally, jurisdictions in the county have provided a range of homeowner and rental rehabilitation programs to support low-income households and/ or landlords of affordable housing units make necessary repairs and maintenance to housing units.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

The following units are at high risk of converting to market-rate housing within the next five years:

- Three units at Mountclef Apartments in Thousand Oaks, HUD Project-based Section 8
- 90 units at Ponderosa Village in Camarillo, HUD Project-based Section 8

Homeownership affordable housing units converting to market-rate housing include the following:

- 24 units at Heritage Park in Oxnard, inclusionary units
- 24 units at Sorrento in Oxnard, inclusionary units
- 187 units at El Paseo in Oxnard, Oxnard Affordable Project, not inclusionary
- 31 units at Villa Carmel in Oxnard, inclusionary units
- 27 units at Sonrisa in Oxnard, inclusionary units
- 9 units at Mayfield in Oxnard, inclusionary units
- 11 units at Sycamore in Oxnard, inclusionary units
- 22 units at Sonria in Oxnard, inclusionary units

Does the availability of housing units meet the needs of the population?

No, the availability of housing units does not meet the needs of the population within Ventura County. While no state in the United States has enough affordable rental housing for extremely low-income households, California has the second-lowest percentage of rental units affordable to extremely low-income households (below 30 percent AMI) at 22 percent. For comparison with other high housing-cost

states, Washington has 29 percent, Hawaii 39 percent, and Massachusetts 46 percent (*The Gap: A Shortage of Affordable Homes 2019, National Low Income Housing Coalition*). Ventura County stands out within California counties in being one of the country's leaders in housing unaffordable to a number of income groups, with 73 percent of households earning \$30,000-45,000 and 56 percent of households earning \$45,000-75,000 considered cost-burdened.

The rental and housing sales markets do not appear to be cooling off in the foreseeable future, which means competition for housing of any type will remain high.

In assessing new residential building permits, approximately 1,300 permits were issued countywide in 2018, the majority of which were for single family dwelling units. (2014-2018 US Census Building Permits Database) To address the overall need for housing in the county, the county requires additional housing stock to be created, both at the market-rate and affordable level.

Describe the need for specific types of housing:

Affordable Family and Senior Housing: There is not an adequate supply of housing for families with children and households that have an elderly family member. As documented in the Needs Assessment, small families and households with at least one person over the age of 62 represented the greatest share of households experiencing a housing problem, predominately reflected as housing cost burden. As reported by the PHAs operating in Ventura County, the greatest number of requests comes from elderly households and households with children.

Farmworker Housing: There is not an adequate supply of housing for farmworkers in Ventura County. Within Ventura County, agriculture represents about four percent of the economy and generates \$2.2 billion in revenue annually (Ventura County Agricultural Commissioner). The industry brings a seasonal influx of farmworkers to Ventura County in addition to the year-round labor pool of workers; in 2019 there were 21,300 farmworkers within Ventura County in January, which increased to a yearly high of 29,500 in April, though this count may be low, as farmworkers are historically undercounted (California Employment Development Department, Industry Employment - Official Monthly Estimates). The median annual income of farmworkers is \$27,083, far below the average annual income within the county and the wage needed to afford most housing in the region (California Employment Development Department Labor Market Information, Occupational Employment Statistics (OES) Survey Results 1st Quarter 2019). Without adequate affordable housing, many farmworkers either share housing that is overcrowded or live in substandard structures that may not have running water, toilets, cooking facilities, or sinks.

Supportive Housing: Permanent supportive housing is housing for persons, often formerly homeless, who have a disabling condition and need specific services such as health care, substance abuse counseling, and mental health care, depending on the needs and priorities residents. Services may be provided on-site and off-site. Ventura County has a number of supportive housing developments and a total of 1883 public and private permanent supportive housing units funded within the county.

Additional funding for supportive housing has recently been made available through the No Place Like Home program, a \$2 billion bond program within California that was signed into law in 2016, and the Housing for a Healthy California Program approved in 2017 that uses National Housing Trust Fund and SB2 dollars to fund supportive housing for those eligible for the state's Medi-Cal program. Proposition 1 also specifically approves \$1.5 billion for the state's Multifamily Housing Program (MHP) for low-income residents which includes a supportive housing component.

Discussion

Despite some progress, there are only enough supportive housing units within Ventura County to house a fraction of the local population in need of this specialized housing. Homelessness and social service providers report long waiting lists for permanent supportive housing units, indicating unit construction has not kept up with demand. The 2019 CoC Point in Time (PIT) count for the county found, on a single day, 358 homeless residents that reported chronic health conditions, 358 with mental health issues, 283 with substance abuse issues, and 399 with a physical disability.

The Ventura County Continuum of Care (Coc) lists "increasing the number of permanent supportive housing units" within its 2019 *Ventura County Plan to Prevent and End Homelessness* and a 2019 countywide Memorandum of Understanding, circulated to all cities for approval, encourages each jurisdiction to prioritize permanent housing units as specified in their housing elements. Community consultation confirmed that high demand for available rental units is both raising prices and causing property managers to tighten tenant screening criteria. Persons facing challenges to independent living such as the chronically homeless, formerly incarcerated, or others without a proven rental history often can't find housing without program assistance.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

For all but the highest income earners in Ventura County or those who own their home outright, housing costs are the largest percentage of household expenses when compared to gross income. Low-income households are especially vulnerable to having a large housing cost burden and are heavily dependent on a supply of affordable rental housing.

Home prices have increased since dipping during the housing recession of 2008-2012. While all cities have increased in housing value at about the same rate during this time period, Thousand Oaks remains the highest cost for owner-occupied housing within Ventura County. The typical home value within Thousand Oaks was over \$730,000 in 2019, with Ojai just slightly less at \$718,000 ("typical" the metric used by Zillow Research for the Zillow Home Value Index, a smoothed, seasonally adjusted measure of the typical home value and market appreciation in an area). Oxnard had a typical home value about \$500,000 in 2019, the lowest within the HUD entitlement communities, and Port Hueneme, Fillmore, and Santa Paula the lowest of all Ventura County cities with values between \$400,000 and \$500,000. San Buenaventura, Camarillo, Moorpark, and Simi Valley all had a median home value somewhere above \$600,000 in 2019 (Zillow Home Value Index, Zillow Research).

Since 2010, rents have slowly risen across each entitlement jurisdiction in Ventura County. As of 2019, typical rent values ranged from about \$2300 in Santa Paula to \$4,500 in Westlake Village. Of entitlement jurisdictions, the lowest housing rent is currently in Oxnard (just over \$2,500) and the highest in Thousand Oaks, about \$2,900. (Calculations are not available for Ventura Urban County.) For a household to afford the median rent in Thousand Oaks and not be cost burdened, the household would need to have a household income of \$98,000. (Zillow Home Affordability Calculator)

Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	504,800	345,800	(31%)
Median Contract Rent	1,108	1,240	12%

Table 29 – Cost of Housing

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	4,808	9.0%
\$500-999	12,753	20.7%
\$1,000-1,499	28,848	37.8%
\$1,500-1,999	25,119	21.9%
\$2,000 or more	21,974	10.6%

Rent Paid	Number	%
<i>Total</i>	<i>93,502</i>	<i>100.1%</i>

Table 30 - Rent Paid

Alternate Data Source Name:

2011-2015 ACS

Data Source Comments: 2011-2015 ACS data for all of Ventura County

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	4,931	No Data
50% HAMFI	11,820	5,173
80% HAMFI	43,002	14,479
100% HAMFI	No Data	27,045
<i>Total</i>	<i>59,753</i>	<i>46,697</i>

Table 31 – Housing Affordability

Alternate Data Source Name:

2011-2015 CHAS

Data Source Comments: 2011-2015 CHAS data for all of Ventura County

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,153	1,362	1,795	2,518	3,019
High HOME Rent	1,153	1,266	1,521	1,749	1,931
Low HOME Rent	916	981	1,177	1,360	1,517

Table 32 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

There is not sufficient housing for households at most income levels within Ventura County, leading to increasing housing prices. There is a particular shortage of housing at low- to moderate-income levels because of high market rates for housing.

How is affordability of housing likely to change considering changes to home values and/or rents?

Affordability of housing is not likely to improve within any county jurisdictions without a significant decrease in housing demand, a significant increase in housing supply, an influx of affordable rental laws like increased inclusionary zoning or increased affordable housing funding to create affordable units.

In theory, the housing goals found in the region's RHNA model the local housing production necessary to meet local housing needs at all levels of affordability. Ventura County is a member of the Southern California Association of Governments (SCAG), which also includes Imperial, Los Angeles, Orange, Riverside, and San Bernardino Counties. SCAG is required to report on counties' progress to California Department of Housing and Community Development (HCD) and, as of 2017, were halfway through the RHNA's fifth cycle, which covers 2013 to 2021. No county within SCAG reports meeting their housing goal and all jurisdictions have fallen particularly behind in meeting affordable housing goals for low-income units. With 50 percent of the RHNA planning period over, only 30 percent of the housing units allocated by RHNA had been permitted, and less than 15 percent of Ventura County's required very-low-income units had been permitted (California's Housing Crisis: Goals and Production in Southern California April 2019 UC Riverside Economy White Paper Series).

Additional affordable housing funding, such as passed with Proposition 1, supports the development of new income-restricted units and paves the way to improved housing affordability.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

HOME rents are far below market rents in the county. For example, the median rent of a one-bedroom apartment in Oxnard is \$2,539 in 2019. (Zillow Research) The 2019 HUD Fair Market for a one-bedroom apartment in the Oxnard-Thousand Oaks-Ventura, CA MSA is \$1,362, with a High HOME Rent of \$1,266. The difference is greater in Simi Valley, with a median one-bedroom rent of \$2,624, and higher still in Oak Park with a price of \$3,052. This rent difference means that HOME units, or other comparably priced units, are highly needed in the region and that the housing market has not created affordable units without additional affordable housing funding.

Discussion

Ventura County is unusual among high-cost regions nationally in that the lowest-priced homes on the market are priced beyond the reach of a large percentage of the population. In 2018, a typical bottom-tier house in the county cost \$437,947, the third highest amount in the United States behind the San Francisco and San Jose regions. At this price, a household would need a total income of at least \$101,000 to afford to purchase the home, an income that only 41 percent of county residents earn. For comparison, a bottom-tier house in the Columbia, South Carolina, Metro Area costs \$57,640 and requires a household income of \$22,500. Eighty percent of residents in the Columbia, SC, area make at least this income (Zillow Home Affordability Calculator, How Housing Supply Shapes Access to Entry-Level Homeownership, Turner Center for Housing Innovation, UC Berkeley 2019).

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

Conditions include:

- Lacking complete plumbing facilities
- Lacking complete kitchen facilities
- Overcrowding (more than one person per room)
- Cost burden of at least 30 percent

Only 0.2% of households in Ventura County lack complete plumbing, and only 1.1% lack complete kitchen facilities. Overcrowding and cost burden account for almost all households experiencing at least one condition.

Definitions

For the purposes of this plan, “substandard housing conditions” may consist of the following: structural hazards, poor construction, inadequate maintenance, faulty wiring, plumbing, fire hazards, inadequate sanitation, or any other condition that causes housing to be unfit for human habitation.

Substandard units suitable for rehabilitation are those units where the total rehabilitation costs do not exceed 25 percent of the after-rehabilitation value.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	59,930	35%	47,988	50%
With two selected Conditions	2,064	1%	9,508	10%
With three selected Conditions	74	0%	286	0%
With four selected Conditions	0	0%	15	0%
No selected Conditions	110,535	64%	38,534	40%
Total	172,603	100%	96,331	100%

Table 33 - Condition of Units

Alternate Data Source Name:

2011-2015 ACS

Data Source Comments: 2011-2015 ACS data for all of Ventura County

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	20,690	12%	10,891	11%

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
1980-1999	52,929	31%	24,158	25%
1950-1979	91,384	53%	52,701	55%
Before 1950	7,626	4%	8,598	9%
Total	172,629	100%	96,348	100%

Table 34 – Year Unit Built

Alternate Data Source Name:

2011-2015 CHAS

Data Source Comments: 2011-2015 CHAS data for all of Ventura County

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	99,010	57%	61,299	64%
Housing Units build before 1980 with children present	18,052	10%	9,762	10%

Table 35 – Risk of Lead-Based Paint

Alternate Data Source Name:

2011-2015 CHAS

Data Source Comments: 2011-2015 CHAS data for all of Ventura County

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

Only four percent of owner-occupied housing and nine percent of renter-occupied housing was built before 1950 in Ventura County. A large percentage of housing in the area was constructed between 1950 and 1979; 53 percent of owner-occupied housing and 55 percent of renter-occupied housing was constructed during this period.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Approximately 54 percent of housing units in Ventura County were built before 1980 (160,309 units).

Because lead was often a component of house paint until its national ban in 1978, addressing potential lead hazards in these 160,309 units (which comprise about 60 percent of the county's housing stock) is an important public health strategy.

California regulates lead exposure and lead poisoning prevention activities through the Childhood Lead Poisoning Prevention Acts of 1986 and 1989 and the Childhood Lead Poisoning Prevention Act of 1991. Housing is specifically regulated through California Civil Code and "Health and Safety" Codes (California Civil Code Section 1941.1; California Health & Safety Code Sections 17961, 17980, 124130, 17920.10, 105251 to 105257) which makes housing lead hazards in violation of California law and requires enforcement agencies to enforce housing lead safety laws. Enforcement agencies may order lead abatement of properties or issue "cease and desist" orders in response to lead hazards.

Discussion

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The needs of public housing in Ventura Urban County and participating entitlement jurisdictions are met by five housing authorities: Area Housing Authority of the County of Ventura (AHACV), Housing Authority of the City of San Buenaventura (HACSB), Housing Authority of the City of Santa Paula (SPHA), the Oxnard Housing Authority (OHA), and the Housing Authority of the City of Port Hueneme (PHHA). Ventura County has over 6,000 units assisted by the five housing authorities that are active in the county. These are predominately voucher units (4,375) which are spread across the county. The demand for affordable housing units is quite high, as the majority of waiting lists are not accepting new applicants for housing authority assisted units and waitlist times are measured in years.

Totals Number of Units

	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	1,944	6,338	270	4,105	243	1,027	0
# of accessible units									

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

Physical condition of PHA units is determined by a physical inspection required by HUD for all HUD-assisted units. The inspections occur every one to three years, dependent on the unit type and past inspection score. The inspection score provides an overall assessment of the physical condition of the public housing development and corresponding units. A higher score indicates the property is in better condition.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 38 - Public Housing Condition

Public Housing Development	PHA Name	Average Inspection Score	Date of Inspection
1854 Los Feliz Dr Apartments	Housing Authority of the County of Ventura	92	9/13/2017
Buena Vida Et Al	Housing Authority of the City of San Buenaventura	86	2/06/2018
Colonia Village (Felicia Ct)	Housing Authority of the City of Oxnard	77	9/13/2018
Colonia Village (Carmelita Ct)	Housing Authority of the City of Oxnard	61	8/6/2018
Colonia Village (Colonia Rd)	Housing Authority of the City of Oxnard	76	8/27/2018
Ellis Terrace	Housing Authority of the County of Ventura	93	5/16/2016
Fiore Gardens	Housing Authority of the County of Ventura	94	5/17/2016
Florence Janss Apartments	Housing Authority of the County of Ventura	81	9/14/2017
Mar Vista	Housing Authority of the City of Port Hueneme	64	7/21/2017
Oxnard Townhomes	Housing Authority of the City of Oxnard	77	8/29/2018
Palm Vista	Housing Authority of the City of Oxnard	67	8/31/2018
Plaza Vista	Housing Authority of the City of Oxnard	67	7/30/2018
Pleasant Valley	Housing Authority of the City of Oxnard	87	9/07/2017
Roth Apartments	Housing Authority of the County of Ventura	92	7/11/2018
Scattered Sites	Housing Authority of the City of San Buenaventura	86	1/30/2018
Tafoya Terrace Apartments	Housing Authority of the County of Ventura	92	5/16/2016
Westview Village	Housing Authority of the City of San Buenaventura	83	2/09/2017
Whispering Oaks	Housing Authority of the County of Ventura	83	9/12/2017

Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

The housing authorities in the county maintain capital improvement plans for all public housing developments and focus on critical restoration and revitalization needs such as roof, elevator, and HVAC replacement and upkeep.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

The housing authorities maintain active resident councils to gather feedback and input on how to improve the living environment and conditions for households residing in public housing. These councils provide feedback to PHA leadership and boards to inform capital improvements and implementation of services and programming.

Programming varies across the developments and PHAs active in Ventura County, but may include the following:

Discussion:

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MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

The need for homeless facilities and services continues to grow across the county. As of fall 2019, there are 165 new beds under development in Ventura and Oxnard and six youth shelter beds under development. Currently, no emergency shelter beds are dedicated to the chronically homeless, but new shelters in Oxnard and Ventura will prioritize vacancies for vulnerable populations.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	83	0	158	151	70
Households with Only Adults	209	85	37	286	45
Chronically Homeless Households	0	0	0	307	0
Veterans	0	0	15	202	18
Unaccompanied Youth	18	0	5	8	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source: 2019 HDX Competition Report Ventura County CoC
Comments:

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Food banks and food pantries provide food to the lowest-income residents in the county and those struggling to pay for daily basic needs. FoodShare, Ventura County's primary food bank, distributes food to 190 pantries and distribution programs. FoodShare manages "The Food Share & Friends Mobile Pantry," a mobile source of food program information as well as other social services. CalFresh, a program federally known as Supplemental Nutrition Assistance Program (SNAP), provides financial food assistance to low-income families or individuals. The program is managed locally by the County of Ventura Human Services Agency. Women, Infants and Children (WIC) is also managed by the county and provides food assistance to pregnant and post-partum women, infants, and children in families who earn no more than 185 percent of the federal poverty level and are at nutritional risk.

Medi-Cal, California's Medicaid program, is a public health insurance program for low-income individuals and families. Homeless residents eligible for Social Security Disability Income (SSDI) and Supplemental Security Income (SSI) are required to apply through the Social Security Administration, but local Social Security Offices are located in Oxnard, San Buenaventura, and Thousand Oaks. Homeless veterans may qualify for veterans' benefits through the Veteran Services Office, including VA life insurance and medical referrals, and Supportive Services for Veteran Families (SSVF) that helps prevent veteran homelessness.

America's Job Center of California has locations in Simi Valley and Oxnard that provide employment information on available jobs, job training, and education. The county's community service centers in San Buenaventura, Santa Paula, Fillmore, Thousand Oaks and Moorpark also offer access to online job search services. Disabled residents in Ventura County, including those that are homeless, can find job training through the Oxnard or Thousand Oaks offices of the California Department of Rehabilitation. Information about government and community services programs reach homeless populations via street outreach, community and homeless shelters, and other government and community programs. In particular, the Homeless One Stop Outreach Program rotates to locations around the county, providing resource information about all assistance programs for which homeless residents are eligible.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The homeless shelter facilities within Ventura County are as follows:

- **Casa Pacifica:** Transitional housing beds for non-minor dependents (NMDs) between the ages of 18 and 21 years (not dedicated for homeless)
- **The City Center:** 30 transitional housing beds for victims of domestic violence and their children

- **Coalition for Family Harmony:** Emergency shelter units for single adults and families (domestic violence shelter)
- **Conejo Valley Winter Shelter:** 30 seasonal emergency shelter beds for families and single persons
- **Interface Children & Family Services:** Emergency shelter beds and transitional housing beds for victims of domestic violence and their children
- **Kingdom Center Women's Shelter:** 20 emergency shelter beds and 20 transitional housing beds for single women and women with children
- **Many Mansions:** Seven permanent supportive housing beds for homeless transitional aged youth with a mental disability, and 112 permanent supportive housing beds for homeless and mentally disabled persons
- **Ojai Valley Family Shelter:** 30 seasonal emergency shelter beds for families and single persons
- **Oxnard Emergency Shelter/Navigation Center:** 110 beds for adults
- **Project Understanding:** Five transitional housing beds for previously homeless families and transitional housing beds for abandoned homeless pregnant women
- **RAIN Transitional Living Center:** 70 transitional housing beds for individuals and families
- **The Rescue Mission Alliance/Lighthouse Women's Shelter:** 34 emergency shelter beds for single women with children, 36 emergency shelter beds for single men, and 65 transitional housing beds for women and women with children
- **The Salvation Army:** 12 emergency shelter beds for single adults, and 5 transitional housing beds for homeless veterans
- **Simi Valley P.A.D.S.:** 40 seasonal emergency shelter beds for families and single persons
- **Turning Point Foundation:** 10 emergency shelter beds for homeless mentally ill single persons, 39 transitional housing beds for homeless mentally ill single persons, and 16 permanent supportive housing beds for homeless mentally ill single persons

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MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

The following types of facilities are available in Ventura County:

- **Adult Day Care Facilities (ADCF):** Facilities of any capacity that provide programs for frail elderly and developmentally and/or mentally disabled adults in a day care setting.
- **Adult Residential Facilities (ARF):** Facilities of any capacity that provide 24-hour non-medical care for adults ages 18 through 59 who are unable to provide for their own daily needs. Adults may be physically handicapped, developmentally disabled, and/or mentally disabled.
- **Continuing Care Retirement Community (CCRC):** Long-term continuing care for adults over 60 years old that provides housing, residential services, and nursing care, usually in one location.
- **Social Rehabilitation Facility:** Facility which provides 24-hour a day nonmedical care and supervision in a group setting to adults recovering from mental illness who temporarily need assistance, guidance, or counseling.
- **Residential Care Facilities for the Elderly (RCFE):** Facilities that provide care, supervision and assistance with activities of daily living, such as bathing and grooming. They may also provide incidental medical services under special care plans.
- **Group Homes:** Facilities of any capacity and provide 24-hour non-medical care and supervision to children in a structured environment. Group Homes provide social, psychological, and behavioral programs for troubled youths. Children in a group home are in treatment programs under court jurisdiction or as have been removed from their homes because of abuse, neglect, or abandonment.
- **Short Term Residential Therapeutic Program:** Residential facility operated by a public agency or private organization that provides children integrated specialized and intensive care and supervision, services and supports, treatment, and short-term 24-hour care and supervision.
- **Small Family Home:** A facility or home that provides 24-hour care for six or fewer children who have mental health, developmental, or physical disabilities and who require special care and supervision.
- **Transitional Housing Placement Program:** Provides short-term, specialized, and intensive therapeutic 24-hour non-medical care and supervision to children.

These facilities are regulated by the State Department of Social Services (CDSS), Community Care Licensing Division.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Rising housing costs, along with fixed Social Security payments, mean that the aging population in many communities within Ventura County will soon face, or are currently facing, a shortage of affordable housing available to seniors. The Elder Index, a measure of the income that older adults need to meet their basic needs, estimates that 53 percent of single renters aged 65 and above in Ventura County do not earn enough to cover the costs of needs like housing, health care, and transportation. As noted in the Needs Assessment, Ventura County, when compared to the state, has a greater share of elderly residents, and this share is projected to increase over the coming years. As such, the need for housing as well as services such as transportation, meal, and healthcare programs is currently high and will increase over the coming years.

Residents with disabilities may have varying housing needs, depending on the nature of their disability. Homeowners and renters are legally allowed housing modifications such as the addition of a wheelchair ramp, shower grab bars, or a visual signaling doorbell, though they may struggle with the modification costs. Homeowners who are members of a homeowners association (HOA) and renters may also need reasonable accommodations (a change, exception, or adjustment to a rule, policy, practice, or service) to live in their housing with a physical or mental disability. Because an accommodation requires action on the part of the HOA or landlord, housing discrimination can occur if the reasonable accommodation is denied. The Housing Rights Center may be able to help with disability modifications, reasonable accommodations, or other housing laws regarding persons with disabilities. California Rural Legal Assistance (CRLA), Community Action of Ventura County, and Jewish Family services may also be able to assist residents with disability modifications. Habitat for Humanity of Ventura County also operates a Home Repair program which may be available to help lower-income households make home modifications for accessibility.

Residents with disabilities may also need supportive services within their home in order to live independently, like home health care, food delivery, or specialized education. Organizations such as the Independent Living Resource Center or the Ventura County Aging and Disability Resource Center connect residents to resources to make home modifications or access services.

Stable housing is a vital component of HIV medical care and treatment either alone or in conjunction with supportive services. Persons with HIV/AIDS may receive case management and care through the HIV/AIDS Center within Ventura County Public Health, including assistance accessing housing or housing assistance. The goals of the center are to provide home and community-based services for persons with HIV-related disabilities who may otherwise require institutional services; to assist clients with disease management, preventing disease transmission, stabilizing their health, improving their quality of life, and avoiding costly institutional care; to assist clients and family in moving toward greater independence and understanding of their disease; and to increase coordination among service providers and eliminate duplication of services.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

The Ventura County Health Care system protocols describe discharge planning as an interdisciplinary responsibility. These procedures apply whether a patient is being discharged from a prolonged hospitalization or has obtained care through the Emergency Room or Ambulatory Clinic. A Ventura Case Managers Meeting, run by County Human Service Agency, meets to discuss ways to improve the current discharge planning system and includes participants from Health Care Agency, social workers from both public and private hospitals, the Ventura County jail, and the Ventura County Youth Services Division. All medical disciplines may refer persons in need of discharge planning to the Social Work Department which makes assessments, provides information and arranges for care, and maintains referral lists for placements for persons requiring ongoing medical care. Persons who require ongoing medical or nursing care and who have no identifiable address may be discharged to a respite program operated by the National Health Foundation at the Salvation Army's Ventura location. Others, upon discharge, routinely go to group homes, board and care facilities, or reunite with family or friends.

Residential care facilities also provide supportive housing for persons with disabilities.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Development of housing, affordable or market-rate, is not easily accomplished within Ventura County. Public sentiment across Ventura County is often against multifamily development, increasing housing density, or creation of new housing units in general, due to concerns about negative effects new residents can bring (traffic, water use, change in neighborhood character) to those currently living in the county.

Short-term rentals (STRs), also called “short-term vacation rentals” or “temporary rental units,” are rooms or apartments rented out for less than 30 days by private property owners, most commonly on websites like Airbnb and VRBO.com. STRs can significantly reduce the number of available housing units in an area for permanent residents and, in turn, increase local housing prices.

The availability of funding for affordable housing has dropped dramatically in the past decade for all jurisdictions within Ventura County. Dissolution of redevelopment agencies in the state of California, competition for tax credits and other state funding with other high-cost cities in California, and diminished amounts of HUD funding create a shortage of affordable housing.

Wildfires have occurred more frequently in Ventura County in recent years, leading to large numbers of residents displaced and renting temporary alternative housing within the region. Public agencies handling response planning must coordinate with a number of additional public and private agencies to respond to and rebuild fire-damaged areas. This process can be slow, delaying both displaced residents from returning to their homes as well as local rental supply and price due to the temporary increase in renters.

Save Open-space and Agricultural Resources (SOAR) is a set of ordinances within Ventura County that restrict development in open space, agricultural, or rural land.

Development fees and taxes charged by local governments are higher in Ventura County municipalities than in many parts of the country. A multifamily residential building will usually total over \$100,000 per unit for all municipal fees, significantly adding to the total development cost. (For a large multifamily development, these fees will total millions of dollars.) A number of jurisdictions in Ventura County, however, offer to waive at least some of these fees for affordable housing developments.

The processing time required to obtain approval of development permits is often cited as a contributing factor to the high cost of housing. Unnecessary delays add to the cost of construction by increasing land holding costs and interest payments.

Other barriers: Prevailing Wages, Expiration of Affordability Contracts, Parking Requirements, Low-Density Zoning, Lack of Public Transportation

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MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

The economy in Ventura County has historically been strong, with large biotechnology and healthcare industries and a historic agricultural industry. A military base, Naval Base Ventura County at Point Mugu, is the largest employer in the county with more than 16,000 employees. The County of Ventura (government) is the next largest employer with more than 8,000 employees. Manufacturing, accommodations and hospitality, retail, and education are other large sectors of employment.

Unemployment in the county is currently just over four percent and has been decreasing for several years. Jobs have increased by a rate of 4.8 percent per year with 17,048 added positions over the last five years (Ventura County Comprehensive Economic Development Strategy 2019 Economic Development Collaborative). However, the number of jobs among the four highest-paying fields in the county (non-durable goods manufacturing, durable goods manufacturing, information technology, and financial activities) has decreased by more than 10 percent since the recession. The lowest-paying jobs (leisure and hospitality, education, and health) have increased the most in number (California Lutheran University Center for Economic Research and Forecasting).

The economy in Ventura County has stalled in recent years. Total inflation-adjusted economic output shrank in 2016 and 2017. When adjusted for inflation, the county experienced almost no economic growth between 2013 and 2018 (California Lutheran University Center for Economic Research and Forecasting). 2019 is projected to be the fifth straight year in the county with no economic growth (Greater Conejo Valley Chamber of Commerce). While the economy is currently projected to grow slightly in the next five years, the unavailability of housing and high cost of living within the county will mean that the economy will be held back from its potential growth and will not keep pace with its regional neighbors. Employers in all fields have employee recruitment and retention hampered by housing costs, particularly those that are not in the highest paying job sectors. A balance of housing with employment and wages would increase economic growth in the area.

The Woolsey, Hill, and Thomas fires have added to economic stress in the county. In 2017, Ventura County had a net loss of 3,700 residents, at least partially due to the fires, which exacerbated labor shortages and diverted funds and resources (Southern California Association of Governments)

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	21,740	31,218	7	13	6
Arts, Entertainment, Accommodations	40,568	33,391	13	13	0
Construction	16,252	14,320	5	6	1

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Education and Health Care Services	49,930	39,854	16	16	0
Finance, Insurance, and Real Estate	22,497	17,022	7	7	0
Information	13,783	4,655	5	2	-3
Manufacturing	34,978	30,953	12	12	0
Other Services	11,095	8,413	4	3	-1
Professional, Scientific, Management Services	28,676	17,997	9	7	-2
Public Administration	0	0	0	0	0
Retail Trade	39,308	33,164	13	13	0
Transportation and Warehousing	7,347	4,113	2	2	0
Wholesale Trade	16,585	13,311	5	5	0
Total	302,759	248,411	--	--	--

Table 40 - Business Activity

Alternate Data Source Name:

2011-2015 ACS and 2015 LEHD

Data Source

2011-2015 ACS data and 2015 LEHD data for all of Ventura County

Comments:

Labor Force

Total Population in the Civilian Labor Force	439,404
Civilian Employed Population 16 years and over	398,116
Unemployment Rate	8.60
Unemployment Rate for Ages 16-24	17.10
Unemployment Rate for Ages 25-65	7.70

Table 41 - Labor Force

Alternate Data Source Name:

2011-2015 ACS

Data Source Comments: 2011-2015 ACS data for all of Ventura County

Occupations by Sector	Number of People
Management, business and financial	148,099
Farming, fisheries and forestry occupations	21,992
Service	68,078
Sales and office	96,344
Construction, extraction, maintenance and repair	44,987
Production, transportation and material moving	40,608

Table 42 – Occupations by Sector

Alternate Data Source Name:

2011-2015 ACS

Data Source Comments: 2011-2015 ACS data for all of Ventura County

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	237,750	65%
30-59 Minutes	98,819	27%
60 or More Minutes	31,949	9%
Total	368,518	100%

Table 43 - Travel Time

Alternate Data Source Name:

2011-2015 ACS

Data Source Comments: 2011-2015 ACS data for all of Ventura County

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	49,025	5,418	19,342
High school graduate (includes equivalency)	55,765	6,341	19,030
Some college or Associate's degree	106,225	8,902	28,494
Bachelor's degree or higher	112,799	6,153	20,950

Table 44 - Educational Attainment by Employment Status

Alternate Data Source Name:

2011-2015 ACS

Data Source Comments: 2011-2015 ACS data for all of Ventura County

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	2,885	8,498	11,156	22,049	12,708
9th to 12th grade, no diploma	8,567	9,481	9,618	12,992	6,347
High school graduate, GED, or alternative	22,932	23,973	19,667	37,879	22,899
Some college, no degree	37,202	27,412	23,643	53,924	25,484
Associate's degree	5,620	9,812	9,198	20,767	8,444
Bachelor's degree	6,233	22,114	22,280	46,186	19,479
Graduate or professional degree	392	7,568	12,359	29,994	14,678

Table 45 - Educational Attainment by Age

Alternate Data Source Name:

2011-2015 ACS

Data Source Comments: 2011-2015 ACS data for all of Ventura County

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	19,174
High school graduate (includes equivalency)	30,048
Some college or Associate's degree	40,182
Bachelor's degree	62,117
Graduate or professional degree	82,233

Table 46 – Median Earnings in the Past 12 Months

Alternate Data Source Name:

2011-2015 ACS

Data Source Comments: 2011-2015 ACS data for all of Ventura County

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The largest number of workers and jobs are in the education and health care services employment sectors. Arts, entertainment, and accommodations, as well as retail trade, also have a large numbers of both jobs and workers, though retail employment has slowed in the past few years. Recent growth has been largely in the health care and social assistance sector, followed by hospitality (accommodation and food services).

Over the next five years, the healthcare and social assistance cluster (including educational services) is projected to grow by 20 percent and add over 6,000 jobs. Hospitality is projected to grow by seven percent. Construction is projected to grow by six percent, adding over 1,300 jobs.

Describe the workforce and infrastructure needs of the business community:

As discussed in the Introduction to Non-Housing Community Development Assets, the number of jobs among the four highest-paying fields in the county (non-durable goods manufacturing, durable goods manufacturing, information technology, and financial activities) has decreased by more than 10 percent since the recession while the lowest-paying jobs (leisure and hospitality, education, and health) have increased the most in number (California Lutheran University Center for Economic Research and Forecasting). Employers in all fields experience employee recruitment and retention hampered by high cost of living and housing costs, particularly for those that are not in the highest paying job sectors. A balance of housing with employment and wages would increase economic growth in the area.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Workforce development and economic development stakeholders in Ventura County describe the need for housing as the most important factor in growing regional job and business opportunities. Land availability, transportation, and infrastructure needs are not constraints compared to the housing shortage. Housing availability is equivalent to labor availability and is constrained at all price and wage levels. All planned housing investments will have an economic impact.

Workforce training and education stakeholders cite housing as a constraint as most residents are unable to afford housing if reducing employment hours/income below full-time in order to attend workforce training courses.

Employers have recruitment and retention issues at all pay levels because the wage/housing price ratio is much higher in other areas of the country.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The Ventura County Comprehensive Economic Development Strategy published by the Economic Development Collaborative in 2019 includes the following workforce development goal for Ventura County:

Support strategic investment in high-impact workforce development programs that reinforce a competitive Ventura County economy and help retain and expand existing businesses.

Ventura County's competitive advantage is the continued expansion of high-impact and fast-evolving sectors such as advanced manufacturing, agriculture technology, bioscience, and health services, which rely heavily on STEM skills and occupational clusters that span our key industries, including IT networking, computer science, technology, management, and business administration. The momentum of Smart City development and the entrepreneurial ecosystem in Ventura County has increased the demand for skilled labor in technology fields. Current and projected migration patterns require that talent be fostered within our existing population—particularly through investments in career education—to sustain a resilient and competitive economy. Priority areas for secondary and postsecondary education include the development of modern facilities in urban and rural areas that will provide education and training resources in advanced manufacturing and mechatronics, technology, and entrepreneurship.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Within Ventura County several community colleges and training initiatives exist. These efforts can help individuals who have limited household income earn more and fill needed employment gaps. Options within Ventura County include:

Within Ventura County there are two universities (California State University Channel Islands and California Lutheran University) and three community colleges (Oxnard, Ventura, and Moorpark).

The Economic Development Collaborative offers the “ETP Workforce Training Program,” funded by the California Employment Training Panel, that can work with companies to train existing workers and provide on-the-job training for new workers.

The Ventura County Workforce Development Board also offers workforce training through the On-The-Job Training (OJT) program. OTJ is a Workforce Innovation and Opportunity Act (WIOA) program that funds employee screening and training for businesses. OJT reimburses employers up to 50 percent of a trainee’s wages during the training period.

The Specialized Training & Employment Project to Success (STEPS) program is a partnership program between the Ventura County Probation Agency (VCPA) and the Human Services Agency (HSA) that provides job readiness training to those in the justice system who are preparing for employment.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The Ventura County Comprehensive Economic Development Strategy published by the Economic Development Collaborative in 2019 includes the following infrastructure goal for Ventura County:

Enhance community resiliency through strategic investments in regional infrastructure:

Water: Increase investment in water resource management, including groundwater retention and storage capacity, securing regionwide access to state water resources, improving efficiency, and establishing a sustainable balance between water availability and urban and rural water use.

Transportation: Increase local investments and leveraging of state, federal, and private funds for improved roadways and multi-modal connectivity throughout the county.

Energy: Support public and private investment and innovation for efficient and clean energy production, storage, and distribution mechanisms.

Broadband: Promote strategic planning and investment for enhancing broadband infrastructure, supporting quality education, health services, public safety, and business growth outcomes, and enabling a Smart Cities model for public and private collaboration.

Discussion

Gross Domestic Product (GDP) and Gross Regional Product (the market value of all final goods and services) increased within the county between 2012 and 2015, with the largest gains coming from the manufacturing; government; “finance, insurance, and real estate;” and “wholesale, transportation, and warehousing” industry sectors.

There are about 350,000 workers within Ventura County, with 50 percent traveling less than 10 miles to work.

Most residents (65 percent) commute less than 30 minutes to work daily. A large number of county residents (176,462) both live and work within Ventura County, and an almost equal number of county residents (163,297) commute out for work, the majority of whom commute to Los Angeles County (U.S. Census Longitudinal Employer-Household Dynamics [LEHD]).

The labor force participation rate, or percent available to work, is approximately 62 percent, but has been declining for several years.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Housing problems impact low- and moderate-income households disproportionately compared to higher income households. Any areas with a concentration of low- and moderate-income households are more likely to have high rates of housing problems, especially cost burden, the most common housing problem in Ventura County.

The definition of a low- and moderate-income concentration is a block group in which a minimum percentage of total households are low- and moderate-income. The percentage used to designate low- and moderate-income concentration varies throughout Ventura County. In Camarillo this percentage is 36.54%, in Simi Valley it is designated as 40.78% and in Thousand Oaks it is 36.5%. For all other entitlement cities and Ventura Urban County, a low- and moderate-income concentration is defined as a block group where at least 51.00% of the population total households are low- and moderate-income.

Low- and moderate-income areas of Ventura County correlate with areas with a concentration of minority (non-White or Hispanic or Latino) residents. These areas include unincorporated areas of the County surrounding the cities of Santa Paula and Fillmore along State Route 126, including the unincorporated community of Piru. They also include unincorporated areas of the County surrounding the City of Ojai, and the Cities of San Buenaventura, Oxnard, and Port Hueneme.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

The Cities of Fillmore, Oxnard, Port Hueneme, and Santa Paula and the Unincorporated County area of Piru have a concentration (population majority) of Hispanic or Latino residents. Majority low- and moderate-income Census block groups are located throughout Ventura County but concentrated around the Cities of Port Hueneme, Oxnard, San Buenaventura, and Santa Paula.

Racially/Ethnically Concentrated Areas of Poverty (R/ECAP) are census tracts where more than half the population is non-White and 40% or more of the population is in poverty (or where the poverty rate is greater than three times the average poverty rate in the area). There are R/ECAPs around the cities of Oxnard, Port Hueneme, San Buenaventura, and Santa Paula.

What are the characteristics of the market in these areas/neighborhoods?

The low- and moderate-income block groups and concentrations of minority residents generally overlap. Most multifamily affordable housing developments for rental housing are located in and around low- and moderate-income areas.

Are there any community assets in these areas/neighborhoods?

The County has a strong network of active and dedicated non-profit organizations and community groups that work to address the housing and community development needs in the low- and moderate-income neighborhoods, as evidenced by the number of agencies and organizations that participated in this Consolidated Plan and simultaneous Analysis of Impediments stakeholder meetings and focus groups.

Jurisdictions in the County also collaborated frequently to address housing and community development issues, to better serve the underserved neighborhoods and avoid duplicated efforts.

Are there other strategic opportunities in any of these areas?

Jurisdictions within the County will continue to collaborate with the agencies and organizations in Ventura County to ensure services and programs are delivered in a cost-effective manner and provide assistance to those who are most in need.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Per HUD guidance, all Consolidated Plans submitted after January 1, 2018, must address broadband needs within the jurisdiction. The map below outlines Ventura County's access to providers offering broadband services. The speeds identified are 25Mbps download and 3Mbps upload, the minimum speeds to be considered broadband by the U.S. Federal Communications Commission (FCC).

Broadband Internet access is dependent on having a computer and broadband availability. Computer ownership varies throughout Ventura County with the highest percentage of households in Thousand Oaks (94.0 percent) and the lowest in Santa Paula (77.9 percent). Thousand Oaks also has the highest percentage of households who own a computer and have access to broadband internet (90.7 percent) and Santa Paula has the lowest (71.7 percent). (2013-2017 ACS)

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

In urban areas (as defined by the U.S. Census), more than 99 percent of residents have access to three or more broadband providers. In rural areas, 34 percent of residents have access to two providers and 66 percent of residents have access to at least three providers. (FCC)

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Ventura County 2015 Multi-Hazard Mitigation Plan (2015 MHMP) profiles the risks and potential impacts to the County as well as disaster mitigation actions due to (among other disasters) climate change, drought, flood and landslides, and wildfire: *Effects of climate change are expected to negatively impact water and electricity demand and supplies in Ventura County. Also, rising sea levels will threaten cities along the Ventura County coast and its rivers, decreasing air quality and extreme heat days will degrade public health, wildfire risk will increase (particularly in the grassland hills and mountainous areas of the County), and the County's over \$2 billion agricultural industry could decline significantly.*

Climate change has already started to impact Southern California by increasing periods of drought and windstorms, which have associated hazards individually and can also affect the frequency and intensity of wildfire.

Increased winds lead to problems with above-ground power lines. High winds (windstorms) create the need for power shutoffs to avoid dangers from the power lines becoming damaged or otherwise in contact with the ground and/or people and structures. Power outages can make life difficult for both homeowners and industry and can be potentially life-threatening to those using electrically powered medical equipment. Winds also increase the conditions for wildfire by drying soils and vegetation, which then increase the spread and intensity of a wildfire.

Drought due to increased temperatures, increased winds, and decreased precipitation has a number of natural hazard risks. Drought causes economic damage to industry, particularly agriculture, a large part of the economy in Ventura County. Drought increases the likelihood of wildfire. Low soil moisture can also kill forest trees, creating natural hazards due to erosion and public safety in addition to wildfire. (Lessons from California's 2012–2016 Drought, Journal of Water Resources Planning and Management, Volume 144 Issue 10 - October 2018)

The County of Ventura experienced wildfires in 2017, 2018, and 2019, which resulted in human death and injury as well as significant economic damage. These disasters permanently and temporarily displaced households as well, with more than 800 Ventura County housing units destroyed (of which 86 were rental units) with hundreds more damaged.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Social factors such as poverty, lack of access to transportation, language barriers, and crowded housing affect disaster planning and response in a community. These factors are called "social vulnerability" to disasters by the U.S. Centers for Disease Control and Prevention (CDC).

The CDC notes that “economically disadvantaged populations are disproportionately affected by disasters. The poor are less likely to have the income or assets needed to prepare for a possible disaster or to recover after a disaster.” In populations with limited English proficiency, overrepresented in LMI populations, disaster communication is difficult, especially in communities that speak a language other than English or Spanish because translators and accurate translations of information may not be available.

Housing quality is an important factor in disaster vulnerability and is tied to household income. LMI households are more likely to live in poorly constructed houses or mobile homes that are especially vulnerable to strong storms, flooding, earthquakes, and/or wildfires. In addition, transportation out of an evacuation zone is often a problem for people who do not have access to a vehicle, a higher likelihood in households that are LMI. (A Social Vulnerability Index for Disaster Management, Journal of Homeland Security and Emergency Management, Volume 8, Issue 1 Article 3, 2011)

In Ventura County there are many Census tracts with high social vulnerability due to a high percentage of LMI and/or limited English proficiency households. These areas should be noted during any disaster planning activities.

Ventura County’s hazard planning and information website, readyventuracounty.org, exists as the principal public website for communicating disaster preparedness and updates to the public. The website is a joint project between FEMA, the Ad Council, the Ventura County Sheriff’s Office of Emergency Services, and partnerships with key government and nonprofit organizations within each jurisdiction in the County such as police and fire departments, the American Red Cross, and the Ventura County Office of Education.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan outlines each jurisdiction's plan for allocating HUD entitlement grants and identifies local priorities within the regional context. Informed by qualitative and quantitative data gathered through citizen participation and consultation with stakeholders throughout the region, market analysis, and an assessment of U.S. Census and other local data that reflect community needs, the Strategic Plan identifies the highest priority needs toward which to direct grant dollars. The following regional goals were identified to meet high-priority needs identified through the Needs Assessment, Market Analysis, and consultation with stakeholders and the general public (in no particular order or ranking):

- **Goal 1:** Create and preserve stable, safe, and resilient affordable housing opportunities for homeowners and renters including special needs groups such as farmworkers, persons with disabilities, and the elderly throughout Ventura County.
- **Goal 2:** Enhance economic stability and prosperity by increasing economic opportunities for residents through job skills training and promotion of local entrepreneurship.
- **Goal 3:** Increase access to health and wellness services, youth activities, senior activities, and social service activities for residents.
- **Goal 4:** Work alongside the Ventura County Continuum of Care to end homelessness within Ventura County by providing housing, emergency shelter, and social services to homeless persons or those at risk of homelessness.
- **Goal 5:** Enhance access to quality, resilient, and livable neighborhoods by improving publicly owned facilities and infrastructure such as parks, streets, sidewalks, and community buildings, including improving accessibility to meet Americans with Disabilities Act (ADA) standards.
- **Goal 6:** Create and maintain effective housing and community development programs that address the priority needs listed within the Consolidated Plan, comply with all U.S. Housing and Urban Development (HUD) requirements, and achieve the goals and objectives set out by each Ventura County jurisdiction.

While Ventura County and the cities of Camarillo, Oxnard, San Buenaventura (Ventura), Simi Valley, and Thousand Oaks engaged in a coordinated planning process, each jurisdiction is responsible for allocating its own resources across these goals. The Goals Summary Information later in this section identifies the specific funding and anticipated outcomes by each jurisdiction.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 47 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Each entitlement jurisdiction within Ventura County invests community development resources to address needs of low- and moderate-income persons living throughout the jurisdiction. Each entitlement jurisdiction additionally allocates resources that geographically target specific neighborhoods in which the majority of residents are low- and moderate-income. With limited resources, each community identifies opportunities to target resources at areas that have the greatest need or that would maximize the impact of the investment.

Individual activities funded by the Community Development Block Grant (CDBG) program are designed to benefit low- and moderate-income (LMI) persons or, in the case of activities like parks and streets, areas where at least 51 percent of the residents are low- and moderate-income persons. However, the jurisdictions of Camarillo, the city of Simi Valley, and the city of Thousand Oaks are considered “Exception Grantees” by HUD, meaning that the area served by such activities must be within the highest quartile of low- and moderate-income block groups (rather than areas where at least 51 percent of persons are low- and moderate-income). For fiscal year 2019, the percentages of LMI persons were 36.54 percent in Camarillo, 40.78 percent in Simi Valley, and 36.5 percent in Thousand Oaks; these percentages are adjusted by HUD annually.

Within the City of San Buenaventura, the Westside Ventura Neighborhood is one of the oldest and most socio-economically diverse communities. The area is bounded by the Ojai Freeway (Highway 33) to the west, steep hillsides to the east, Ottawa Street to the north, and Park Row Avenue to the south. These Census block groups are the Westside Neighborhood Revitalization Strategy Area (NRSA), a section of the City that has been created to deliver focused revitalization activities using CDBG funds. While expenditure of CDBG funds must typically meet strict eligibility and recordkeeping requirements, communities with approved NRSAs are offered enhanced flexibility in undertaking economic development, housing, and public service activities with CDBG funds within the approved NRSA boundaries. This flexibility is designed to promote innovative programs in economically disadvantaged residential areas of the community. The Westside Ventura Neighborhood NRSA is the only geographic priority area within the Ventura County entitlement jurisdictions.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 48 – Priority Needs Summary

1	Priority Need Name	New Rental Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents
	Geographic Areas Affected	
	Associated Goals	Improve Supply of Affordable Housing Effective Administration
	Description	Jurisdictions will create quality rental housing through construction of new rental housing units primarily for low- and moderate-income persons. The highest priority will be for the creation of new affordable rental units.
	Basis for Relative Priority	Rental housing vacancy is low throughout Ventura County. Low housing supply along with high demand has resulted market-rate rents that are among the highest in the United States. Subsidized affordable rental housing is in high demand and difficult for low-income households to access due to long waiting lists. Several subsidized affordable housing contracts are due to expire within the next five years which will further decrease supply. Little naturally occurring affordable housing exists leading to displacement of communities, financial stability for individuals and families, local worker shortages, and housing unit overcrowding.
2	Priority Need Name	Housing Support and Stability
	Priority Level	High

	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents veterans Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	
	Associated Goals	Improve Supply of Affordable Housing Increase Social Services Work to End Homelessness Create Quality Neighborhoods Effective Administration
	Description	Funding will be directed towards the creation of supportive housing units. Housing stability will be fostered through tenant-based rental assistance programs, home-share, or other housing navigation services, and the promotion of fair housing for all residents.
	Basis for Relative Priority	Permanent supportive housing provides affordable housing along with health care and supportive services to help individuals and families (including people with disabilities, people recovering from substance abuse, people with other health issues, and individuals and families at risk of becoming homeless) successfully maintain occupancy in housing and lead stable lives. There is a shortage of permanent supportive housing throughout Ventura County, which diminishes the current support services and housing quality of potential residents. Housing discrimination and eviction reduce housing stability for individuals and families. Additional education and housing support activities increase both individual and regional housing stability.

3	Priority Need Name	Homeownership Opportunities
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children
	Geographic Areas Affected	
	Associated Goals	Improve Supply of Affordable Housing Effective Administration
	Description	<p>Jurisdictions will create quality homeowner housing units for low- and moderate-income households through construction of units or purchase or resale with a price subsidy. Though homeowner units are needed for all income levels, the highest priority will be for the creation of new affordable rental units.</p> <p>Acquisition of affordable housing units will be made possible for low- and moderate-income households through homeowner assistance programs, including providing down payment and closing-cost assistance, and housing counseling.</p>
	Basis for Relative Priority	<p>Homeowner housing prices are high in every regional jurisdiction. Low housing supply, high demand, and high utility and homeowners association costs create housing units that are financially out of reach for many local residents. Stakeholders and community consultation indicated a strong need for housing of all types.</p>
4	Priority Need Name	Rehabilitation & Preservation of Existing Housing
	Priority Level	High

	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Physical Disabilities
	Geographic Areas Affected	
	Associated Goals	Improve Supply of Affordable Housing Effective Administration
	Description	Funds will be allocated to rehabilitation of rental and homeowner units to increase the quality of affordable rental housing units and/or preserve housing affordability. Rehabilitation may be a response to an urgent need due to a natural disaster or part of a general rehabilitation program. Housing units may be modified to create housing accessibility for persons with disabilities and/or energy efficiency modifications. Code enforcement activities may also increase maintenance and repair work within targeted low- and moderate-income areas.
	Basis for Relative Priority	Safe and affordable housing is a high need for all residents, particularly low- and moderate-income homeowners who are disabled and in need of housing modifications to remain residing in their house. Homeowners who are unable to afford needed repairs also need assistance as housing prices rise, particularly when in response to an unanticipated natural disaster.
5	Priority Need Name	Assistance for Senior Residents
	Priority Level	High

	Population	Extremely Low Low Moderate Elderly Elderly Frail Elderly Persons with Physical Disabilities
	Geographic Areas Affected	
	Associated Goals	Improve Supply of Affordable Housing Increase Social Services Create Quality Neighborhoods Effective Administration
	Description	Housing with direct care services, health and social services to help seniors age in place, and ADA-accessible public facilities and infrastructure all increase the quality of life of senior citizens within a community.
	Basis for Relative Priority	All jurisdictions within the Ventura County region have a growing senior population. Thousand Oaks, Simi Valley, and Camarillo in particular will continue to see the number of residents over the age of 65 increase and will need to make sure that these residents (especially those that are low- and moderate-income) have equal access to housing and community amenities.
6	Priority Need Name	Increase Job Skills
	Priority Level	High
	Population	Extremely Low Low Moderate Middle
	Geographic Areas Affected	
	Associated Goals	Enhance Economic Stability Effective Administration
	Description	Low- and moderate-income adults are provided job skills training either in a workplace or classroom setting. Skills are directly tied to obtaining employment (such as job search assistance), acquisition of technical job skills, general education, or assistance removing employment barriers.

	Basis for Relative Priority	The Ventura County region has a strong economy with a number of high-wage industries. Without job training, many local residents are able to obtain employment but may not be able to increase earnings to a level that is sustainable in a high-cost area.
7	Priority Need Name	Facade Improvements
	Priority Level	Low
	Population	Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Enhance Economic Stability Effective Administration
	Description	Assist businesses in a low- and moderate-income area with commercial façade treatments.
	Basis for Relative Priority	Facade improvements help economic development and address blight in struggling neighborhoods. Though not identified as a priority need, the activity may be addressed using alternative funds.
8	Priority Need Name	Local Entrepreneurship
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Enhance Economic Stability Effective Administration
	Description	Assist for-profit small businesses with technical and financial assistance to create jobs or create a successful microenterprise startup. Financial assistance may be in the form of a grant or loan.
	Basis for Relative Priority	Small businesses support the local economy and are an entry point to employment for local residents. The high cost of living in the Ventura County region, particularly for housing, drives the need for economic development that reaches all populations for financial stability.
9	Priority Need Name	Social Services

	Priority Level	High
	Population	Extremely Low Low Moderate Families with Children Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	
	Associated Goals	Increase Social Services Effective Administration
	Description	Social services are provided to low- and moderate-income individuals and households. Services include medical and disability support, language education or language services, disaster recovery, adult education, and legal and advocacy services.
	Basis for Relative Priority	The Needs Assessment and stakeholder engagement indicated low-income individuals in the Ventura County region benefit from services provided to increase quality of life.
10	Priority Need Name	Youth Activities and Services
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Families with Children Families with Children Unaccompanied Youth

	Geographic Areas Affected	
	Associated Goals	Increase Social Services Effective Administration
	Description	Youth from low- and moderate-income households are provided services and activities that would otherwise be unavailable.
	Basis for Relative Priority	Low- and moderate-income youth make up a high percentage of the population in some areas. Activities and services targeted towards these youth increase their current quality of life and improve future outcomes.
11	Priority Need Name	Homelessness
	Priority Level	High
	Population	Extremely Low Low Moderate Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	
	Associated Goals	Work to End Homelessness Effective Administration
	Description	Facilities and services are made available to homeless individuals and families and those at risk of homelessness. Outreach, counseling, housing navigation, emergency shelter, legal services, and other assistance are provided so that homeless persons attain safe and secure permanent housing.

	Basis for Relative Priority	There is a high number of homeless individuals and families within the Ventura County region, and the number of people has grown. Needs Assessment and stakeholder feedback confirm coordinated shelter and services are highly needed.
12	Priority Need Name	Streets and Streetscapes
	Priority Level	Low
	Population	Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Create Quality Neighborhoods Effective Administration
	Description	Reconstruction of streets and sidewalks, street tree addition or replacement, and improvement of public walkways to meet Americans with Disabilities Act (ADA) accessibility standards within low- and moderate-income areas.
	Basis for Relative Priority	These activities would be supported by community (resident) feedback in meetings and through the resident survey.
13	Priority Need Name	Parks and Community Space
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Create Quality Neighborhoods Effective Administration
	Description	Construction or improvement of public parks and community buildings within low-and moderate-income areas to enhance quality of life and provide equal access to community amenities.
	Basis for Relative Priority	Park and community center improvements would be supported by community (resident) feedback in meetings and through the resident survey.
14	Priority Need Name	Disaster Planning and Recovery

	Priority Level	Low
	Population	Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Improve Supply of Affordable Housing Increase Social Services Create Quality Neighborhoods Effective Administration
	Description	Disaster planning and recovery activities after severe weather, fire, or earthquakes.
	Basis for Relative Priority	Fires and severe weather such as windstorms have begun to occur frequently in the Ventura County region. Planning and recovery activities are needed on an ongoing or urgent need basis to assist low- and moderate-income areas or households. These activities would be supported as funding allows or by disaster need relative to other housing and community development needs within the community.
15	Priority Need Name	Utilities and Public Infrastructure
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Create Quality Neighborhoods Effective Administration
	Description	Improve public and private (publicly regulated) utilities and infrastructure such as water and sewer lines, electricity, telephone, natural gas, and internet technology to residents in low- and moderate-income areas.
	Basis for Relative Priority	These activities would be supported by community (resident) feedback in meetings and through the resident survey.

Narrative (Optional)

Ventura Urban County and the cities of Camarillo, Oxnard, San Buenaventura, Simi Valley, and Thousand Oaks conducted an extensive Needs Assessment and consultation process that identified priority needs across the region and unique needs within each individual jurisdiction. All housing and community development needs were identified as important across the region, but due to limited resources, each jurisdiction was not able to fund activities to address all needs. In some cases, a need was not funded because it was being addressed through other community resources.

The Priority Needs summary table assigns a “high” or “low” priority to each need as prescribed by HUD to each jurisdiction. Designating a need as “high priority” means that, in addition to the item being identified as highly needed in the region, the jurisdiction plans to allocate funding to address it during the five-year consolidated planning period if funding allows. A low priority need indicates that, while the need is a recognized priority, there likely will be insufficient funds to address it with federal community development resources. To the extent that community partners can undertake these activities through other funding sources, the Consolidated Plan would support the activities.

Funding each priority need will depend on the availability of resources at the jurisdictional level and by local decisions made annually during the annual Action Plan process. Additional funding may allow low priority needs to be funded, or, conversely, funding shortages may result in a high priority need that will not be funded.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Like HUD Housing Choice Vouchers, tenant-based rental assistance (TBRA) vouchers covers part or all of a low-income tenant's rent and can be helpful in creating affordable housing in high-housing-cost areas. When there is little housing availability at the price set by HUD's fair-market rent calculation, however, tenants who are a part of a TBRA program may still have trouble finding an available rental unit that also matches unit size and location needs, is compliant with health and safety standards, and has a landlord willing to participate in the TBRA program. Most entitlement communities within Ventura County have little housing at or below the HUD fair-market rent and will have more success efficiently creating affordable housing through direct housing rehabilitation or construction of units.
TBRA for Non-Homeless Special Needs	A TBRA program with an extremely low-income or special need voucher preference could help vulnerable households stabilize their access to housing, though non-homeless special needs households face challenges identifying qualifying rental units similar to those in a general TBRA program. In addition, persons with special needs typically require supportive services and/or housing that is located near transit and services, making available housing units more difficult to find for this program.
New Unit Production	<p>Demand for housing units is high throughout Ventura County as reflected in housing prices, time of available housing on the market, and the economic pressure driving housing development in the region where allowed.</p> <p>Market-rate rental and homeowner units have high costs and demand, but there is still more availability for these market-rate units (unit turnover) compared to affordable rental and homeowner units. Affordable housing is extremely high in demand and is the most needed housing investment regionally (for both rental and homeowner units) to assist low- and moderate-income residents in building householding financial stability, affording other basic needs, and continuing to reside and work in Ventura County.</p>

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Rehabilitation	<p>While there are a number of neighborhoods with older housing stock in need of rehabilitation, particularly in Oxnard and San Buenaventura, rehabilitation can be costly and/or an inefficient use of public dollars compared to the creation of new housing units.</p> <p>In the case of rental rehabilitation, relocation costs can significantly increase the cost of the project when buildings are occupied, as is the case with most rental buildings in Ventura County. Owner-occupied repair programs can also be costly if the repairs needed to bring a home into compliance with state and local building codes are significant or trigger federal lead abatement requirements.</p> <p>Owner-occupied rehabilitation programs would be a valuable program within some Ventura County jurisdictions, however, in helping aging homeowners “age in place” with home repairs and modifications such as widening doorways or installing grab bars that are not affordable to households on fixed incomes. The substantial projected senior population in some jurisdictions would support these programs.</p>
Acquisition, including preservation	<p>Acquisition, with or without rehabilitation, for the purpose of creating affordable housing would be beneficial to assisting low-income residents afford housing. Because of the high price of real estate in the county, the overall price of the land or property plus housing subsidy would need to be low enough to create enough benefit for the dollars spent to use funds for acquisition instead of other housing activities. In some cases, land acquisition for the purpose of new affordable housing construction or single-family housing acquisition for the purpose of affordable resale may be the best use of funds given the particular market or real estate opportunities in a local area.</p>

Table 49 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

Housing and community development resources are currently available in Ventura Urban County and Entitlement Jurisdictions include:

- Community Development Block Grant (CDBG) funds
- HOME Investment Partnerships Program (HOME) funds
- Emergency Solutions Grant (ESG) funds
- General funds (tax levy)
- Housing Successor Funds (formerly low-moderate Redevelopment Agency Funds)
- HUD Section 108 Loan funds
- HUD Housing Choice Voucher Program (through the Area Housing Authority of Ventura County, Oxnard Housing Authority, Housing Authority of the City of San Buenaventura, Santa Paula Housing Authority, and the Housing Authority of the City of Port Hueneme)
- California Housing Finance Agency funds (CalHFA)
- State Housing and Community Development (HCD) housing funds
- State transportation funds
- Ventura County Housing Trust Fund
- CARES ACT Community Development Block Grant (CDBG-CV) funds
- CARES ACT Emergency Solutions Grant (ESG-CV) funds

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,573,996	100,000	352,000	3,025,996	10,406,067	Block grant from HUD to address housing, community development, and economic development needs.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	775,947	100,000	0	875,947	3,256,502	Grant from HUD to address affordable housing needs.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	221,083	0	0	221,083	840,722	Grant from HUD to address needs and services for homeless persons or persons at risk of becoming homeless.
Other CDBG-CV	public - federal	Other	3,088,367	0	0	3,088,367	0	\$3,088,367 in CDBG-CV funds to prevent, prepare for, and respond to the coronavirus.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other ESG-CV	public federal	Other	5,255,005	0	0	5,255,005	0	\$5,255,055 in ESG-CV funding to prevent, prepare for, and respond to the coronavirus pandemic among individuals and families who are homeless or receiving homeless prevention activities to mitigate impacts of COVID-19

Table 50 - Anticipated Resources

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 jurisdictions leverage federal resources against other sources of federal, state, local, and private funding to maximize the impact of CDBG, HOME, and ESG funds. Leveraging varies from activity to activity depending on the project scope. For instance, the Federal Low-Income Housing Tax Credit (LIHTC), historic tax credits, and various affordable housing loan and grant products from the CA Department of Housing and Community Development and the Federal Home Loan Bank can be leveraged with HOME funding to develop affordable housing.

Although the CDBG program does not require a match, the HOME program and the ESG program require funding match. The HOME program requires a 25 percent non-federal cash or non-cash match of the

annual grant amount or entitlement, less 10 percent for administration and five percent for Community Housing Development Organization (CHDO) operating support.

ESG match is required on a one-to-one basis (100 percent match). ESG grantees report required match detail to the Ventura County Continuum of Care (CoC) on a monthly or semi-annual basis. Matching contributions from ESG grantees (cash or non-cash) may be obtained from any source, including any federal source other than the ESG program, as well as state, local, and private sources, per 24 CFR 576.201.

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

Most County-owned property is used to house County operations or is deed-restricted, limiting its feasibility for new uses. The County has been evaluating land it owns, as it becomes available, for the purpose of providing affordable housing and will continue to consider land that is deemed as surplus for the needs identified in the Regional Consolidated Plan. The County has initiated the use of a surplus building in San Buenaventura for a year-round emergency shelter for homeless persons. The building is currently being renovated and is expected to begin serving clients early in 2020. Additionally, late in 2019 the County released a Request for Qualifications and Concept Proposals for a County-owned property located in the unincorporated area for an affordable housing development, with a permanent supportive housing component.

Discussion

Anticipated CARES Act funding is included in "Other" section in table above, \$3,088,367 in CDBG-CV funds to be used to prevent, prepare for and respond to the coronavirus and \$5,255,055 in ESG-CV funding to prevent, prepare for, and respond to the coronavirus pandemic among individuals and families who are homeless or receiving homeless prevention activities to mitigate the impacts of COVID-19.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Oxnard	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
Oxnard Housing Authority	PHA	Public Housing Rental	Region
CAMARILLO	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning neighborhood improvements public facilities public services	Jurisdiction
City of San Buenaventura	Government	Economic Development Homelessness Non-homeless special needs Ownership neighborhood improvements public facilities public services	Jurisdiction

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
SIMI VALLEY	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning neighborhood improvements public facilities public services	Jurisdiction
THOUSAND OAKS	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning neighborhood improvements public facilities public services	Jurisdiction
VENTURA COUNTY	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
AREA HOUSING AUTHORITY	PHA	Public Housing Rental	Region
Housing Authority of the City of San Buenaventura	PHA	Public Housing Rental	Region

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Santa Paula Housing Authority	PHA	Public Housing Rental	Region
Housing Authority of the City of Port Hueneme	PHA	Public Housing Rental	Region
Ventura County Continuum of Care	Continuum of care	Homelessness	Region

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

To create more affordable rental housing units, jurisdictions within Ventura County partner with many housing development partners including the Area Housing Authority of the County of Ventura (AHACV), the Santa Paula Housing Authority (SPHA), the Oxnard Housing Authority, and the Housing Authority of the City of San Buenaventura (HACSB). When land is available/affordable and development projects supported by the community, collaboration between the jurisdictions have been successful in competitive applications for funding through the California Department of Housing and Community Development (HCD) and Low income Housing Tax Credits.

The County and participating entitlement jurisdictions also partner annually with 50-plus local providers of public and social services to assist in the delivery of subsidized services to low- and moderate-income individuals and households. These partnerships help to meet the needs of the elderly, youth, disabled persons, victim of domestic violence, homeless persons, veterans, and other populations with specialized needs.

Despite these successful partnerships, gaps in the institutional delivery system do exist. There is a need for existing agencies working on social and housing issues to attain a greater capacity as federal, state and local resources become more limited. The dissolution of redevelopment agencies (and associated funding sources) in 2012 caused a larger gap in local resources that were once available for low-income housing development and public services.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X		

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement		X	
Mobile Clinics		X	
Other Street Outreach Services		X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X		
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS	X		
Life Skills	X		
Mental Health Counseling	X	X	
Transportation	X		
Other			
	X		

Table 52 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

In 2019, the Ventura County Continuum of Care published the *Ventura County Plan to Prevent and End Homelessness* to create a community roadmap to prevent and end homelessness in Ventura County. The Ventura County CoC Board will use the strategies and priorities to guide the collaborative work of the Alliance and its committees. Each year the VC CoC will use the framework of the plan to develop annual goals and guide the work of committees and workgroups.

In 2013, the Ventura County CoC saw a merger between the Oxnard and Ventura County Continuums of Care creating the present countywide Ventura County CoC, and administrative support for the Ventura County CoC transitioned from the Ventura County Homeless and Housing Coalition to the County Executive Office. Both changes occurred to better coordinate efforts to end homelessness within the County and facilitate compliance with the federal HEARTH Act.

Each year, the organizations within the Ventura County CoC assist thousands of people experiencing homelessness with shelter and services. For example, during the 2017-2018 Federal Fiscal Year, 2,309 unduplicated persons requested assistance from Ventura County CoC organizations. In 2018, people served by the CoC retained housing with a 95 percent success rate, 25 percent grew their income and

employment, and only 3 percent returned to homelessness. (2019 State of Homelessness in Ventura County)

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Ventura Urban County and all entitlement cities partner with social services agencies to undertake activities that benefit low- and moderate-income households and special populations of the elderly, youth, disabled persons, victims of domestic violence, homeless persons, and veterans.

Service delivery can differ between sheltered and unsheltered homeless populations within the county. Shelter has been unavailable to persons experiencing homelessness for large portions of each year, limiting delivery of programs and services for these individuals. Funding or lack of facilities, such as in the case of limited permanent supportive housing units in the County, may also create a gap or delay in service delivery.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

Emergency and transitional needs of homeless persons are addressed via the use of a coordinated entry process to prioritize serving the most vulnerable homeless persons. Organizations that serve as entry sites to homeless shelter and programs use the Vulnerability Index - Service Prioritization Decision Assistance Tool (VI-SPDAT) to assess the needs of homeless persons. Priority for permanent supportive housing and other limited housing resources, including shelter, is based on factors that include chronic homeless status (individuals with a disability who have experienced long-term or multiple episodes of homelessness), the amount of time the individual or family has been homeless, and behavioral health conditions or histories of substance use which may exacerbate medical conditions.

The CoC plans to overcome the outreach gap between sheltered and sheltered individuals, noted within its *Ventura County Plan to Prevent and End Homelessness*, recommending that organizations “expand street outreach and engagement to all areas of the county to ensure that outreach workers engage persons living in homeless encampments.” Street outreach program staff within the Ventura County CoC engage with unsheltered homeless individuals and families to provide immediate support and connections with homeless assistance programs, social services, and housing programs. Like emergency shelters and service programs, street outreach staff use the VI-SPDAT to determine the level of need and assist with referrals to services.

New homeless shelters are being constructed in Oxnard and San Buenaventura that will serve a vital need for emergency shelter in the region. The CoC has also recently contracted with the United Way of Ventura County to launch a Landlord Engagement Program utilizing housing locators and housing

navigators to assist with acquiring housing units in the local market for persons experiencing homelessness.

DRAFT

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Improve Supply of Affordable Housing	2020	2024	Affordable Housing		New Rental Housing Housing Support and Stability Homeownership Opportunities Rehabilitation & Preservation of Existing Housing Assistance for Senior Residents Disaster Planning and Recovery	CDBG: \$3,400,918 HOME: \$3,719,372	Rental units constructed: 25 Household Housing Unit Homeowner Housing Rehabilitated: 30 Household Housing Unit Direct Financial Assistance to Homebuyers: 50 Households Assisted Housing Code Enforcement/Foreclosed Property Care: 10000 Household Housing Unit
2	Enhance Economic Stability	2020	2024	Non-Housing Community Development		Increase Job Skills Facade Improvements Local Entrepreneurship	CDBG: \$0 HOME: \$0 ESG: \$0	Other: 0 Other
3	Increase Social Services	2020	2024	Non-Homeless Special Needs		Housing Support and Stability Assistance for Senior Residents Social Services Youth Activities and Services Disaster Planning and Recovery	CDBG: \$1,962,068	Public service activities other than Low/Moderate Income Housing Benefit: 14000 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 700 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Work to End Homelessness	2020	2024	Homeless		Housing Support and Stability Homelessness	CDBG: \$392,414 ESG: \$982,170	Tenant-based rental assistance / Rapid Rehousing: 100 Households Assisted Homeless Person Overnight Shelter: 750 Persons Assisted Homelessness Prevention: 785 Persons Assisted
5	Create Quality Neighborhoods	2020	2024	Non-Housing Community Development		Housing Support and Stability Assistance for Senior Residents Streets and Streetscapes Parks and Community Space Disaster Planning and Recovery Utilities and Public Infrastructure	CDBG: \$4,708,964 CDBG: (Prior Year) \$352,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 128000 Persons Assisted CDBG: (Prior Year) Public Facility or Infrastructure Activities other than Low/Moderate Income Benefit: 128,000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Effective Administration	2020	2024	Planning and Administration		New Rental Housing Housing Support and Stability Homeownership Opportunities Rehabilitation & Preservation of Existing Housing Assistance for Senior Residents Increase Job Skills Facade Improvements Local Entrepreneurship Social Services Youth Activities and Services Homelessness Streets and Streetscapes Parks and Community Space Disaster Planning and Recovery Utilities and Public Infrastructure	CDBG: \$2,616,091 HOME: \$413,264 ESG: \$79,635	Other: 5 Other
7	CDBG COVID Pandemic Response	2020	2022	COVID Pandemic Response	Citywide based on income (Low/Mod)	COVID-19 Impact	CDBG-CV: \$3,088,367	Public Services-area benefit: approx. 125,000 Persons Assisted Public Services- 400 persons assisted Economic Development: 20 Business assisted Rental Assistance: 500 assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	ESG COVID Pandemic Response	2020	2022	COVID Pandemic Response	Citywide based on income (Low/Mod)	COVID-19 Impact	ESG-CV: \$5,255,005	Tenant-based rental assistance / Rapid Rehousing: 30 Households Assisted Homeless Person Overnight Shelter: 350 Persons Assisted Street Outreach/Other: 200 Other

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Improve Supply of Affordable Housing
	Goal Description	Create and preserve stable, safe, and resilient affordable housing opportunities for homeowners and renters including special needs groups such as farmworkers, persons with disabilities, and the elderly throughout Ventura County.
2	Goal Name	Enhance Economic Stability
	Goal Description	Enhance economic stability and prosperity by increasing economic opportunities for residents through job skills training and promotion of local entrepreneurship.
3	Goal Name	Increase Social Services
	Goal Description	Increase access to health and wellness services, youth activities, senior activities, and social service activities for residents.
4	Goal Name	Work to End Homelessness
	Goal Description	Work alongside the Ventura County Continuum of Care to end homelessness within Ventura County by providing housing, emergency shelter, and social services to homeless persons or those at risk of homelessness.
5	Goal Name	Create Quality Neighborhoods
	Goal Description	Enhance access to quality, resilient, and livable neighborhoods by improving publicly owned facilities and infrastructure such as parks, streets, sidewalks, and community buildings, including improving accessibility to meet Americans with Disabilities Act (ADA) standards.

6	Goal Name	Effective Administration
	Goal Description	Create and maintain effective housing and community development programs that address the priority needs listed within the Consolidated Plan, comply with all U.S. Housing and Urban Development (HUD) requirements, and achieve the goals and objectives set out by each Ventura County jurisdiction.
7	Goal Name	CDBG COVID Pandemic Response
	Goal Description	Subject to the CARES Act and emergency policy from HUD, including program regulations and waivers. CDBG-CV funds will be used to prevent, prepare for and respond to coronavirus
8	Goal Name	ESG COVID Pandemic Response
	Goal Description	Subject to the CARES Act and emergency policy from HUD, including program regulations and waivers. ESG-CV funds will be used to prevent, prepare for and respond to coronavirus

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 91.315(b)(2)

All jurisdictions anticipate creating, preserving or rehabilitating affordable housing that will be made available to low- and moderate-income families during the five-year consolidated planning cycle. Oxnard anticipates serving 105 total families.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

No PHAs in Ventura County are bound by a Section 504 Voluntary Compliance Agreement to increase the number of accessible units.

Activities to Increase Resident Involvements

Each PHA in Ventura County actively works to increase resident involvement and engagement in the planning and programming of activities and services provided by or coordinated by the PHA. Residents participate in resident advisory groups or councils and provide recommendations to PHA leadership and the PHA's Board of Directors on needs and issues within the community and/ or for services to better meet the needs of residents.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the 'troubled' designation

Not applicable.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

Development of housing, affordable or market-rate, is not easily accomplished within Ventura County. Public sentiment across Ventura County is often against multifamily development, increasing housing density, or creation of new housing units in general, due to concerns about negative effects new residents can bring (traffic, water use, change in neighborhood character) to those currently living in the county.

Short-term rentals (STRs), also called “short-term vacation rentals” or “temporary rental units,” are rooms or apartments rented out for less than 30 days by private property owners, most commonly on websites like Airbnb and VRBO.com. STRs can significantly reduce the number of available housing units in an area for permanent residents and, in turn, increase local housing prices.

The availability of funding for affordable housing has dropped dramatically in the past decade for all jurisdictions within Ventura County. Dissolution of redevelopment agencies in the state of California, competition for tax credits and other state funding with other high-cost cities in California, and diminished amounts of HUD funding create a shortage of affordable housing.

Wildfires have occurred more frequently in Ventura County in recent years, leading to large numbers of residents displaced and renting temporary alternative housing within the region. Public agencies handling response planning must coordinate with a number of additional public and private agencies to respond to and rebuild fire-damaged areas. This process can be slow, delaying both displaced residents from returning to their homes as well as local rental supply and price due to the temporary increase in renters.

Save Open-space and Agricultural Resources (SOAR) is a set of ordinances within Ventura County that restrict development in open space, agricultural, or rural land.

Development fees and taxes charged by local governments are higher in Ventura County municipalities than in many parts of the country. A multifamily residential building will usually total over \$100,000 per unit for all municipal fees, significantly adding to the total development cost. (For a large multifamily development, these fees will total millions of dollars.) A number of jurisdictions in Ventura County, however, offer to waive at least some of these fees for affordable housing developments.

The processing time required to obtain approval of development permits is often cited as a contributing factor to the high cost of housing. Unnecessary delays add to the cost of construction by increasing land holding costs and interest payments.

Other barriers: Prevailing Wages, Expiration of Affordability Contracts, Parking Requirements, Low-Density Zoning, Lack of Public Transportation

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The state of California mandates that jurisdictions include seven elements in their General Plans: land use, transportation, conservation, noise, open space, safety, and housing. Two of these elements – the Housing and Land Use Elements – can directly impact local housing markets because they define key parameters for housing development such as permitted density, required fees, and allowable zoning uses.

The Housing Element details a local government’s strategy to address their jurisdiction’s housing needs and regulate existing and future housing development. The Housing Element must:

- Identify adequate sites which will be made available through appropriate zoning and development standards and with services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income levels in order to meet the community’s housing goals;
- Assist in the development of adequate housing to meet the needs of low- and moderate-income households;
- Address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing;
- Conserve and improve the condition of the existing affordable housing stock; and
- Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, disability, sexual orientation, gender identification, or any other arbitrary factor.

SP-60 Homelessness Strategy – 91.215(d)

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

Street Outreach program staff within the Ventura County CoC engage with unsheltered homeless individuals and families to provide immediate support and connections with homeless assistance programs, social services, and housing programs.

The Ventura County Continuum of Care (CoC) provides oversight and coordination for homeless services in the county. The Coordinated Entry System, Pathways to Home, provides referrals and linkages to appropriate resources through a “no-wrong door” approach. The CoC is partnering with healthcare providers, youth outreach teams, Veteran service providers and other community partners to link-in to the Coordinated Entry System (CES) for broader coverage and increased ease of access for people in need of services. The Homeless Management Information System hosts the CES and referral process. With the strong emphasis from funders and local leadership, the VC CoC has grown to 26 provider agencies with 134 licensed HMIS users. There were 1,112 new entries into the Coordinated Entry System during FY18-19 and of those, 65 percent were referred to Rapid Rehousing and Homeless Prevention programs for assistance and 48 households were prioritized and placed in Permanent Supportive Housing. Additionally, the CoC adopted an updated regional plan to address homelessness in January 2019. The “VC Plan to Prevent & End Homelessness” which includes the following seven priorities: 1) developing a crisis response system; 2) increasing housing opportunities for households who are homeless or at-risk of homelessness; 3) creating and providing wrap-around supportive services to keep households stably housed; 4) creating opportunities for sustainable income; 5) community outreach & education; 6) cross-system integration; 7) capacity building.

Addressing the emergency and transitional housing needs of homeless persons

Emergency and transitional needs of homeless persons are addressed via the use of a coordinated entry process to prioritize homeless persons. Organizations that serve as entry sites to homeless shelter and service programs use the Vulnerability Index - Service Prioritization Decision Assistance Tool (VI-SPDAT) to assess the needs of homeless persons. Priority for shelter is based on factors that include chronic homeless status (individuals with a disability who have experienced long-term or multiple episodes of homelessness), the amount of time the individual/family has been homeless, and behavioral health conditions or histories of substance use which may exacerbate medical conditions.

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 CoC works with organizations to reach and serve as many groups as possible and address barriers to permanent housing. Organizations who serve those experiencing homelessness include domestic violence service providers, LGBTQ organizations, criminal justice systems, healthcare partners, behavioral health providers, and mainstream service providers that serve families and individuals.

The Ventura County CoC is focusing efforts on homeless subpopulations including individuals and families, veterans, chronically homeless persons, and unaccompanied youth. During the last fiscal year, the VC CoC reported 63 percent of persons served through the regional system were permanently housed with only two percent rate of returns to homelessness. Chronically homeless persons and families with the longest time homeless and most significant service needs are prioritized for permanent supportive housing resources and moved into housing using a housing first approach with supportive services. Individuals and families are primarily assisted with Homeless Prevention and Rapid Re-Housing dollars from CoC, ESG, CalWORKS, local government funding, and private dollars. Veterans are prioritized for VASH and Supportive Services for Veteran Families (SSVF) funding. The CoC has one funded permanent supportive housing project dedicated to Transition Age Youth. Youth providers have been engaged in coordinating and increasing resources for youth.

The CoC is evaluating system performance data including 1) length of time homeless; 2) exits to permanent housing; 3) returns to homelessness, and 4) implementing strategies to improve in these areas. The CoC Board has adopted a Strategic Plan to increase housing inventory and services and implement a full countywide coordinated entry system to improve system outcomes. The Ventura County CoC has contracted with a housing specialist to assist with landlord engagement and to identify units eligible for permanent supportive housing recipients.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The 2019 Ventura County Plan to Prevent and End Homelessness includes recommendations and proposed solutions to prevent and end homelessness in Ventura County. The plan's recommendations to help low-income individuals and families avoid becoming homeless include the following:

Implementing a homeless prevention approach that helps ensure that those individuals and families most at-risk do not become homeless. This approach to homeless prevention provides flexible, limited cash assistance and free or low-cost supportive services and supplies to those households most likely to become homeless. Households most likely to become homeless can be identified by using Homeless Management Information System (HMIS) information to determine characteristics of the sheltered population; the same criteria can be used to determine if a household is likely to become homeless and in is need of homelessness prevention assistance. Characteristics of these households likely include:

- A history of homelessness including number of, and length of, previous homeless episodes;
- Very low household income;
- Disabilities of members of the household; and
- Unemployment or under-employment status of adults.

Advancing a homeless diversion strategy that prevents homelessness for people seeking shelter by helping them identify immediate alternate housing arrangements and if necessary, connecting them with services and financial assistance to help them return to permanent housing. An effective diversion strategy is a crisis intervention model with trained staff in both assessment and service delivery. The initial focus of the strategy is on the family's short-term sleeping arrangements while developing a plan for permanent housing. Short-term solutions may involve doubling up with friends or family or hotel or motel assistance. Solutions may also involve mediating a conflict that led to the family's loss of housing. Long term solutions are explored with a Housing Navigator. Homeless prevention should be targeted at those most likely to become homeless and divert them from becoming homeless whenever possible. The goal of this strategy is to create and maintain stable and affordable housing for households who are experiencing, or are at-risk of, homelessness.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

Actions undertaken by Ventura County to remediate lead-based paint hazards and reduce instances of lead poisoning adhere to the HUD lead-based paint regulations implementing Title X of the Housing and Community Development Act of 1992, which covered CDBG, HOME, ESG, and HOPWA, and 24 CFR Part 35, which covers HTF. The State of California has also enacted legislation which deems a building to be in violation of the State Housing Law if it contains lead hazards and requires local enforcement agencies to enforce provisions related to lead hazards; makes it a crime for a person to engage in specified acts related to lead hazard evaluation and abatement, unless certified or accredited by the state; and allows local enforcement agencies to order the abatement of lead hazards or issue a cease and desist order in response to lead hazards.

Following the declaration by the state that childhood lead exposure was the most significant childhood environmental health problem in California, Ventura County established the Childhood Lead Poisoning Prevention (CLPP) program within its Health Care Agency to reduce the incidence of childhood lead exposure. The CLPP program provides a variety of medical and environmental services, including blood testing, home inspections, and lead testing, intended to prevent children from being exposed to lead, reduce the harmful effects of lead poisoning, and prevent environmental exposure to lead through community outreach and education.

In March 2011, Ventura County joined with 10 cities and counties as a plaintiff on behalf of the state in a public nuisance lawsuit against three lead paint manufacturers to address lead-based paint hazards in housing built prior to 1951. The suit was settled in 2018, and in November 2019, the county received the first of what will eventually be a \$7.6 million settlement. The funds, used to capitalize the new Healthy Homes Ventura County Program, will initially be used to identify and abate lead-based paint hazards on homes built before 1950, and will be expanded to include the homes built between 1951 and 1980.

The testing and abatement of lead-based paint, an important element of the housing rehabilitation activities undertaken by Ventura County, supplement ongoing efforts to increase the availability of safe and affordable housing in the county.

How are the actions listed above related to the extent of lead poisoning and hazards?

The majority of homes in the county are at high risk of having lead-based paint, even if paint has been covered by newer paint or enclosed behind new walls. In 2015, an estimated 160,309 housing units—57 percent of Ventura County's owner-occupied housing stock and 64 percent of its renter-occupied units—were built before 1980, when the federal government banned the use of lead-based paint. Children were present in roughly 17 percent of these homes.

Regulations, outreach and education, elevated blood level testing, home assessments, and housing rehabilitation programs all contribute towards providing lead-safe homes and raising awareness about the harmful health effects of lead poisoning.

How are the actions listed above integrated into housing policies and procedures?

Lead hazard reduction and compliance with HUD's lead-based paint regulations are integral components of Ventura County's affordable housing policies and procedures. Rental and owner-occupied housing receiving federal assistance are required to comply with federal and state regulations. Properties proposed for acquisition, repair, or rehabilitation through the CDBG and HOME programs are assessed for lead hazards and, if hazards are discovered, are handled in accordance with these regulations and property owners counseled on abatement options. Requirements for compliance with these regulations are included as provisions in all development and sub-recipient agreements with the potential to encounter lead paint hazards. The owners of rental properties built before 1978 are required to provide households of prospective tenants with a completed disclosure form before the tenant is obligated to lease the rental unit.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The jurisdictions within Ventura County can assist those living below the poverty line in partnership with the state of California, nonprofit organizations, neighborhood groups, schools, businesses, and private foundations.

Housing, social services, medical services, food assistance, employment training, and youth programming can all help alleviate poverty in a region with soaring housing costs and a high cost of living. High cost of living is a large factor in the poverty rate (currently around eleven percent), though Ventura County poverty rate is about three and four percentage points lower than the U.S. and state of California poverty rates, respectively (Small Area Income and Poverty Estimates 2015).

The Ventura County Region has a variety of programs to reduce the number of poverty-level families, often involving partnerships between organizations.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Ventura County allocates up to 15 percent of their CDBG funds annually to public and nonprofit service providers to offer a range of supportive services, including those that aim at fighting poverty. Many of these agencies also provide assistance with securing affordable housing. ESG funding is also devoted to shelter and services for homeless or near-homeless residents with the goal of all homeless individuals and families achieving stable housing.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City of Oxnard monitors the use of grant funds through financial management, desk monitoring, on-site monitoring, and providing technical assistance. Monitoring is intended to ensure program compliance with the federal regulations and program performance goals and accomplishment reporting standards. In addition, the city monitors for compliance with fiscal regulations, labor compliance, section 3 compliance, procurement and purchasing and environmental review. During monitoring, a risk assessment is conducted to determine high risk subrecipients and projects to perform on-site monitoring. Staff reviews client information, financial records and internal operating policies to ensure continued program success, as well as, meeting HUD and State guidelines as required by each individual grant. The City requires CDBG & HESG quarterly and annual reports to ensure the subrecipients are meeting their goals and objectives.

The City monitors Home funded projects loans for homebuyer down payment assistance, homeowner rehabilitation loans/grants, community housing development projects (CHDO) homebuyer and rental projects, and units designated as affordable by the planning department. Staff monitors for owner occupancy mostly for homeowner, homebuyer loans and deed-restricted units during the affordability period. Rental projects are mostly HOME-funded with CHDO Set-Aside funds. Staff monitors HOME-Assisted units in the rental projects throughout the HOME affordability period utilizing the HOME Monitoring Checklists. Staff monitors affordable density bonus projects for compliance with applicable state and local regulations. Staff certifies developers eligible for CHDO Set Aside funds, reviews project applications and determines project feasibility.

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

Housing and community development resources are currently available in Ventura Urban County and Entitlement Jurisdictions include:

- Community Development Block Grant (CDBG) funds
- HOME Investment Partnerships Program (HOME) funds
- Emergency Solutions Grant (ESG) funds
- General funds (tax levy)
- Housing Successor Funds (formerly low-moderate Redevelopment Agency Funds)
- HUD Section 108 Loan funds
- HUD Housing Choice Voucher Program (through the Area Housing Authority of Ventura County, Oxnard Housing Authority, Housing Authority of the City of San Buenaventura, Santa Paula Housing Authority, and the Housing Authority of the City of Port Hueneme)
- California Housing Finance Agency funds (CalHFA)
- State Housing and Community Development (HCD) housing funds
- State transportation funds
- Ventura County Housing Trust Fund
- CARES Act Community Development Block Grant (CDBG-CV) funds
- CARES Act Emergency Solutions Grant (ESG-CV) funds

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,573,996	100,000	\$352,000	3,025,996	10,406,067	Block grant from HUD to address housing, community development, and economic development needs. Prior Years resources from CDBG of \$352,000 will be utilized in project #10 Public Facilities and Improvements
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	775,947	100,000	0	875,947	3,256,502	Grant from HUD to address affordable housing needs.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	221,083	0	0	221,083	840,722	Grant from HUD to address needs and services for homeless persons or persons at risk of becoming homeless.
Other CDBG-CV	public - federal	Other	3,088,367	0	0	3,088,367	0	\$3,088,367 in CDBG-CV funds to prevent, prepare for, and respond to the coronavirus.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other ESG-CV	Public-federal	Other	5,255,005	0	0	5,255,005		\$5,255,055 in ESG-CV funding to prevent, prepare for, and respond to the coronavirus pandemic among individuals and families who are homeless or receiving homeless prevention activities to mitigate impacts of COVID-19

Table 54 - 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 jurisdictions leverage federal resources against other sources of federal, state, local, and private funding to maximize the impact of CDBG, HOME, and ESG funds. Leveraging varies from activity to activity depending on the project scope. For instance, the Federal Low-Income Housing Tax Credit (LIHTC), historic tax credits, and various affordable housing loan and grant products from the CA Department of Housing and Community Development and the Federal Home Loan Bank can be leveraged with HOME funding to develop affordable housing.

Although the CDBG program does not require a match, the HOME program and the ESG program require funding match. The HOME program requires a 25 percent non-federal cash or non-cash match of the annual grant amount or entitlement, less 10 percent for administration and five percent for Community Housing Development Organization (CHDO) operating support.

ESG match is required on a one-to-one basis (100 percent match). ESG grantees report required match detail to the Ventura County Continuum of Care (CoC) on a monthly or semi-annual basis. Matching contributions from ESG grantees (cash or non-cash) may be obtained from any source, including any federal source other than the ESG program, as well as state, local, and private sources, per 24 CFR 576.201.

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

Most County-owned property is used to house County operations or is deed-restricted, limiting its feasibility for new uses. The County has been evaluating land it owns, as it becomes available, for the purpose of providing affordable housing and will continue to consider land that is deemed as surplus for the needs identified in the Regional Consolidated Plan. The County has initiated the use of a surplus building in San Buenaventura for a year-round emergency shelter for homeless persons. The building is currently being renovated and is expected to begin serving clients early in 2020. Additionally, late in 2019 the County released a Request for Qualifications and Concept Proposals for a County-owned property located in the unincorporated area for an affordable housing development, with a permanent supportive housing component.

Discussion

Anticipated CARES Act funding is included in "Other" section in table above, \$3,088,367 in CDBG-CV funds to be used to prevent, prepare for and respond to the coronavirus and \$5,255,055 in ESG-CV funding to prevent, prepare for, and respond to the coronavirus pandemic among individuals and families who are homeless or receiving homeless prevention activities to mitigate the impacts of COVID-19. The CARES Act CDBG-CV and ESG-CV funding total \$8,343,372.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Improve Supply of Affordable Housing	2020	2024	Affordable Housing		New Rental Housing Housing Support and Stability Homeownership Opportunities Rehabilitation & Preservation of Existing Housing Assistance for Senior Residents Disaster Planning and Recovery	CDBG: \$1,030,153 HOME: \$788,521	Rental units constructed: 5 Household Housing Unit Rental units rehabilitated: 8 Household Housing Unit Homeowner Housing Added: 10 Household Housing Unit Housing Code Enforcement/Foreclosed Property Care: 2000 Household Housing Unit
2	Enhance Economic Stability	2020	2024	Non-Housing Community Development		Increase Job Skills Facade Improvements Local Entrepreneurship		
3	Increase Social Services	2020	2024	Non-Homeless Special Needs		Housing Support and Stability Assistance for Senior Residents Social Services Youth Activities and Services Disaster Planning and Recovery	CDBG: \$401,158	Public service activities other than Low/Moderate Income Housing Benefit: 2300 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 150 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Work to End Homelessness	2020	2024	Homeless		Housing Support and Stability Homelessness	ESG: \$221,083	Tenant-based rental assistance / Rapid Rehousing: 15 Households Assisted Homeless Person Overnight Shelter: 155 Persons Assisted Homelessness Prevention: 20 Persons Assisted Other: 100 Other
5	Create Quality Neighborhoods	2020	2024	Non-Housing Community Development		Housing Support and Stability Assistance for Senior Residents Streets and Streetscapes Parks and Community Space Disaster Planning and Recovery Utilities and Public Infrastructure	CDBG: \$708,200 CDBG: (Prior Year) \$352,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 125000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Effective Administration	2020	2024	Planning and Administration		New Rental Housing Housing Support and Stability Homeownership Opportunities Rehabilitation & Preservation of Existing Housing Assistance for Senior Residents Increase Job Skills Facade Improvements Local Entrepreneurship Social Services Youth Activities and Services Homelessness Streets and Streetscapes Parks and Community Space Disaster Planning and Recovery Utilities and Public Infrastructure	CDBG: \$534,877 HOME: \$87,613	Other: 0 Other
7	CDBG COVID Pandemic Response	2020	2022	COVID Pandemic Response	Citywide based on income (Low/Mod)	COVID-19 Impact	CDBG-CV: \$3,088,367	Public Services-area benefit: approx. 125,000 Persons Assisted Public Services- 400 persons assisted Economic Development: 20 Business assisted Rental Assistance: 500 assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	ESG COVID Pandemic Response	2020	2022	COVID Pandemic Response	Citywide based on income (Low/Mod)	COVID-19 Impact	ESG-CV: \$5,255,005	Tenant-based rental assistance / Rapid Rehousing: 30 Households Assisted Homeless Person Overnight Shelter: 350 Persons Assisted Street Outreach/Other: 200 Other

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	Improve Supply of Affordable Housing
	Goal Description	Create and preserve stable, safe, and resilient affordable housing opportunities for homeowners and renters including special needs groups such as farmworkers, persons with disabilities, and the elderly throughout Ventura County.
2	Goal Name	Enhance Economic Stability
	Goal Description	Enhance economic stability and prosperity by increasing economic opportunities for residents through job skills training and promotion of local entrepreneurship.
3	Goal Name	Increase Social Services
	Goal Description	Increase access to health and wellness services, youth activities, senior activities, and social service activities for residents.
4	Goal Name	Work to End Homelessness
	Goal Description	Work alongside the Ventura County Continuum of Care to end homelessness within Ventura County by providing housing, emergency shelter, and social services to homeless persons or those at risk of homelessness.
5	Goal Name	Create Quality Neighborhoods
	Goal Description	Enhance access to quality, resilient, and livable neighborhoods by improving publicly owned facilities and infrastructure such as parks, streets, sidewalks, and community buildings, including improving accessibility to meet Americans with Disabilities Act (ADA) standards.

6	Goal Name	Effective Administration
	Goal Description	Create and maintain effective housing and community development programs that address the priority needs listed within the Consolidated Plan, comply with all U.S. Housing and Urban Development (HUD) requirements, and achieve the goals and objectives set out by each Ventura County jurisdiction.
7	Goal Name	CDBG COVID Pandemic Response
	Goal Description	Subject to the CARES Act and emergency policy from HUD, including program regulations and waivers. CDBG-CV funds will be used to prevent, prepare for and respond to coronavirus
8	Goal Name	ESG COVID Pandemic Response
	Goal Description	Subject to the CARES Act and emergency policy from HUD, including program regulations and waivers. ESG-CV funds will be used to prevent, prepare for and respond to coronavirus

Projects

AP-35 Projects – 91.220(d)

Introduction

These are 2020 Plan year Projects designed to accomplish the goals and objectives of the 2020 AAP. The 2020 Projects will organize Activities in IDIS under the Projects setup in this section of AAP. The Projects are New Rental Housing, Housing Support and Stability, Homeownership Opportunities, Rehabilitation and Preservation, Assistance for Senior Residents, Other Public Services, Youth Activities and Services, Homelessness, Parks and Community Space, Public Facilities and Improvements, Public Facilities-Fire Protection Equipment and Administration and Planning.

Additionally, three new projects will be used to track activities as a result of CARES Act Amendment, CV-COVID RESPONSE, CV-ADMINISTRATION AND ESG20-OXNARD.

Projects

#	Project Name
1	NEW RENTAL HOUSING
2	HOUSING SUPPORT AND STABILITY
3	HOMEOWNERSHIP OPPORTUNITY
4	REHABILITATION AND PRESERVATION
5	ASSISTANCE FOR SENIOR RESIDENTS
6	OTHER PUBLIC SERVICES
7	YOUTH ACTIVITIES AND SERVICES
8	HOMELESS ASSISTANCE
9	PARKS AND COMMUNITY SPACE
10	PUBLIC FACILITIES AND IMPROVEMENTS
11	PUBLIC FACILITIES-FIRE PROTECTION EQUIPMENT
12	ADMINISTRATION
13	CV-COVID RESPONSE
14	CV-ADMINISTRATION
15	ESG20-OXNARD

Table 56 – Project Information

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

The allocation priorities are based on the annual needs identified in coordination with other city departments. Public service allocations are determined by the participation from other providers to meet the goals of the ConPlan. HOME funds are balanced between development projects and single

family housing needs. HESG allocation are targeted exclusively for the needs of the homeless population.

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AP-38 Project Summary
Project Summary Information

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1	Project Name	NEW RENTAL HOUSING
	Target Area	
	Goals Supported	Improve Supply of Affordable Housing
	Needs Addressed	New Rental Housing
	Funding	HOME: \$788,353
	Description	PARTICIPATION IN HOUSING DEVELOPMENT FUNDING ASSISTANCE
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	5 LOW INCOME HOUSEHOLDS
	Location Description	CITY OF OXNARD. CALIFORNIA
	Planned Activities	FINANCIAL ASSISTANCE TO A COMMUNITY HOUSING DEVELOPMENT ORGANIZATION FOR THE DEVELOPMENT OF 5 HOUSING UNITS FOR LOW INCOME HOUSEHOLDS IN OXNARD. THIS PROJECT INCLUDES 15% OF HOME ALLOCATION SET ASIDE FOR CHDO'S, OR \$131,420.
2	Project Name	HOUSING SUPPORT AND STABILITY
	Target Area	
	Goals Supported	Improve Supply of Affordable Housing
	Needs Addressed	Housing Support and Stability
	Funding	CDBG: \$200,000
	Description	HOUSING SERVICES
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	5 HOUSING UNIT, 8 HOUSEHOLDS (REHABILITATION), 10 HOUSING UNITS- HOUSING SERVICE; TOTAL OF 23 HOUSEHOLDS
	Location Description	VARIOUS LOCATIONS THROUGHOUT CITY OF OXNARD
	Planned Activities	HOUSING SERVICES FOR LOW - MODERATE INCOME HOUSING HOUSEHOLDS
3	Project Name	HOMEOWNERSHIP OPPORTUNITY
	Target Area	

	Goals Supported	Improve Supply of Affordable Housing
	Needs Addressed	Homeownership Opportunities
	Funding	CDBG: \$125,000
	Description	HOMEOWNERSHIP ASSISTANCE
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	10 HOUSEHOLDS ASSISTED
	Location Description	VARIOUS LOCATIONS THROUGHOUT CITY OF OXNARD
	Planned Activities	HOMEOWNERSHIP ASSISTANCE FOR LOW-MODERATE INCOME HOUSING HOUSEHOLDS
4	Project Name	REHABILITATION AND PRESERVATION
	Target Area	
	Goals Supported	Improve Supply of Affordable Housing
	Needs Addressed	Rehabilitation & Preservation of Existing Housing
	Funding	CDBG: \$705,153
	Description	AFFORDABLE HOUSING RENTAL UNITS; CODE ENFORCEMENT AND COMPLIANCE
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	8 HOUSEHOLDS HOUSING UNITS 2,000 HOUSEHOLD HOUSING UNITS (CODE COMPLIANCE)
	Location Description	VARIOUS LOCATIONS THROUGHOUT CITY OF OXNARD
	Planned Activities	AFFORDABLE HOUSING RENTAL UNITS FOR LOW-MODERATE INCOME HOUSEHOLDS; SUPPORT THE CODE ENFORCEMENT ACTIVITIES OF THE CITY OF OXNARD DEVELOPMENT SERVICES TO IMPROVE QUALITY OF LIFE AND PROPERTY ISSUES
5	Project Name	ASSISTANCE FOR SENIOR RESIDENTS
	Target Area	
	Goals Supported	Increase Social Services

	Needs Addressed	Assistance for Senior Residents
	Funding	CDBG: \$47,500
	Description	PUBLIC SERVICES SUBJECT TO 15% CAP OF 2020 CDBG ALLOCATION AND PROGRAM INCOME. FUNDING FOR SENIOR SERVICES TO INCREASE THE QUALITY OF LIFE
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	300 PERSONS WILL BE ASSISTED WITH SENIOR SERVICES
	Location Description	CITY-WIDE
	Planned Activities	1) ASSISTING WITH DAILY NEEDS FOR SENIORS BY CAREGIVERS VOLUNTEERS ASSISTING THE ELDERLY, CITY OF OXNARD RECREATION AT 2) PALM VISTA SENIOR CENTER
6	Project Name	OTHER PUBLIC SERVICES
	Target Area	
	Goals Supported	Increase Social Services
	Needs Addressed	Social Services
	Funding	CDBG: \$149,044
	Description	PUBLIC SERVICES SUBJECT TO 15% CAP OF 2020 CDBG ALLOCATION AND PROGRAM INCOME. FUNDING FOR FAIR HOUSING COUNSELING, HEALTH CARE SERVICES, HOMELESS SHELTER AND SERVICES.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	125 LOW-INCOME INDIVIDUALS WILL BE ASSISTED WITH SUBSIDIZED HEALTH CARE SERVICES, FAIR HOUSING SERVICES WILL ASSIST 150 FAMILIES, AND 150 HOMELESS INDIVIDUALS WILL BE ASSISTED WITH EMERGENCY SHELTER AND SERVICES.
	Location Description	VARIOUS LOCATIONS THROUGHOUT CITY OF OXNARD
	Planned Activities	1) CITY OF OXNARD FAIR HOUSING PROGRAM, 2) EMERGENCY SHELTER FOR HOMELESS BY COUNTY OF VENTURA HUMAN SERVICES AGENCY RAIN PROGRAM, 3) HOMELESS SERVICES BY SHELTER CARE RESOURCES, 4) SUBSIDIZED HEALTH CARE SERVICES BY LIVINGSTON MEMORIAL VISITING NURSES ASSOCIATION

7	Project Name	YOUTH ACTIVITIES AND SERVICES
	Target Area	
	Goals Supported	Increase Social Services
	Needs Addressed	Youth Activities and Services
	Funding	CDBG: \$204,300
	Description	PUBLIC SERVICES SUBJECT TO 15% CAP OF 2020 CDBG ALLOCATION AND PROGRAM INCOME. FUNDING FOR YOUTH RECREATIONAL AND EDUCATIONAL PROGRAMS; YOUTH FROM LOW- AND MODERATE-INCOME HOUSEHOLDS.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	1700 YOUTH WILL BE ASSISTED WITH YOUTH SERVICES/RECREATIONAL AND EDUCATIONAL PROGRAMS IN LOW-MOD NEIGHBORHOODS
	Location Description	VARIOUS LOCATIONS THROUGHOUT CITY OF OXNARD
	Planned Activities	CITY OF OXNARD RECREATION AT 1) COLONIA GYM, 2) COLONIA BOXING GYM, 3) COLONIA RECREATION CENTER, 4) POLICE ACTIVITIES LEAGUE, 5) RECREATION ON THE GO AND 6) COLONIA LIBRARY EDUCATIONAL PROGRAM
8	Project Name	HOMELESS ASSISTANCE
	Target Area	
	Goals Supported	Work to End Homelessness
	Needs Addressed	Homelessness
	Funding	ESG: \$221,083
	Description	MERGED EXPECTED RESOURCES, PROJECT FUNDING AND NARRATIVES WITH PROJECT ESG20-OXNARD. THIS PROJECT IS NOT AVAILABLE FOR ACTIVITIES.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	KINGDOM CENTER WILL PROVIDE EMERGENCY SHELTER TO 140 INDIVIDUALS; TURNING POINT WILL PROVIDE EMERGENCY SHELTER TO 15 MENTALLY-ILL PERSONS; CITY OF OXNARD HOUSING DEPARTMENT, HOMELESS DIVISION WILL PROVIDE STREET OUTREACH TO 100 INDIVIDUALS; RAPID RE-HOUSING TO 15 HOMELESS HOUSEHOLDS and HOMELESS PREVENTION ASSISTANCE TO 20 HOMELESS PERSONS

	Location Description	VARIOUS LOCATIONS THROUGHOUT CITY OF OXNARD
	Planned Activities	1) ADMINISTRATION OF HESG BY CITY OF OXNARD, 2) KINGDOM CENTER WILL PROVIDE EMERGENCY SHELTER AND , 3) EMERGENCY SHELTER FOR MENTALLY ILL BY TURNING POINT FOUNDATION, 4) CITY OF OXNARD HOUSING DEPARTMENT, HOMELESS DIVISION WILL PROVIDE STREET OUTREACH, 4) RAPID RE-HOUSING, AND 5) HOMELESS PREVENTION
9	Project Name	PARKS AND COMMUNITY SPACE
	Target Area	
	Goals Supported	Create Quality Neighborhoods
	Needs Addressed	Parks and Community Space
	Funding	CDBG: \$118,000
	Description	PUBLIC IMPROVEMENTS OF PUBLIC PARKS AND COMMUNITY SPACE WITHIN LOW- AND MODERATE INCOME AREAS
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	THIS PROJECT WILL ACCOUNT FOR TANGIBLE IMPROVEMENTS TO PUBLIC IMPROVEMENTS IN LOW-MOD CENSUS TRACT NEIGHBORHOODS. THE ACTIVITIES WILL TARGET LOW-MOD CENSUS TRACT NEIGHBORHOODS, ESTIMATED AT 60,000 PERSONS.
	Location Description	LOW AND MODERATE INCOME AREAS
	Planned Activities	1) PLEASANT VALLEY PARK BALL COURT AND 2) LA COLONIA GREEN ALLEYS
10	Project Name	PUBLIC FACILITIES AND IMPROVEMENTS
	Target Area	
	Goals Supported	Create Quality Neighborhoods
	Needs Addressed	Utilities and Public Infrastructure
	Funding	CDBG: \$395,200 (Additional \$352,000 Prior Year Resources) Total of \$747,000
	Description	PUBLIC FACILITIES AND IMPROVEMENTS
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	THIS PROJECT IS CITY-WIDE AND WILL ACCOUNT FOR IMPROVEMENTS TO CITY FACILITIES. THE CITY-WIDE ACTIVITIES WILL ASSIST APPROX 209,000 PERSONS, OF WHICH OVER 60% ARE LOW/MOD INCOME RESIDENTS, ESTIMATED AT 125,000 PERSONS
	Location Description	CITY-WIDE
	Planned Activities	1) HOMELESS SHELTER PORTABLE FACILITIES, 2) MULTI SERVICE CENTER REHABILITATION, 3) ONE STOP FACILITY AND 4) POLICE ACTIVITY LEAGUE (PAL) REHABILITATION 5) HOMELESS SHELTER IMPROVEMENTS AT 1450 SOUTH ROSE AVE OXNARD
11	Project Name	PUBLIC FACILITIES-FIRE PROTECTION EQUIPMENT
	Target Area	
	Goals Supported	Create Quality Neighborhoods
	Needs Addressed	Disaster Planning and Recovery Utilities and Public Infrastructure
	Funding	CDBG: \$195,000
	Description	PUBLIC FACILITIES -FIRE PROTECTION EQUIPMENT
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	THIS PROJECT IS CITY-WIDE AND WILL ACCOUNT FOR IMPROVEMENTS TO PUBLIC FACILITIES-FIRE PROTECTION EQUIPMENT. THE CITY-WIDE ACTIVITIES WILL ASSIST APPROX 209,000 PERSONS, OF WHICH OVER 60% ARE LOW/MOD INCOME RESIDENTS, ESTIMATED AT 125,000 PERSONS.
	Location Description	CITYWIDE
	Planned Activities	1) EMERGENCY OPERATIONS CENTER
12	Project Name	ADMINISTRATION
	Target Area	
	Goals Supported	Effective Administration

	Needs Addressed	New Rental Housing Housing Support and Stability Homeownership Opportunities Rehabilitation & Preservation of Existing Housing Assistance for Senior Residents Increase Job Skills Facade Improvements Local Entrepreneurship Social Services Youth Activities and Services Homelessness Streets and Streetscapes Parks and Community Space Disaster Planning and Recovery Utilities and Public Infrastructure
	Funding	CDBG: \$534,799 HOME: \$87,594
	Description	ADMINISTRATION AND PLANNING COSTS SUBJECT TO CAPS FOR EACH FUNDING SOURCE; CDBG (20% of Allocation & PI) AND HOME (10% of Allocation & PI)
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	ADMINISTRATION AND PLANNING ACTIVITIES WILL BENEFIT FAMILIES CITYWIDE. AN ESTIMATED 209,000 PERSONS WILL BENEFIT FROM THIS ACTIVITY OF WHICH OVER 60% ARE LOW- AND MODERATE- INCOME RESIDENTS.
	Location Description	CITYWIDE
	Planned Activities	COORDINATION OF ALL CDBG AND HOME ADMINISTRATION AND PLANNING ACTIVITIES
13	Project Name	CV-COVID RESPONSE
	Target Area	
	Goals Supported	Enhance Economic Stability Increase Social Services Work to End Homelessness

	Needs Addressed	Housing Support and Stability Increase Job Skills Facade Improvements Local Entrepreneurship Social Services Youth Activities and Services Homelessness
	Funding	CDBG-CV: \$2,470,694
	Description	CDBG activities to prevent, prepare for and respond to coronavirus. Subject to the CARES Act and emergency policy from HUD, including program regulations and waivers. The CV-COVID RESPONSE activities total \$2,470,694.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 21,000 person will benefit from the Fire Paramedicine activity for low and moderate income residents. 21,000 persons will be assisted with Food Share activity; 14,000 persons will be assisted with Health Sanitation activity; 250 homeless individuals will be assisted with emergency shelter and services; 150 youth will be assisted with youth services and educational programs; 10 persons will be assisted by job development and training; rental assistance program will assist 500; and technical assistance activity will assist 20 businesses. These activities are in low-moderate income neighborhoods.
	Location Description	Citywide and Low and Moderate Income Areas.
	Planned Activities	City of Oxnard Fire Department will provide 1) Fire Paramedicine & PPE; City of Oxnard Cultural & Community Services will provide 2) Food Share, 3) Health-Sanitation Program, 4) Homeless Shelter Expansion, 5) Homework Center at Colonia Gym, South Oxnard Center, Durley Park Youth Center; City of Oxnard Housing Department will provide 6) Homeless Outreach, 7) Homeless Encampment Response, 8) Vocational Job Development & Training, 9) Business Improvement-South Oxnard; City of Oxnard Housing Authority will provide 10) Rental Assistance Program; and Community of Action of Ventura County will provide 11) Oxnard Homeless Services.
14	Project Name	CV-ADMINISTRATION
	Target Area	
	Goals Supported	Effective Administration

	Needs Addressed	Housing Support and Stability Increase Job Skills Facade Improvements Local Entrepreneurship Social Services Youth Activities and Services Homelessness
	Funding	CDBG-CV: \$617,673
	Description	Administrative tasks supporting activities to prevent, prepare for and respond to coronavirus. (20% cap of Allocation) Subject to the CARES Act and emergency policy from HUD, including program regulations and waivers. The CV-ADMINISTRATION Project total is \$617,673.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Administration and planning activities will benefit families citywide. An estimated 209,000 persons will benefit from this activity of which over 60% are low- and moderate- income residents.
	Location Description	Citywide.
	Planned Activities	Coordination of all CDBG-CV Administration and planning activities.
15	Project Name	ESG20-OXNARD
	Target Area	
	Goals Supported	Work to End Homelessness
	Needs Addressed	Homelessness
	Funding	ESG: \$221,083 ESG-CV: \$5,255,005

Description	HESG ANNUAL \$221,083 - Administration and Planning costs subject to 7.5% Cap, or \$16,581. HEARTH Emergency Solutions Grant funds to provide financial assistance to various service providers for Emergency Shelter and Street Outreach subject to 60% Cap; Homeless Prevention, Rapid Re-Housing, and HMIS activities to serve homeless individuals and families, and those at-risk of becoming homeless. Street Outreach and Emergency Shelter activities will be limited to 60% of HESG allocation, or \$132,649. All HESG subrecipients are required by CITY OF OXNARD to provide matching funds of a dollar for every dollar HESG grant dollar received. ESG-CV ANTICIPATED RESOURCES ALLOW \$5,476,088 OF ESG-CV ACTIVITIES TO PREVENT, PREPARE FOR AND RESPOND TO CORONAVIRUS.
Target Date	6/30/2022
Estimate the number and type of families that will benefit from the proposed activities	<p>HESG PY 2020 Annual grant will assist Kingdom Center with Emergency Shelter activity funds for 140 individuals; assist Turning Point with Emergency Shelter funds for 15 mentally ill persons; City of Oxnard Housing Department, Homeless Division with funds to contract for a provider to assist with Street Outreach to 100 individuals; Rapid Re-Housing to 15 Homeless households and Homeless Prevention assistance to 20 homeless persons.</p> <p>With CARES Act, ESG-CV funds - Homeless activities planned are Emergency Shelter to 350 homeless persons; Rapid Re-Housing to 30 individuals; Street Outreach to 200 individuals.</p>
Location Description	Various locations throughout City of Oxnard.
Planned Activities	<p>PY 2020 HESG Annual activities will be; 1) Administration of HESG activities, 2) Kingdom Center will provide Emergency Shelter for families, 3) Emergency Shelter for mentally ill by Turning Point Foundation, 4) City of Oxnard Housing Department, Homeless Division will provide Street Outreach, 4) Rapid Re-Housing, and 5) Homeless Prevention.</p> <p>Oxnard ESG-CV funds will provide 1) Homeless Expansion Shelter, 2) Temporary Homeless Shelter at K Street, 3) Temporary Emergency Shelter at 2nd Street, 4) Case Management & Rapid Re-Housing, 5) Homeless Encampment Response-Outreach, 6) Street Outreach and 7) Administration of ESG-CV.</p>

AP-50 Geographic Distribution – 91.220(f)

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

The primary national objectives of the ConPlan programs are to benefit LMI residents, therefore, the City's CDBG funds will be targeted to extremely low, low, and moderate-income persons. The City has traditionally dedicated 100 percent of its CDBG resources to activities that exclusively benefit LMI persons. CDBG funds will be used to serve the LMI persons Citywide and in Low-Moderate Areas (LMA). This trend is expected to continue in PY 2020. Also, the City will continue to assist the low-income persons citywide with HOME and HESG funds. The target areas are: (1) Citywide, with 89 percent of the total entitlement funds; and, (2) the LMA Census Tract, 11 percent. The total entitlement includes the administration and planning funding.

Geographic Distribution

Target Area	Percentage of Funds

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The need for affordable housing (funded from CDBG and HOME) is present throughout the City. CDBG funds for direct benefit category-capital improvements and code enforcement are allocated based on the percentage of LMI persons within the LMA neighborhoods. Regarding the Public Services category of the CDBG funds, the proposed projects will focus on the basic needs of the residents such as health care, essential and supportive services, as well as housing services. The special population such as seniors, homeless and youth will continue to receive their funding for the healthcare needs, nutrition needs, education needs, shelter support and recreational needs.

HESG allocations are based on the limited clientele are distributed citywide.

HOME funds are distributed based on the income eligibility of the clients and citywide basis. These allocations also cover designated areas targeted by Code Compliance efforts to reduce and eliminate the deterioration of the areas through the Homeownership program as well as the Housing Rehabilitation program: homeowners will improve the beautiful appearance of the home and the safety of the neighborhood.

Discussion

As always, the City of Oxnard will continue to look for available public and private resources and creative ways to fund the needy programs.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

HOME affordable housing loans for down payment assistance or rehabilitation will leverage affordable housing loan programs, funded by State of CA, such as BEGIN and CAL-HOME. HOME development financing assistance will leverage development funds from State of California, developer equity, private financing, and tax credit financing.

Lower-income households continue to pay a high percentage of their income for housing, compared to other income groups. A large percentage of lower-income renters tend to experience overcrowding and inadequate housing conditions as housing problems. In order to help provide decent and affordable housing, and improve the social and economic status for LMI households in Oxnard, the following programs will be available during the next program year:

1. First time Homebuyer Loan Program
2. Homeownership Assistance Program
3. Rehabilitation of Single-Family and Mobile home Housing Units
4. Rehabilitation of Housing Rental Units
5. Construction of new affordable dwelling units
6. Preservation of 520 public housing rental units and 1,840 Section 8 vouchers (including 15 set aside vouchers for homeless persons and 67 VASH vouchers for veterans)

One Year Goals for the Number of Households to be Supported	
Homeless	50
Non-Homeless	2,360
Special-Needs	250
Total	2,660

Table 58 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	2,145
The Production of New Units	5
Rehab of Existing Units	6
Acquisition of Existing Units	10

One Year Goals for the Number of Households Supported Through	
Total	2,166

Table 59 - One Year Goals for Affordable Housing by Support Type
Discussion

City of Oxnard's Affordable Housing Division (AHRD) offers HOME grant funds to finance homebuyer assistance and rehabilitation of owner-occupied single family housing for local residents. AHRD will also continue to provide financial assistance to Community Housing Development Organizations (CHDO) to develop affordable housing units throughout the City subject to available funding and as permitted by the funding source. Loan information is provided to interested residents at homeownership fairs, workshops, and on the City of Oxnard's Housing Department website.

AP-60 Public Housing – 91.220(h)

Introduction

Oxnard Housing Authority (OHA) currently administers 520 public housing units, 1,840 Section 8 rental assistance vouchers, which includes 67 VASH vouchers and provides support services through its Resident Services program and Family Self-Sufficiency (FSS) program. The needs of public housing residents are supported with a Resident Services program which offers a variety of services to families and youth on-site. The FSS program supports and promotes public housing and Section 8 families with homeownership opportunities and economic self-sufficiency. The FSS Program provides one-on-one counseling and individual assistance to families that participate in this program. Marketing flyers for the residential rehabilitation program and the home buyer program are also available in the City's Housing Department lobby.

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

Modernization projects for the public housing units, where most needed, are funded through its Capital Fund program. Every 5 years the Capital Fund program conducts a PNA (Physical Need Assessment) throughout the entire housing units and sends out survey questionnaires to the residents to assess the physical deficiencies in their units. It also collects input from Maintenance and Public Housing Staff. All the collected deficiencies get translated into capital improvement projects and get tabulated into a 5 year action plan. Each year, in its Annual Plan and Statement, Capital Fund re-prioritizes those projects identified in the 5 year plan.

For Fiscal year 2020/21, the following capital improvement projects for public housing units are planned:

Cal 31-2 (Felicia Court) Roofing	\$250,000
Exterior Doors	\$220,000
Cal 31-8 (Palm Vista) Boiler Replacement	\$ 10,000
Cal 31-5 (Plaza Vista) Kitchen Cabinets	\$175,000
Cal 31-7 (Scattered sites) Kitchen Cabinets	\$350,000
Building Improvements	\$ 10,000
Total Planned projects for 2020	\$1,015,000

In 2019, the Oxnard Housing Authority retired 144 public housing units, the impacted public housing residents were issued Section 8 Project Based Vouchers for the Las Cortes Project and any remaining families were given Section 8 tenant based vouchers to relocate to a unit in the private market.

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

participate in homeownership

Homeownership opportunities are promoted by offering public housing families homeownership counseling services by Ventura County Community Development Corporation (VCCDC). In addition, families are informed of these services through its Family Self-Sufficiency Program and distribution of fliers to all households.

Public housing residents are encouraged to participate in public housing tenant associations that advocate on behalf of tenants to support efforts to improve public housing stock and living conditions.

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

Not Applicable

Discussion

In order to respond to the increasing need for affordable housing units within the community, OHA and the Housing Department will continue to seek new resources of financing new housing development projects and partnering with developers, owners, and CHDO's.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Jurisdictions that receive federal funds for homeless assistance are required to conduct a Point In Time Count (PIT) of homeless persons each year. The 2020 PIT count was conducted on January 29, 2020. The "Ventura County 2020 Homeless Count and Subpopulation Survey: Final Report", published in April 2020. The report is at the following website:

<https://s33020.pcdn.co/wp-content/uploads/2020/04/2020-VC-Homeless-Count-Report-Final.pdf>

In summary, the PIT count is a snapshot of homeless people who could be enumerated on one specific day. The 2020 PIT counted a total of 379 unsheltered homeless persons in Oxnard.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

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

In the previous twelve months the City of Oxnard established a year around homeless shelter and navigation center located on K Street in Oxnard. The City of Oxnard contracted Mercy House to operate the navigation center. The navigation center will continue its operation for the next twelve-month period and beyond. Oxnard has launched an effort to develop a new construction mixed-use development that will include a new and replacement navigation center and 110-bed homeless shelter plus other support services and fifty-four units of permanent supportive housing. We expect that this new project will be in operation within thirty-six months and will maintain the interim operation on K Street until relocation is possible.

During the next year, Oxnard will engage a new street outreach team to offer navigation for basic needs, services and shelter. The street outreach team will coordinate with Mercy House and the Oxnard Navigation Center as well as the Homeless Liaison Officers with the Oxnard Police Department.

Addressing the emergency shelter and transitional housing needs of homeless persons

The emergency shelter and transitional housing needs of homeless persons are currently being addressed by several service providers throughout Ventura County. The emergency shelter needs in the area are met by the following providers: Mercy Housing in operation of the Oxnard Navigation Center, Ventura County Rescue Mission - single men over the age of 18 with rotating stay schedule, 10 nights in/5 nights out; Kingdom Center - emergency shelter for single women and women with children; Lighthouse Mission for Women and Children - single women and women with children; and Turning Point Foundation - mentally ill individuals.

Transitional housing needs are currently being met by the following providers: Kingdom Center - single women and women with children; Khepera House - single men; Many Mansions - transition aged youth,

single women and women with children; Turning Point Foundation - single mentally ill persons; Salvation Army - families, single parents and single persons; VC-HSA - families, single parents and children, and single persons; Project Understanding - families and single parent households.

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

There are many providers that are working diligently to assist homeless persons from not only finding housing, but also to prevent further incidents of homelessness. The Oxnard Housing Authority has created a homeless preference in issuance of Housing Choice Vouchers and is actively offering permanent housing opportunities. During the 2019 – 2020 fiscal year the Oxnard Housing Authority expects to house fifty otherwise homeless families with the use of Housing Choice Vouchers.

The Ventura County Human Services Agency utilizes both County General Funds and the City's Emergency Solutions Grant to provide eviction prevention and rapid re-housing services to all of these populations; they will continue to do this in the forthcoming operating year. Additionally, Ventura County Veterans Services, Homeless Health Care and Ventura County Behavioral Health all work closely with the service providers to provide other supportive services to assist in reducing the incidence of homelessness as they have also done in the recent past.

OHA works in conjunction with the Veteran Administration to administer 67 housing vouchers for homeless veterans under the VASH program. This program targets chronically homeless veterans.

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

The CoC has documented discharge policies of all of the above mentioned services that spell out various directions to ensure persons are not discharged into homelessness. Additionally, as stated earlier, HSA works with qualifying low-income persons and families to avoid homelessness. This is done with the utilization of HESG and Ventura County allocated general fund dollars. Under the CoC discharge policy, in fulfilling the State Mandated Policy (state law related to the discharge protocol), the following are

found:

1. **Health Care Facilities:** the County health care system describes the discharge policy as interdisciplinary responsibility. For the persons who require ongoing medical and nursing care and who have no identifiable address they may be discharged to a respite program at the RAIN project, a County operated transitional housing project. Others, upon discharge routinely go to group homes, board and care facilities, or reunite with families and friends.
2. **Mental Health Facilities:** the Ventura County Medical Center Psychiatric Inpatient Unit with the collaboration of Ventura County Behavioral Health and various community agencies provide discharge planning and placement assistance to patients, when leaving the mental health facilities.
3. **Foster care and other youth facilities:** the goal is to provide assisted services to eligible youth and young adults between the ages of 16 and 21 in making a successful transition from foster care to independent living and achieve self-sufficiency. In addition to the County Children and Family Services, a Transitional Age Youth (TAY) center, operated by Pacific Clinic is also available.
4. **Corrections programs and institutions:** upon release, inmates are able to obtain housing in transitional and permanent housing programs, group homes, and sober living homes as well as with family and friends.

Discussion

The CoC has incorporated each of the following goals of Opening Doors into its 20-year plan to end homelessness:

1. Ending chronic homelessness through targeted street outreach (CDBG-Community Action-One Stop Shelter, CoC-Oxnard Homeless Outreach Program, VCHSA-Rapid Re-housing, HESG-Winter Warming Shelter), discharge planning and implementation of a housing first approach.
2. Preventing and ending homelessness among veterans by providing permanent supportive housing beds, in addition to Section 8 HUD VASH vouchers.
3. Preventing and ending homelessness for families, youth, and children by 2020 through rapid rehousing program and homeless prevention activities. The CoC set a path to ending all types of homelessness in its 10-year plan by implementing a coordinated assessment system-Pathways to Home. As a result, the number of chronic homeless, veterans, families, and youth continue to demonstrate positive results.
4. All of the above objectives are still in progress and will be folded into a regional plan and strategy lead by the County of Ventura.

AP-75 Barriers to affordable housing – 91.220(j)

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.

Barriers to exit homelessness include the lack of a permanent, year round shelter and the lack of housing units for those at the very low- and low- income spectrum. Because of the high cost to develop housing for these populations and limited public funding to subsidize the development of new affordable housing units, developers often do not have the resources to develop the number of units necessary to house this population. When this occurs, badly needed units go undeveloped, thus further limiting housing opportunities for those hardest to house.

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 are imposed by the mandates created by State Law (such as preparing and adopting a General Plan and conducting environmental reviews), are 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 visitability 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, but are the cumulative effect of the development requirements imposed by the layers of government regulations and laws that impact residential development.

Discussion:

The City strives to consistently implement all policies and procedures, to review local development standards and development review procedures in such a way as to avoid and 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.

DRAFT

AP-85 Other Actions – 91.220(k)

Introduction:

The City will implement the goals and strategies of the Consolidated Plan to achieve the other actions listed in the next section.

Actions planned to address obstacles to meeting underserved needs

The City will continue to utilize available resources to fund administrative support activities to meet the underserved needs in the community. The City will continue to work with the appropriate state agencies to administer the assets of the former redevelopment agency in the appropriate manner, and to the benefit of the LMI community whenever possible and feasible. Limited availability of funding from federal, state and other sources;

High cost of housing and provisions in the area which increases the difficulty of meeting affordable housing needs;

Reduced or frozen funding from state and other sources due to inadequate state revenue; the housing and credit crisis causing a negative effect;

A tight job market has produced an increased demand for production of new housing which is not being met, increasing home prices. Salaries are not commensurate with the high cost of housing in this market. These two factors combine to exacerbate the affordability crisis; 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 PY 2020 by focusing on the following programmatic and administrative areas: Staff will continue to research the availability of future funding resources that leverage the development of affordable housing units, inclusive of grants, bond financing, Section 108 funding and partnering with other affordable housing developers. CDBG and other funds will be used to fund administrative support for programs that serve the needs of LMI citizens citywide. This is especially critical now that no redevelopment agency funding is available, given that redevelopment agencies no longer exist in California. Staff will continue to collaborate with private-sector partners when appropriate in the development and construction of affordable housing. Staff will continue to collaboratively work with the service provider community, non-profit organizations, and neighboring cities and local governmental agencies within the County of Ventura to identify projects that also meet federal community development program eligibility and which can comply with timely draw-down requirements.

Actions planned to foster and maintain affordable housing

The City utilizes its Inclusionary Housing Program to provide significant numbers of affordable housing units. To ensure that Oxnard has enough opportunity sites suitable for residential development and to meet the remaining RHNA affordable allocation of 2,497 lower income and moderate units and 53 above moderate income units, the City is relying on the following:

- The All Affordable Housing Opportunity Program (AAHOP) and Affordable Housing (AH) additive

zone (see Supplement 2) with an inventory of 2,067 units on 38 AAHOP sites

- 66 Vacant and Underutilized Sites (see Supplement 2)

The City of Oxnard has adopted several ordinances that establish inclusionary affordable housing requirements for new developments. Relevant ordinances are City Council Ordinances 2721 and 2615. The Inclusionary Housing Program provides for in-lieu fee payments that can replace the on-site units within a development subject to approval by the City Council. The City is currently in the process of completing a study to increase the City's in-lieu fee. In-lieu fees for development project are as follows:

For-Sale Units: If the in-lieu request is granted, the developer is required to make a payment of 1 percent of the sales price of each for sale unit in the project based on increments of \$50,000, with a minimum payment of \$5,000 for each unit.

Rental Units: A payment is required for each rental unit. The price is adjusted every six months by the percentage increase or decrease for the previous six months as determined by the Los Angeles Riverside-Orange County Consumer Price Index for all urban consumers.

The City Council generally prefers on-site affordable housing as opposed to payment of in-lieu fees. A project that is approved for in-lieu payments has usually agreed to another public benefit through a Development Agreement that justifies the in-lieu payment. In-lieu payments are made when the developer applies for building permits for the approved units. The in-lieu fees collected provide funding support in the form of developer loans to new affordable housing projects and are almost always leveraged with other funding sources. The current in-lieu fund balance is approximately \$2.8 million.

Possible incentives may include, but are not limited to, the following:

- Assistance with accessing and applying for funding (based on availability of federal, state, local foundations, and private funds)
- Mortgage-subsidy or down payment assistance programs to assist first- time homebuyers and other qualifying households, when such funds are available
- Expedited/streamlined application processing and development review
- Modification of development requirements, such as reduced setbacks and parking standards on a case-by-case basis
- Density bonus

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. The City's Affordable Housing Division does not own or manage any housing units. All units for which HOME and CDBG assistance is provided for homebuyer assistance or homeowner

rehabilitation are administered in compliance with HUD's HOME or CDBG regulations for lead-based paint, as applicable. With respect to units owned or assisted by the Oxnard Housing Authority, there have been no cases of Public Housing tenants and/or Section 8 participant households reporting or having been discovered to have poisoned children or any child with "Elevated Blood Lead Level". OHA staff provides a brochure related to lead based paint hazards to all new tenants and program participants. Maintenance staff attends training and seminars to stay current with the State of California Lead Awareness Training requirements.

Actions planned to reduce the number of poverty-level families

Eliminating poverty is a clear concern in Oxnard and 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 to provide needed skills for individuals seeking jobs and thereby getting them out of poverty:

- City Corp
- Community Action of Ventura County
- Oxnard Housing Authority
- County of Ventura-Human Services Agency
- City's youth programs such Police Activities League programs, Colonia Gymnasium, Colonia Recreation Center and Boxing programs

Actions planned to develop institutional structure

Extensive public and private partnerships have been established and organized to address the City's housing, homeless, and community development needs: Entitlement Grants workshops and training, Affordable Housing workshops for homeowners, Relocation meetings for residents, Fair Housing training and other scheduled meetings (such as Pre-construction meetings, Commission on Homelessness meetings, and meetings with County Continuum of Care Council, Housing Committee meetings).

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 task force.

Discussion:

The City anticipates significant numbers of inclusionary affordable housing to be developed within several proposed specific plans and other new projects. Based on a thorough review, the City does not believe that the current inclusionary housing program is a constraint to the development of housing in

addition to the incentives and concessions currently being offered and conversations with local developers who have been able to work within the requirement of the inclusionary housing program and produce housing. To further ensure the program does not pose a constraint, the City has included a monitoring process.

Other actions that the City of Oxnard will continue to improve compliance assessment for all its HUD funded programs and projects by 1) monitoring program and financial performance; 2) compliance with Environmental review: each project is reviewed for compliance with the National Environmental Protection Act. The City has a consulting agreement with Rincon to assist and perform the environmental reviews for housing developments and facility improvement projects, more complicated, and time consuming projects; 3) Labor Compliance Act: the City reviews and perform the contract administration of all CDBG-funded construction projects; 4) Section 3 Compliance: this function is also performed by the City; 5) Procurement and Purchasing: The City has its own procurement and purchasing policies managed by staff in the Finance Department; 6) Partnerships with Citizen Advisory Groups: Inter-Neighborhood Council Forum, Commission on Homelessness, Parks and Recreation and Community Services Commission, Mobilehome Park Rent Review Board, and Senior Services Commission.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

In addition to the 20% cap for Administration, the City of Oxnard also allocates 15% of 2020 CDBG funds for public services such as recreation programs for youth, homeless services, senior services and fair housing activities. The balance of the funds will be allocated to housing activities, code compliance and public facilities and improvements. In the event of an emergency (such as an earthquake, flooding, or hurricane ...) the City will cut the non-committed funds from other existing projects in order to fund the urgent need within the allowable range. However, the urgent need to meet the following tests: (1) the existing conditions pose a serious and immediate threat to the health and welfare of the community, (2) the existing conditions are recent or recently became urgent, generally 18 months, (3) the City cannot finance on its own, (4) and when other funding sources are not available.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

Other forms of local investments for housing that may be available to projects include financing from the City's in-lieu fees, CDBG funding. Additionally, the City also provides homebuyer assistance through the use of program income received from BEGIN and CALHOME State funded grant programs.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Refer to Questions # 3 for Resale Provisions & procedures.

Recapture:

Provisions

- "In the event that the homebuyer fails to satisfy the requirements during the term of the loan, or otherwise defaults, the City shall exercise its legal rights, as set forth in the promissory note and deed of trust, in order to recover the monetary assistance previously provided to the maximum extent permitted by law."
- "If the recapture provisions are triggered by a sale of the housing unit, (whether voluntary or involuntary –such as foreclosure) or other default, the City shall take all necessary steps to recover the full amount of HOME funds from the net proceeds. The phrase 'net proceeds' is defined as the sales price, minus the loan repayment of the first trust deed (other than HOME funds) and any closing costs."

The HOME Program regulations allow the City to recapture the entire HOME Subsidy, in the event the loan recipient violates the affordability and or term period requirements. However, should the 'net proceeds' not cover the entire HOME Subsidy or not cover any of the HOME Subsidy, the City is required to forgive the remaining balance of the direct HOME Subsidy.

- During the term of the loan, the homeowner must repay the loan if it is sold, transferred or refinanced without the City's permission and/or with cash out to the homeowner or the homeowner does not occupy the residence as a primary residence.

Procedures

The City utilizes an agreement which includes restrictions, and a promissory note secured by a deed of trust which is recorded with the Ventura County Recorder's Office.

Staff monitors and requires certification annually by the homeowner that the property is owner-occupied to determine if recapture provisions shall be invoked upon discovery of violations for owner-occupancy or unauthorized transfers.

The City will exercise the rights stipulated in the promissory note, secured by the deed of trust that was recorded with the County Recorder's Office.

Should Borrower transfer (as that term is defined in the Note) the Property during the occupancy period, City shall require that Borrower pay from the net proceeds the full amount of the Loan. For purposes of this Loan Agreement, "net proceeds" shall mean the sales price minus loan repayment (other than CDBG funds) and closing costs.

In the event net proceeds are not sufficient to discharge the full amount of the Loan during the occupancy period plus enable the Borrower to recover his or her initial investment in the Property and documented costs of any capital improvements, Borrower shall share the net proceeds with City. The City's share of the net proceeds shall be calculated as follows:

$$(\text{Amount of Loan} / \text{Amount of Loan} + \text{Borrower's Investment}) = \% \text{ of Net Proceeds that City is entitled to.}$$

Should the net proceeds not discharge the full amount of the Loan, City shall forgive the remaining balance.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

Refer to Question #2 for Recapture provisions and procedures.

Resale Provisions

During the affordability period, the homeowner must resell to another low-income homebuyer if the property is refinanced without the City's permission and/or with cash out to the homeowner or the homeowner does not occupy the residence as a primary residence.

The original homebuyer receives a fair return on investment, (i.e., the homebuyer's down payment plus capital improvements made to the house. It is important to note that in certain circumstances, such as a declining housing market where home values are depreciating, the original homebuyer may not receive a return on his or her investment because the home sold for less or the same price as the original purchase price); and

In the event that the homebuyer fails to satisfy the requirements during the term, or otherwise defaults, the City shall exercise its legal rights, as set forth in the Resale Restriction Agreement.

Procedures

The City utilizes a Resale Restriction Agreement (RRA) secured by a deed of trust which is recorded with the Ventura County Recorder's Office.

Staff monitors and requires certification annually by the homeowner that the property is owner-occupied to determine if resale provisions shall be invoked upon discovery of violations for owner-occupancy or unauthorized transfers.

If the homeowner defaults or fails to satisfy requirements during the term, the City will exercise the

rights stipulated in the Resale Restriction Agreement.

Property must be sold to an eligible low-income homebuyer which shall acquire the unit subject to the continuation of restrictions provided in the RRA through an assumption agreement.

The purchase price must be affordable for a low-income household who earns up to 80% of the area median income, provided by HUD. The monthly cost for principal, interest, taxes, insurance, HOA fees, utilities, and maintenance should not be more than 30% of the monthly income for the household or otherwise stated in the RRA. There is no preference to a particular segment of the low-income population.

The resale price is calculated using one of two ways methods described below. The method used is identified in the RRA:

Determined as the affordable housing cost for a family at 80% of AMI paying no more than 30% of the monthly income for the household or in accordance of California Health And Safety Code 50025.5, whichever is lesser, but not less than the original price paid by homebuyer, or

Determination using a CPI method to calculate the increase (or decrease) in value of the property.

The U.S. Bureau of Labor Statistics Consumer Price Index – All Urban Consumers for the Los Angeles-Riverside- Orange Counties Area (all items based 1982-1984=100) provides the CPI on the date of the calculation and the CPI on the purchase date. The calculation is the CPI on the date of the calculation minus the CPI on the purchase date, plus the cost of improvements to property evidenced with receipts, less 7% depreciation, plus the costs of bringing the housing unit up to current building codes and in a salable condition.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City currently does not have any plans to invest HOME funds in this type of activity.

Emergency Solutions Grant (ESG) Reference 91.220(l)(4)

1. Include written standards for providing ESG assistance (may include as attachment)

The City does not provide any direct assistance under the HESG program any longer. All written standards vary by service providers and assistance type. However, all providers must ensure recipients meet the minimum qualifications established by HUD for each eligible funded activity. HESG Policies and Handbook are provided to all HESG subrecipients.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The Regional Ventura County Continuum of Care Alliance has established centralized or coordinated

assessment system, Pathways to Home, that provides coordination intake as well as systems to avoid duplication of effort and redundancies.

Pathways to Home is centralized to provide identical information and system-wide tracking through HMIS, of all homeless individuals who seek and /or receive assistance at any one of the various service providers, or through the County directly.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The process for making all sub-awards for HESG recipients are as follows:

- a. The City formally posts the Notice of Available Funds (NOFA) in the regional newspaper, on the City's website, and emails and paper mail are sent to all existing and potential service providers from Santa Barbara to Los Angeles.
- b. All interested agencies attend information workshop/application training on the process, which includes all deadline dates and times.
- c. Interested agencies then submit their application, project overview and qualifications
- d. The Review Panel included representatives from City Advisory Groups.
- e. The Review Committee reviews all proposals and provides a scores for each eligible application. The funding recommendations are derived based on the scores.
- f. The funding recommendation are adjusted to meet the available resources and cap requirements; reviewed by management and then submitted to the City Council for approval.
- g. All applicants are contacted and urged to attend the City Council meeting in which the items fall on the agenda. All supporting comments and grievances are done at this time.
- h. The Mayor and City Council directs the City Manager and staff to move forward with final processing.
- i. Staff prepare all contracts for execution. Additionally, all internal processes are completed in order to encumber funds to each individual agency.
- j. Contracts are completed and services can begin on July 1.
- k. All HESG contracts are awarded for two years.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The City meets the homeless participation requirement by having a homeless and formerly homeless person serve on the City's Commission on Homelessness. In addition, each entity receiving city HESG funding is also asked to provide information as to how they involve the homeless.

5. Describe performance standards for evaluating ESG.

PERFORMANCE MEASURES

Performance measures are in place to ensure the efficient administration of all HESG funded activities. Additionally, along with the utilization of the HMIS, these measures will hopefully help to reduce the length of time of family and individuals remain homelessness, reduce the overall incidence of homelessness, and monitor the overall use of emergency shelters. Some of the activity measures are as follows:

- **Emergency Shelters:** Excluding winter shelters, must be able to document placement of a minimum of 10 percent of the homeless persons or households served in the Program Year into transitional or permanent housing.
- **Transitional Housing:** must be able to document placement of a minimum of 50 percent of the households who completed the transitional housing program in the Program Year into permanent housing. "Household" is defined as all clients including single individuals and families.
- **Rapid Re-housing:** must show continued housing of clients receiving assistance for at least three months after receiving assistance. This should be done via case management of clients, documentation and HMIS entry and exit dates.
- **Eviction Prevention:** must show continued housing of clients receiving assistance for at least three months. This should be done via case management of clients, documentation and HMIS entry and exit dates.
- **All clients,** with the exception of victims of domestic violence, must be entered into the Regional HMIS within 15 days of receiving service(s), and must be exited from the system within 30 day of program completion or termination.
- **MINIMUM STANDARDS:** Sub-grantees are expected to have taken steps to meet the Minimum Standards for Homeless Programs within thirty days of executing the Program Year contract.
- **BUILDING AND HABITABILITY STANDARDS:** Any building for which HESG funding is used for renovation, major rehabilitation or conversion must meet local government safety and sanitation standards. In addition, the Sub-Grantee must meet a number of basic standards to ensure that shelter and housing facilities funded through the HESG program are safe, sanitary and adequately maintained.
- **MONITORING:** City staff will monitor the use of grant funds through a combination of a thorough review of all submitted reports, review of audit or financial statements, and monitoring and site visits.

The City will continue to develop and implement eligible activities using the grant funds and through the monitoring and review processes and techniques in order to comply with the federal specific requirements.

Homeless Assistance Division continues to fund all the activities prescribed in the HEARTH act. With the sub-recipients cooperation, the City's HESG will continue to provide substantial additional leverage funds to invest in the various programs in order to assist the homeless population toward the goal of reduction and ending homelessness. Also, HESG limits the cost categories for administration and planning to 7.5% or \$16,581 and 60% for street outreach and emergency shelter \$132,649; total \$149,230 for those cost categories. The City's 2020 action plan allows the maximum toward \$16,581 administration and planning, and a total of \$71,853 or 32.5% toward other activities such as homeless prevention and rapid re-housing support.

Appendix - Alternate/Local Data Sources

1	Data Source Name Data submitted by OHA
	List the name of the organization or individual who originated the data set. Jesus Andrade, Senior Housing Specialist of the OHA, provided the attached data for Public Housing and Section 8 Programs
	Provide a brief summary of the data set. The data set provided is more accurate than the default data.
	What was the purpose for developing this data set? Not applicable
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Not applicable
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? Not applicable
	What is the status of the data set (complete, in progress, or planned)? Not applicable
2	Data Source Name MA-25 Public and Assisted Housing
	List the name of the organization or individual who originated the data set. Jesus Andrade, Senior Housing Specialist for OHA
	Provide a brief summary of the data set. More accurate data than default data

	<p>What was the purpose for developing this data set?</p> <p>More accurate data than default data</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>Not Applicable</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>Not Applicable</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Not Applicable</p>
3	<p>Data Source Name</p> <p>CHARACTERISTICS OF RESIDENTS</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>Jesus Andrade, Senior Housing Specialist of OHA, provided the data</p>
	<p>Provide a brief summary of the data set.</p> <p>The data set information are more current information based on the PIC system.</p>
	<p>What was the purpose for developing this data set?</p> <p>N/A</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>N/A</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>N/A</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>N/A</p>
4	<p>Data Source Name</p> <p>Race of Residents NA - 35</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>Jesus Andrade, Senior Housing Specialist of OHA, provided attached information</p>
	<p>Provide a brief summary of the data set.</p> <p>This data is more accurate than default data.</p>

	<p>What was the purpose for developing this data set?</p> <p>This data is more accurate than default data.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>N/A</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>N/A</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>N/A</p>
5	<p>Data Source Name</p> <p>Ethnicity of Residents NA - 35</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>Jesus Andrade, Senior Housing Specialist, of OHA provided the attached information.</p>
	<p>Provide a brief summary of the data set.</p> <p>This information is more accurate than the default data.</p>
	<p>What was the purpose for developing this data set?</p> <p>This data is more accurate than the default data.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>N/A</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>N/A</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>N/A</p>
6	<p>Data Source Name</p> <p>2011-2015 ACS</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>US Census Bureau, American Community Survey (ACS) 2011-2015 5-year estimates.</p>
	<p>Provide a brief summary of the data set.</p> <p>The American Community Survey is an ongoing, annual survey conducted by the US Census Bureau to gather demographic, employment, housing, educational, socioeconomic, and other types of data regarding individuals and households in communities across the country.</p>

	<p>What was the purpose for developing this data set?</p> <p>The American Community Survey is conducted monthly, every year, to gather current information on communities across the country. The data are used by state and local entities to determine priority needs and inform decision-making processes such as the allocation of financial resources and services.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>The American Community Survey includes a randomized sample of about 3.5 million addresses covering all 50 states, the District of Columbia, and Puerto Rico.</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>The American Community Survey data used in this report are from the 2011-2015 ACS 5-year estimates.</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>The American Community Survey 1-year and 5-year estimates are published annually by the US Census Bureau.</p>
7	<p>Data Source Name</p> <p>2011-2015 CHAS</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>The Comprehensive Housing Affordability Strategy (CHAS) data are an annual, customized tabulation of data from the American Community Survey (ACS) performed by the US Census Bureau for the US Department of Housing and Urban Development.</p>
	<p>Provide a brief summary of the data set.</p> <p>CHAS data include information from the ACS pertaining to housing needs and problems, disaggregated by income, race/ethnicity, and other household types. The data also include housing market data including estimates on unit age, unit size, and unit risk of lead-paint exposure.</p>
	<p>What was the purpose for developing this data set?</p> <p>CHAS data can be used by state and local decision-makers to identify priority needs in communities across the country. HUD can also use CHAS data to distribute grant funds.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>CHAS data are derived from the American Community Survey (ACS) which includes a randomized sample of about 3.5 million addresses covering all 50 states, the District of Columbia, and Puerto Rico.</p>

	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>The CHAS data used in this report are 2011-2015 5-year estimates derived from the American Community Survey.</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>The Census Bureau performs CHAS tabulations for HUD each year. HUD publishes CHAS data 5-year averages annually.</p>
8	<p>Data Source Name</p> <p>2013-2017 ACS</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>US Census Bureau, American Community Survey (ACS) 2013-2017 5-year estimates.</p>
	<p>Provide a brief summary of the data set.</p> <p>The American Community Survey is an ongoing, annual survey conducted by the US Census Bureau to gather demographic, employment, housing, educational, socioeconomic, and other types of data regarding individuals and households in communities across the country.</p>
	<p>What was the purpose for developing this data set?</p> <p>The American Community Survey is conducted monthly, every year, to gather current information on communities across the country. The data are used by state and local entities to determine priority needs and inform decision-making processes such as the allocation of financial resources and services.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>The American Community Survey includes a randomized sample of about 3.5 million addresses covering all 50 states, the District of Columbia, and Puerto Rico.</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>The American Community Survey data used in this report are from the 2013-2017 ACS 5-year estimates.</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>The American Community Survey 1-year and 5-year estimates are published annually by the US Census Bureau.</p>
9	<p>Data Source Name</p> <p>2000 Census</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>US Census Bureau, 2010 decennial Census.</p>

	<p>Provide a brief summary of the data set.</p> <p>The Census is conducted every ten years by the US Census Bureau to count the entire population in all 50 states and territories.</p>
	<p>What was the purpose for developing this data set?</p> <p>The Census counts the US population to provide data to lawmakers and other entities. The data support many essential functions such as determining congressional and state districts and directing the allocation of federal funding.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>The Census sends questionnaires by phone, mail, or online to every home address located in the 50 states and territories.</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>The Census gathers data over the calendar year.</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>The Census is published every ten years by the US Census Bureau.</p>
10	<p>Data Source Name</p> <p>PIC (PIH Information Center)</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>The US Department of Housing and Urban Development releases annual Picture of Subsidized Households data.</p>
	<p>Provide a brief summary of the data set.</p> <p>Picture of Subsidized Households data include basic program information on HUD subsidized housing units as well as basic demographic and socioeconomic data on the households currently living in those units.</p>
	<p>What was the purpose for developing this data set?</p> <p>Picture of Subsidized Households data provides basic information on the housing units and resident households of federally assisted housing administered by HUD.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>Picture of Subsidized Households data are available for jurisdictions with HUD subsidized housing for all 50 states and territories.</p>

	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>Picture of Subsidized Households data is available for the years 2010-2019. The data used in this report are from 2015.</p> <p>What is the status of the data set (complete, in progress, or planned)?</p> <p>HUD publishes Picture of Subsidized Households data annually.</p>
11	<p>Data Source Name</p> <p>2011-2015 ACS and 2015 LEHD</p> <p>List the name of the organization or individual who originated the data set.</p> <p>US Census Bureau, American Community Survey (ACS) 2011-2015 5-year estimates. The Longitudinal Employer-Household Dynamics (LEHD) data are derived from the Original-Destination Employment Statistics (LODES) and are produced by the US Census Bureau.</p> <p>Provide a brief summary of the data set.</p> <p>The American Community Survey is an ongoing, annual survey conducted by the US Census Bureau to gather demographic, employment, housing, educational, socioeconomic, and other types of data regarding individuals and households in communities across the country. LEHD data include geographic, economic, and demographic information on jobs, employment location, and residence location of employees.</p> <p>What was the purpose for developing this data set?</p> <p>The American Community Survey is conducted monthly, every year, to gather current information on communities across the country. The data are used by state and local entities to determine priority needs and inform decision-making processes such as the allocation of financial resources and services. LEHD data are accessible through the OntheMap mapping tool and were developed to visualize where employees work and reside.</p> <p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>The American Community Survey includes a randomized sample of about 3.5 million addresses covering all 50 states, the District of Columbia, and Puerto Rico. LEHD data encompass all 50 states, the District of Columbia, and Puerto Rico, however, not every jurisdiction has data available for every year and/or not every variable is available for each jurisdiction for each year.</p> <p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>The American Community Survey data used in this report are from the 2011-2015 ACS 5-year estimates. LEHD data include data from 2002-2017 and present data from Quarter 2 (April – June) as the reference period for each calendar year. The data used in this report are from 2015.</p>

	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>The American Community Survey 1-year and 5-year estimates are published annually by the US Census Bureau. The Census Bureau publishes LEHD data annually.</p>
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