

# CITY OF SAN BUENAVENTURA



**Fiscal Year  
2019-2020  
Annual Action  
& Funding  
Plan**

Consolidated Plan – Fifth Program Year

## Executive Summary

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

#### 1. Introduction

The City of San Buenaventura (Ventura or City) is the county seat within Ventura County, located northwest of Los Angeles County, bordered by Kern County to the north, Santa Barbara County to the west, and the Pacific Ocean to the southwest. According to the 2010 U.S. Census Bureau, Ventura has a population of 106,433. Each year, the City prepares an action plan based on the entitlement grants to be received from the U.S. Department of Housing and Urban Development (HUD).

For Funding Year (FY) 2018-2019, HUD awarded the City \$765,504 in Community Development Block Grant (CDBG) funds and \$418,436 in HOME Investment Partnership Program (HOME) funds. The City has not been notified by HUD of its FY 2019-2020 awards yet, however, a 5% reduction is estimated, with funds potentially being awarded at approximately \$727,000. This Annual Action and Funding Plan is the fifth and final for the Regional CP period.

The Regional CP was created in collaboration with the cities of Camarillo, Simi Valley, Thousand Oaks and the County of Ventura. This plan sets forth the City's overall five-year strategy for the expenditure of funds received through the CDBG and HOME programs. The 2015-2019 Regional CP serves as the official application to HUD for CDBG, and HOME.

#### 2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The City has a range of housing and community development needs. CDBG and HOME funds alone are not adequate to address the myriad of needs identified during the public outreach process and summarized in the Needs Assessment of the Regional CP. Recognizing the national objectives of these funding programs and specific program regulations, the City intends to use these funds as leverage to assist programs, services, and projects to benefit low- and moderate-income households and those with special needs. Needs which have been determined to be a High Priority level will receive funding during this Five-Year Regional CP period. Low Priority needs may be funded based upon the availability of funds. In consultation with residents and community groups, the Regional CP priorities were established and are as follows:

## High Priority Needs

- Improve or construct public facilities and infrastructure that will benefit low- and moderate-income residents and persons with special needs
- Enhance economic development opportunities for low- and moderate-income residents and business owners
- Improve the quality and accessibility of home ownership and rental housing through housing rehabilitation
- Increase the availability of affordable homeownership and rental housing
- Provide supportive services for low- and moderate-income residents, persons with disabilities, seniors, youth, and other special needs populations
- Provide housing opportunities and supportive services for the homeless and persons at risk of homelessness
- Promote equal housing opportunity
- Planning and administration

### 3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

For the past 24 years, the City infused millions of CDBG dollars, and 15 years of HOME funds into resources that stabilized housing, funded economic opportunities, ADA improvements, homeless needs, and both youth & adult literacy programs. Below is a list of accomplishments through the use of the grants:

#### Housing

- **Azahar Place** - 60 very low income housing units, including farmworker units
- **Soho Apartments** - 12 very low-income housing units
- **El Patio Hotel** - 42 extremely low-income SRO units
- **Distressed Property Acquisition and Rehabilitation** - 3 distressed condominiums rented to low-income households
- **Snapdragon Place**, a 50-unit apartment complex for very low-income households, including farmworkers. Twenty-two units have been completed to date. Construction is pending for the remaining 28 units
- **Vince Street Transitional Housing for Veterans** - 10 units of transitional housing for homeless and mentally ill veterans
- **Mobile Home Grant Rehabilitation Program** - 15 grants, annually
- **Owner Occupied Single Family Rehabilitation** - 7 grants
- **Johnson Gardens** - Multifamily Rehabilitation Grant, 100 total units, 4 HOME units

## Homelessness

- 2017-2018, Shelter services assisted **190** homeless persons, 483 served, countywide
- 2016-2017, Shelter services assisted **115** homeless persons, 609 served, countywide
- 2015-2016, Shelter services assisted **115** homeless persons, 654 served, countywide

## Public Facilities and Infrastructure

- **Westpark Sports Field Renovations Phase I** – Installation of energy efficient lighting and the relocation of utility controls were completed in May of 2017.
- **Westpark Sports Field Renovations Phase II** – Demolition of 2-story building that contained a park restroom on the first floor and storage facility on the second. The building was considered unsafe and transients would use the facility for illegal activities and unsanitary purposes.
- **Avenue Street & Sidewalk Improvements** - Kellogg Street and DeAnza to Shoshone Sidewalk Improvements were completed, improving the walkability of the areas to include expansions meeting ADA compliance. The project also upgraded the road to assist in decreasing the speed of cars for safe pedestrian passage.
- **Cameron Street Sidewalk Improvements Phase I** – (Currently under construction) Development of a new sidewalk that is ADA-compliant and provides a safe passage of travel to the newly developed Kellogg Park.

## Economic Development

- 2017-2018 3 businesses were assisted, and 1 loan was approved
- 2016-2017 8 businesses were assisted, and 5 loans were approved
- 2015-2016, 2 business loans were issued
- 2010-2015, 26 jobs were created through 13 approved loans

## Public Services

- Fair Housing services to all city residents. The Housing Rights Center of Los Angeles has provided services to an average of 150 residents per year. Services include general landlord-tenant law inquiries, housing workshops, housing counseling services, and legal representation.
- Library Services in the Westside Neighborhood Revitalization Strategy Area (NRSA) providing circulars, youth programs, English as a Second Language Program, and access to computers and the internet.
- Funds have also been set aside for the annual Winter Warming Shelter in the event a permanent shelter has not been established by the winter months.

## **Community Based Development Organization**

The City's Community Based Development Organization (CBDO), the Westside Community Development Corporation (WCDC) reported several activities completed for its community within the 2017-18 program year. Last year, the WCDC created a new program called *One Block at a Time* Beautification and Mural Program, incentivizing commercial building owners to refresh and renovate their properties in support of the overall revitalization efforts occurring on the Westside. Once improvements are made, the CBDO provides 50% of funds to a mural on the sides of the buildings (up to \$3,500).

### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

One public hearing was scheduled for April 8, 2019. [Results of this hearing will be reported here].

The other was on May 6, 2019 for the adoption of the CDBG and HOME Annual Action and Funding Plan. The 30-day public comment period began on April 1, 2019 and closed on May 3, 2019. Public notices for the hearings were published in the VC Star and on the City of Ventura website, and sent to the County of Ventura, E.P. Foster and Ventura Avenue Libraries for public posting, in addition to two community organizations primarily focused within low-income neighborhoods on the Westside.

### **5. Summary of public comments**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

[PENDING]

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

[PENDING]

### **7. Summary**

The City sent public notices requesting comments from the public and from area partners such as the Westside Community Council (WCC), the Ventura County Library, and the Westside Community Development Corporation (WCDC) to increase awareness of the Action Plan's public review activities and process. Other partners such as the City of Oxnard, County of Ventura, City of Thousand Oaks and the City of Simi Valley.

## PR-05 Lead & Responsible Agencies - 91.200(b)

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

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

Agency Role	Name	Department/Agency
Lead Agency	VENTURA/SAN BUENAVENTURA	
CDBG Administrator	VENTURA/SAN BUENAVENTURA	COMMUNITY DEVELOPMENT/PLANNING
HOME Administrator	VENTURA/SAN BUENAVENTURA	COMMUNITY DEVELOPMENT/PLANNING
ESG Administrator		

**Table 1 – Responsible Agencies**

### Narrative

The City of San Buenaventura is an Entitlement Agency and is responsible for the administration of the CDBG and HOME funds along with each Annual Action and Funding Plan under the 2015-2019 Regional Consolidated Plan.

### Consolidated Plan Public Contact Information

City of San Buenaventura: Andrea Palmer, Associate Planner, Community Development Department, 501 Poli Street, Ventura, CA 93001, (805) 654-7735.

## **AP-10 Consultation - 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

The City collaborates with several area partners for purposes of increasing resources for low- to moderate-income residents. Leveraging resources has become increasingly critical in sustaining housing, service programs, and other resources due to the rising costs associated with living in the area. Current partners consulted are as follows:

- Housing Authority of the City of San Buenaventura (HACSB or Housing Authority)
- County of Ventura Community Development Department
- City of Ventura Homeless Services Liaison

The City's Housing Authority reports a total of 9,700 people on the waiting list for all Housing Authority communities and programs. Both CDBG and HOME funds have been allocated to housing projects that increase the number of affordable units in addition to improving existing affordable housing units made available to low- and moderate-income residents.

#### **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(l)).**

Collaborations between the City and HACSB assist in determining the need to increase sustainable and affordable housing units within the City for low- and moderate-income residents. Additional collaborators that provide housing in conjunction with other supportive resources are as follows: the County of Ventura and the Ventura Social Services Task Force (VSSTF - addressing homelessness). Other internal departments such as Parks, Recreation and Community Partnerships (PRCP) and Public Works (PW) often provide input on and services needed for facilities and infrastructure needs, particularly in the Neighborhood Revitalization Strategy Area (NRSA).

#### **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.**

During the development of the Consolidated Plan (CP), the agencies consulted included homeless services agencies within the Ventura County Continuum of Care Alliance. The Continuum of Care (CoC) provided information on homelessness and the resources available to low-income residents. Several agencies that provide housing and supportive services for the homeless and those at risk of becoming homeless also attended the Focus Group Workshops, as well as Community Workshops for the Regional CP. These include the Peoples Self Help Housing Corp, ARC of Ventura County, Independent Living Resource Center, Pleasant Valley Senior Center, Community Action-Ventura County, Ruben's Place, AHACV, Habitat for Humanity, Society of St. Vincent de Paul, and The Samaritan Center of Simi Valley.

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

The City does not receive ESG funding, however the County CoC who does receive funding has launched an information system for homeless providers (Pathways to Home) streamlining coordinated entry services for homeless individuals and families that receive their services. Pathways to Home focuses on ways to increase permanent housing opportunities and support services to aid in stabilizing the households. Additional goals also include increasing household income and mainstream benefits.

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

DRAFT

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	People's Self Help Housing Corporation
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	During the 2015 Regional Consolidated Plan outreach, this Agency provided input on housing and service needs.
2	<b>Agency/Group/Organization</b>	ARC of Ventura County
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	During the 2015 Regional Consolidated Plan outreach, this Agency provided input on housing and service needs.
3	<b>Agency/Group/Organization</b>	The Salvation Army - Ventura
	<b>Agency/Group/Organization Type</b>	Housing Services-homeless

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	During the 2015 Regional Consolidated Plan outreach, this Agency provided input on homeless needs.
4	<b>Agency/Group/Organization</b>	COMMUNITY ACTION OF THE COUNTY OF VENTURA
	<b>Agency/Group/Organization Type</b>	Housing Services-Children Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	During the 2015 Regional Consolidated Plan outreach, this Agency provided input on homeless needs.
5	<b>Agency/Group/Organization</b>	Ventura Serenity House
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Persons with Drug or Alcohol Addictions

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	During the 2015 Regional Consolidated Plan outreach, this Agency provided input on housing needs.
6	<b>Agency/Group/Organization</b>	SOCIETY OF ST. VINCENT DE PAUL, COUNCIL OF LOS ANGELES, INC.
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	During the 2015 Regional Consolidated Plan outreach, this Agency provided input on homeless needs.
7	<b>Agency/Group/Organization</b>	HABITAT FOR HUMANITY OF VENTURA COUNTY, INC.
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	During the 2015 Regional Consolidated Plan outreach, this Agency provided input on housing needs.

8	<b>Agency/Group/Organization</b>	Clean Living
	<b>Agency/Group/Organization Type</b>	Housing Persons with Drug or Alcohol Addictions
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	During the 2015 Regional Consolidated Plan outreach, this Agency provided input on housing and service needs.
9	<b>Agency/Group/Organization</b>	Central Coast Alliance United for a Sustainable Economy (CAUSE)
	<b>Agency/Group/Organization Type</b>	Regional organization Advocacy Group
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	During the 2015 Regional Consolidated Plan outreach, this provided input on housing and economic development needs.
10	<b>Agency/Group/Organization</b>	Cabrillo Economic Development Corporation
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	During the 2015 Regional Consolidated Plan outreach, this Agency provided input on housing needs.
11	<b>Agency/Group/Organization</b>	Rotary Club of Ventura East
	<b>Agency/Group/Organization Type</b>	Services-Children Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	During the 2015 Regional Consolidated Plan outreach, this Agency provided input on housing and service needs.
12	<b>Agency/Group/Organization</b>	Housing Authority City of San Buenaventura
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Education Services-Employment Service-Fair Housing

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Housing Authority provided information regarding their services that operate throughout this program year.
13	<b>Agency/Group/Organization</b>	COUNTY OF VENTURA
	<b>Agency/Group/Organization Type</b>	Services-homeless Other government - County Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The County of Ventura provided information on regional homeless data for this program year.

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

The City opened the 30-day public comment period on Monday, April 1, 2019 in addition to holding a public hearing for the Annual Action and Funding Plan. The 30-day comment period closes on Monday, May 6, 2019. City priorities continue to align with those identified within the 2015-2019 Regional Consolidated Plan.

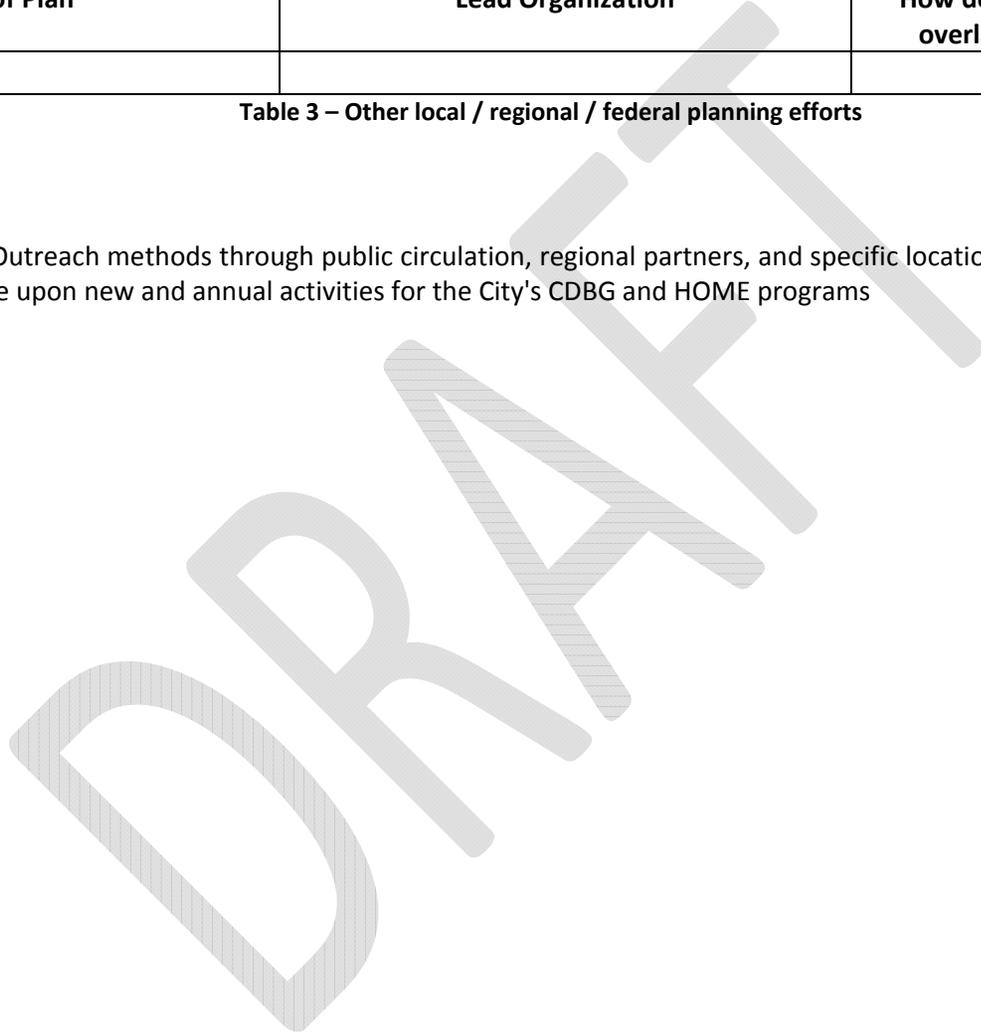
**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care		

**Table 3 – Other local / regional / federal planning efforts**

**Narrative**

Citizen Participation and Outreach methods through public circulation, regional partners, and specific locations such as the NRSA - residents and stakeholders, will continue upon new and annual activities for the City's CDBG and HOME programs



**AP-12 Participation - 91.105, 91.200(c)**

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

The City published notifications in the Ventura County Star circular, mailed copies for public posting to the EP Foster Library and Ventura Avenue Library, and the community meeting organizations located within the NRSA – the Westside Community Council and The Westside Community Development Corporation.

CDBG applicants, residents, and stakeholders were all invited to provide public input for the Annual Action Plan. Several Stakeholders attended the various public hearing meetings and advocated for their respective programs.

**Citizen Participation Outreach**

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)
1	Public Hearing	NRSA	PENDING	PENDING	All comments will be accepted.	
2	Newspaper Ad	Non-targeted/broad community	PENDING	PENDING	All comments will be accepted.	
3	Public Hearing	Non-targeted/broad community	PENDING	PENDING	All comments will be accepted.	
4	Public Hearing	Non-targeted/broad community	PENDING	PENDING	All comments will be accepted.	

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

CDBG and HOME funds continue to decrease as the need continues to increase. Successful loan programs through Economic Development, Affordable Housing, and HOME projects steadily assist in supplemental resources that are recycled back in to the CDBG program.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				Expected Amount Available Reminder 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	727,000	100,000	124,000	951,000		Expected remainder amount is the balance of the projected closeout amount at the end of the 2019-2020 program year. Any carryover amounts from this program year will carry over to the new 5-Year Regional Con Plan period.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	420,000	190,000	1,000,000		378,000	Annual allocation is anticipated HOME award. Program Income is current Program Income.  Remainder is an estimate. Any balance of funds will carry over to new 5-Year Consolidated Plan period.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				Expected Amount Available Reminder 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	0	0	0	0	0	The City of Ventura does not receive ESG funds.

Table 5 - 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 City receives approximately \$100,000 in CDBG program income, annually, through the repayment of economic development loans. In turn, funds are returned to the City to fund future eligible projects in addition to administrative costs. Prior year resources will likely exceed \$124,000 to carry over to the 2019-2020 program year. The City’s HOME program received \$139,913 (to date) in program income for future activities. Excess proceeds from RDA continue to serve as a match for the HOME program.

Most CDBG applicants for the 2019-2020 program year have reported leveraged resources for the various programs proposed.

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

Not applicable.

**Discussion**

Prior year resources and program income are estimates based upon 3rd-quarter expenditures and program income received. Actual funding amounts for the 2019-2020 program year will be determined after HUD has announced entitlement allocations and prior to the submission of this Action Plan.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 91.220(c)(3)&(e)

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Improve Infrastructure	2015	2019	Non-Housing Community Development	Westside Neighborhood Revitalization Strategy Area	Improve Infrastructure	CDBG: PENDING \$165,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: <b><u>11,050</u></b> Households Assisted
2	Improve Public Facilities	2015	2019	Non-Housing Community Development	Westside Neighborhood Revitalization Strategy Area	Improve Public Facilities	CDBG: PENDING \$0	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: <b><u>11,050</u></b> Households Assisted
3	Economic Development	2015	2019	Non-Housing Community Development		Economic Development	CDBG: PENDING \$300,000	Jobs created/retained: <b><u>10</u></b> Businesses assisted: <b><u>31</u></b> Businesses Assisted
4	Fair Housing Opportunity	2015	2019	Non-Homeless Special Needs		Fair Housing Opportunity	CDBG: \$10,000	Other: <b><u>150</u></b> Other
5	Improve Quality of Housing	2015	2019	Affordable Housing		Improve Quality of Housing	CDBG: PENDING \$577,577	Homeowner Housing Rehabilitated: <b><u>45</u></b> Household Housing Unit
6	Provide Services to the Homeless	2015	2019	Homeless		Provide Services to the Homeless	CDBG: PENDING \$40,000	Homeless Person Overnight Shelter: <b><u>120</u></b> Persons Assisted
7	Provide Non-Homeless Supportive Services	2015	2019	Non-Homeless Special Needs	Westside Neighborhood Revitalization Strategy Area	Provide Non-Homeless Supportive Services	CDBG: PENDING \$262,239	Public service activities other than Low/Moderate Income Housing Benefit: <b><u>11,050</u></b> Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	Increase Availability of Housing	2015	2019	Affordable Housing		Improve Quality of Housing Increase Availability of Housing	HOME: PENDING	
9	Planning and Administration	2015	2019	Administration		Planning and Administration	CDBG: PENDING \$145,400 HOME: PENDING	

Table 6 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Improve Infrastructure
	<b>Goal Description</b>	Public Works: Cameron Street Sidewalk Improvements, Phase II
2	<b>Goal Name</b>	Improve Public Facilities
	<b>Goal Description</b>	N/A
3	<b>Goal Name</b>	Economic Development
	<b>Goal Description</b>	EDC-VC: Business Assistance Program WEV: SET Program
4	<b>Goal Name</b>	Fair Housing Opportunity
	<b>Goal Description</b>	Housing Rights Center: Fair Housing Services
5	<b>Goal Name</b>	Improve Quality of Housing
	<b>Goal Description</b>	Housing Authority of the City of San Buenaventura: Mobile Home Rehabilitation Grant Program Housing Authority of the City of San Buenaventura: N. Avenue Acquisition and Rehab Habitat for Humanity: Home Repair Program [for owner-occupied homes]

6	<b>Goal Name</b>	Provide Services to the Homeless
	<b>Goal Description</b>	Winter Warming Shelter or Permanent Shelter Assistance
7	<b>Goal Name</b>	Provide Non-Homeless Supportive Services
	<b>Goal Description</b>	People's Self-Help Housing Corporation: Permanent Supportive Housing (Case Mgmt) Services to the Formerly Homeless Westside Community Development Corporation: Neighborhood Revitalization Program Ventura County Library: Avenue Library Services
8	<b>Goal Name</b>	Increase Availability of Housing
	<b>Goal Description</b>	Eligible HOME projects. Community Housing Development Organizations (CHDO's) will receive a minimum of 15% of the HOME awarded funds per the required deadline.
9	<b>Goal Name</b>	Planning and Administration
	<b>Goal Description</b>	Execution of Planning and Administrative activities.

## AP-35 Projects - 91.220(d)

### Introduction

The 2019-2020 Annual Action and Funding Plan is scheduled for review and approval by City Council on May 6, 2019. Below are the applications received requesting CDBG funds.

#	Project Name
1	Ventura County Library – Avenue Library Services
2	EDC-VC – Business Assistance Program
3	Housing Authority MHRGP – Housing Preservation Program
4	Housing Authority MHRGP – Housing Preservation Program – MHRGP Program Delivery
5	Housing Authority – North Ventura Property Acquisition and Rehabilitation
6	HRC - Fair Housing Services
7	Habitat for Humanity – Habitat Home Repair Program
8	PW Cameron Street Sidewalk Improvements Project, Phase II
9	People’s Self Help Hsg. Corp. – PSH Case Management Svcs. For the Formerly Homeless
10	WCDC - Neighborhood Revitalization and Outreach
11	Winter Warming Shelter - Homeless Shelter Services
12	WEV - Smart Entrepreneurial Training (SET) Program
13	CDBG Program Administration
14	CDBG Unencumbered Funds
15	HOME Program Administration
16	HOME CHDO Activities
17	HOME Housing Development Activities

**Table 7 – Project Information**

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

City CDBG priorities, provided in order from high to moderate, are as follows:

- Public Facilities and Infrastructure Improvements
- Economic Development
- Support Services for Homeless and Special Needs Populations
- Affordable Housing
- Equal Housing Opportunities

The 2019-2020 HUD funding awards to the City mark the first year since 2011 that the City received over \$750,000 in CDBG funding and over \$400,000 in HOME funding. Affordable Housing continues to be a challenge as Ventura County has a less than 2% vacancy rate with the City of Ventura's Housing Authority reporting approximately 8,000 low-income families on the City's Housing Authority waiting lists. Additionally, the City experienced the largest California fire in history on December 4, 2017, which increased the need for more housing across all socioeconomic levels, in addition to repairing

infrastructure damages. Small businesses were also impacted by the Thomas Fires with over 40 businesses impacted, countywide. Women's Economic Ventures have reported approving 3 business loans to businesses recovering from fire-related incidents, while the Economic Development Collaborative of Ventura County (Small Business Administration office) identifies reaching out to 46 businesses within the county, assisting with short- and long-term recovery efforts.

**AP-38 Project Summary**  
**Project Summary Information**

<b>1</b>	<b>Project Name</b>	Avenue Library Services
	<b>Target Area</b>	Westside Neighborhood Revitalization Strategy Area
	<b>Goals Supported</b>	Provide Non-Homeless Supportive Services
	<b>Needs Addressed</b>	Provide Non-Homeless Supportive Services
	<b>Funding REQUESTED</b>	CDBG: \$149,136
	<b>Description</b>	Library services provided to the Westside residents, including after-school tutoring, summer reading program, and other activities encouraging reading and learning opportunities, particularly for at-risk youth.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	606 N. Ventura Avenue, Ventura, CA
	<b>Planned Activities</b>	Library services provided to Westside/NRSA residents include: after-school tutoring, summer reading programs, English as a Second Language program, and computer literacy programs.
<b>2</b>	<b>Project Name</b>	EDC-VC Business Assistance Program
	<b>Target Area</b>	
	<b>Goals Supported</b>	Economic Development
	<b>Needs Addressed</b>	Economic Development
	<b>Funding REQUESTED</b>	CDBG: \$250,000
	<b>Description</b>	Technical assistance and microloans provided to small business owners for starting and/or expanding their businesses. Program goals are to assist 6 businesses and create a minimum of 10 new jobs for low- and moderate-income individuals.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	A minimum of two households will benefit from the jobs created through this project.

	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Loan portfolio management, screen and assess microloan applications, consult with applicants, take prospective loan applications to the EDC-VC loan committee for approval/denial process, and manage client files.
<b>3</b>	<b>Project Name</b>	Housing Preservations Program - Housing Authority MHRGP
	<b>Target Area</b>	
	<b>Goals Supported</b>	Improve Quality of Housing
	<b>Needs Addressed</b>	Improve Quality of Housing
	<b>Funding REQUESTED</b>	CDBG: \$112,500
	<b>Description</b>	Assist 15 mobile home owners with rehabilitation repair services though a CDBG forgivable loan of up to \$7,500.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The project will provide services to 15 households.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Structural repairs to mobile homes including: repair/replacement of flooring, roofing, sinks, plumbing, windows, skirting, stairs, and other weatherization and handicap accessibility repairs needed to improve structural deficiencies.
<b>4</b>	<b>Project Name</b>	Housing Preservation Program - MHRGP Program Delivery
	<b>Target Area</b>	
	<b>Goals Supported</b>	Improve Quality of Housing
	<b>Needs Addressed</b>	Improve Quality of Housing
	<b>Funding REQUESTED</b>	CDBG: \$22,500
	<b>Description</b>	Administrative support for the Mobile Home Repair program. Funds up to \$1500 per mobile home are provided in support of program operations.
	<b>Target Date</b>	6/30/2020

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The project will assist 15 households.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Administrative and operational costs related to the project. Activities include: outreach to homeowners, generating a waiting list, coordination of efforts between homeowners, site inspectors, and contractors, and generating applications, contracts, and work write-ups.
<b>5</b>	<b>Project Name</b>	HRC - Fair Housing Services
	<b>Target Area</b>	
	<b>Goals Supported</b>	Fair Housing Opportunity
	<b>Needs Addressed</b>	Fair Housing Opportunity
	<b>Funding REQUESTED</b>	CDBG: \$10,000
	<b>Description</b>	Fair housing services are provided to City residents, including: responding to housing concerns and complaints, providing legal representation, fair housing workshops, and the distribution of fair housing literature. The program goal is to serve 150 residents.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The project is expected to serve up to 150 households.
	<b>Location Description</b>	Citywide
<b>Planned Activities</b>	Housing counseling, referrals, workshops, apartment community discrimination testing, legal counsel, and distribution of educational materials.	
<b>6</b>	<b>Project Name</b>	PW Cameron Street Sidewalk Improvements Project, Phase II
	<b>Target Area</b>	Westside Neighborhood Revitalization Strategy Area
	<b>Goals Supported</b>	Improve Infrastructure
	<b>Needs Addressed</b>	Improve Infrastructure

	<b>Funding REQUESTED</b>	CDBG: \$165,000
	<b>Description</b>	Construction of one block of new sidewalk, completing the walkability surrounding the new Kellogg Park on the Westside.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The project is located within the HUD-approved NRSA, therefore it will benefit the entire Westside community.
	<b>Location Description</b>	Block of Cameron Street, between the streets of Kellogg and Barnett.
	<b>Planned Activities</b>	New construction of an ADA sidewalk adjacent to a newly developed park.
7	<b>Project Name</b>	WCDC - Neighborhood Revitalization and Outreach
	<b>Target Area</b>	Westside Neighborhood Revitalization Strategy Area
	<b>Goals Supported</b>	Provide Non-Homeless Supportive Services
	<b>Needs Addressed</b>	Provide Non-Homeless Supportive Services
	<b>Funding REQUESTED</b>	CDBG: \$100,900
	<b>Description</b>	The Westside Community Development Corporation (WCDC) is a non-profit organization and a designated Community Based Development Organization (CBDO), specifically serving the Westside Neighborhood Revitalization Strategy Area (NRSA). WCDC provides resources that fall under all three auspices of CBDO categories (Neighborhood Revitalization/Economic Development/Energy Conservation).
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The project will likely serve approximately 100 residents, however, overall program results will provide a public benefit to the entire NRSA population.
	<b>Location Description</b>	Westside Ventura
	<b>Planned Activities</b>	Neighborhood Revitalization Program includes several components: 1) Economic Development Workshops; 2) Homeowner Education Workshops; Energy Efficiency Workshops; 4) Community Clean Ups; and 5) Westside Commercial Beautification Incentives (Murals; One Block at a Time Program) and 6) Economic Development Outreach

9	<b>Project Name</b>	Winter Warming Shelter - Homeless Shelter Services
	<b>Target Area</b>	
	<b>Goals Supported</b>	Provide Services to the Homeless
	<b>Needs Addressed</b>	Provide Services to the Homeless
	<b>Funding RESERVED</b>	CDBG: \$40,000
	<b>Description</b>	Reserve funding for emergency shelter services during the winter months. Funds may contribute to permanent shelter operations, if a permanent shelter has been established by the winter of 2018.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 120-200 individuals will be assisted through the homeless shelter program.
	<b>Location Description</b>	Undetermined at this time.
<b>Planned Activities</b>	The proposed project will provide overnight shelter services to the homeless. Other services typically include breakfast, dinner, and showers. Third-party agencies also visit the shelter to offer services such as behavioral health services, and permanent and/or supportive housing solutions.	
10	<b>Project Name</b>	WEV - Smart Entrepreneurial Training (SET) Program
	<b>Target Area</b>	
	<b>Goals Supported</b>	Economic Development
	<b>Needs Addressed</b>	Economic Development
	<b>Funding REQUESTED</b>	CDBG: \$50,000
	<b>Description</b>	Women's Economic Ventures is an economic development, non-profit organization that primarily empowers women entrepreneurs within their business ventures. Men are also welcome and encouraged to participate. Programs include comprehensive workshops and instructor-led curriculums, with emphasis on graduating from the programs and exiting with a business plan.
	<b>Target Date</b>	6/30/2020

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is anticipated that up to 25 individuals will benefit from this project.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	The Smart Entrepreneurial Training (SET, and formerly known as Self Employment Training) program is a 14-week course assisting low- and moderate-income entrepreneurs in launching or expanding their businesses. Program goals include providing outreach to 100 residents, enroll 25 SET students, and assist approximately 16 graduates with business plans.
<b>11</b>	<b>Project Name</b>	CDBG Program Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	Planning and Administration
	<b>Needs Addressed</b>	Planning and Administration
	<b>Funding ESTIMATED</b>	CDBG: \$145,400
	<b>Description</b>	Administration of CDBG program in compliance with HUD guidelines and regulations.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Administrative and Planning activities.
<b>12</b>	<b>Project Name</b>	CDBG Unencumbered Funds
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding ESTIMATED</b>	CDBG: <u>PENDING</u>
	<b>Description</b>	
	<b>Target Date</b>	6/30/2020

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>13</b>	<b>Project Name</b>	HOME Program Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	Planning and Administration
	<b>Needs Addressed</b>	Planning and Administration
	<b>Funding</b>	HOME: <u>PENDING</u>
	<b>Description</b>	Administration of the HOME program in compliance with HUD guidelines and regulations.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Administration of HOME activities.
<b>14</b>	<b>Project Name</b>	HOME CHDO Activities
	<b>Target Area</b>	
	<b>Goals Supported</b>	Improve Quality of Housing Increase Availability of Housing
	<b>Needs Addressed</b>	Improve Quality of Housing Increase Availability of Housing
	<b>Funding</b>	HOME: <u>PENDING</u>
	<b>Description</b>	CHDO Set-aside of a minimum of 15% of the HOME grant for use by a certified Community Housing Development Organization for specific projects.
	<b>Target Date</b>	6/30/2020

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Eligible CHDO activities.
<b>15</b>	<b>Project Name</b>	HOME Housing Development Activities
	<b>Target Area</b>	
	<b>Goals Supported</b>	Improve Quality of Housing Increase Availability of Housing
	<b>Needs Addressed</b>	Improve Quality of Housing Increase Availability of Housing
	<b>Funding</b>	HOME: <u>PENDING</u>
	<b>Description</b>	Funds for eligible and affordable housing projects. \$313,828 of PY 2018 funding is new; \$(CARRYOVER) is carried over from prior years.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	To fund eligible HOME activities.

## 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 City has identified one area within the City with at least 51% or higher poverty levels that require area-wide assistance on the West side of the City. Westside Ventura is bordered on the west by Highway 33, Main Street to the south, mountains to the east of the community, and Dakota Drive to the north comprising the identified Neighborhood Revitalization Strategy Area (NRSA). The City's designated NRSA was approved by HUD for the past two Consolidated Plan periods, and one Community Based Development Organization (CBDO) has been created for purposes of empowering Westside community residents to participate in generating revitalization efforts. The Westside Community Development Corporation (WCDC) has requested \$100,900 for FY 2019-2020. The actual award is pending Council action.

### Geographic Distribution

Target Area	Percentage of Funds
Westside Neighborhood Revitalization Strategy Area	PENDING

Table 8 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

The Westside currently presents the greatest amount of need, as approximately 70% of residents are low-to-moderate income. During the May 7<sup>th</sup> Westside Community Council (WCC) meeting, residents ranked priority needs for the Neighborhood Revitalization Strategy Area (NRSA) with 30% of the votes in favor of additional public services, 29% in favor of new infrastructure (streets/sidewalks) improvements, 19% in favor of new/renovating Public Facilities, 10% in favor of owner occupied housing rehabilitation, 9% in favor of Economic Development programs, and 4% in favor of new housing construction. Projects awarded for the 2019-2020 program year support the top three ranked activities.

### Discussion

Funds provided to the NRSA have typically ranged from 35% to 47%

# Affordable Housing

## AP-55 Affordable Housing - 91.220(g)

### Introduction

The City has over 620 affordable rental housing units. These projects were funded with a variety of mechanisms, including density bonus, CDBG, HOME, redevelopment, and Low-Income Housing Tax Credits, among others. CDBG projects include WAV (54 units); SHORE (15 units); Snapdragon Apartments (28 units); and Vince Street Transitional Housing (10 units). HOME-funded projects include: Kalorama Apartments (24 units); the Vince triplex; Chapel Lane Apartments (38 units); Azahar Place (60 units); Soho Apartments (12 units); El Patio Hotel (42 units), and distressed properties (3 units). LIHTC was used for Garden Estates Apartments and Cypress Meadows Apartments, and the City's Housing Authority assisted in the development of the Olive Street Apartments, and Encanto del Mar (37 units).

Housing needs continue to be a concern with an aging housing stock and less than a 2% vacancy rate. Affordable housing continues to be a high priority, with the City concentrating on rehabilitation efforts of existing housing stock and support of the new construction projects currently underway.

One Year Goals for the Number of Households to be Supported	
Homeless	10
Non-Homeless	15
Special-Needs	0
Total	25

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	15
Acquisition of Existing Units	0
Total	15

Table 10 - One Year Goals for Affordable Housing by Support Type

### Discussion

#### HOME

Snapdragon Place Apartments is in the second phase of its development, with the last 22 of the 50 proposed units currently under construction. Funding was from a prior year. The City will report on the remaining number of units within the CAPER upon project completion.

#### CDBG

The Housing Authority of the City of San Buenaventura will administer the Mobile Home Rehabilitation Grant Program providing rehabilitation to 15 existing mobile home units, citywide, throughout the twelve

established mobile home parks. Services are anticipated to assist with electrical, plumbing, flooring, roofing, window replacements, weatherization services, and home modifications for handicap accessibility.

## **AP-60 Public Housing - 91.220(h)**

### **Introduction**

The Housing Authority of the City of San Buenaventura (HACSB) is a state chartered, federally funded, public housing authority (PHA) - a public agency, with a locally appointed board of commissioners managing and administering housing assistance programs to provide decent, safe, and sanitary housing in good repair, to low-income households at an affordable rent. The mission of the HACSB is to provide and develop quality affordable housing for eligible low-income residents of Ventura County and to establish the strong partnerships necessary for HACSB customers to achieve personal goals related to: literacy and education; health and wellness; job training and employment, all leading to personal growth and economic self-sufficiency.

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

With approximately 8,000 households on the Housing Authority waiting list for Housing Choice Vouchers and public housing, HACSB continues to find creative methods and financing to acquire, develop, and rehabilitate properties to address housing concerns for extremely low- and low-income residents.

The HACSB has a goal of expanding the supply of housing by applying for additional rental vouchers, reducing public housing vacancies, leveraging private or other public funds to create additional housing opportunities, acquiring or building units or developments, applying for the Move to Work Demonstration Program, leveraging the Rental Assistance Demonstration (RAD) and Low-Income Housing Tax Credit (LIHTC) program, where feasible.

Westview Village, previously a 108-unit public housing community, is under construction to create 320 new units. It is anticipated that Phase I of the development will be completed in May of 2019, resulting in 131 multifamily units. At project completion, there will be a total of 320 LEED-Certified units with 103 additional multifamily units from the original community, 50 units specifically reserved for seniors, and 36 units reserved for homeownership. The HACSB anticipates having the first LEED-Certified Neighborhood in the County.

Over the past several years, the HACSB continues to acquire and rehabilitate units and convert them to Rental Assist Demonstration (RAD) program units. The HACSB completed a 39-unit special needs apartment community in 2016 (Castillo del Sol) and has a construction project consisting of 24 farmworker units in east Ventura. It is anticipated that HACSB will add an additional 50 units of senior and disabled housing next year. HACSB also has a current total of 296 public housing units.

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

The HACSB has a Resident Services Department and duly elected Resident Advisory Councils (RACs) at all 5 Asset Management Projects (AMPs), along with a citywide Resident Advisory Board (RAB).

The RACs represent resident's concerns to HACSB management, promote well-being and fellowship among residents, improve quality of life and resident satisfaction, participate in self-help initiatives,

attend trainings and host community meetings.

The RAB acts on behalf of the residents residing in Housing Authority properties, take actions necessary to effect changes in rules, regulations, practices or policies, and engage in all activities that will promote the educational, cultural, and economic welfare of residents. The RAB negotiates on behalf of the residents, agrees upon and executes contract agreements or other binding responsibilities in partnership with the Ventura Housing Authority.

The HACSB continues to help families move from rental housing to homeownership through implementation of the Section 8 Voucher Homeownership Program which enables low-income renters to utilize their subsidy in conjunction with a mortgage on a home purchase.

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

The Housing Authority is not designated as a troubled PHA. Conversely, it has been designated as a high-performing agency.

**Discussion**

The Housing Authority strives to increase the number of low-income units needed to address the housing deficiencies within the City limits, and continues to work closely with the City, and other partners seeking collaborative efforts in achieving their goals.

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

### **Introduction**

Homeless services continue to increase in priority as the City collaborates with local churches, organizations, the County, and other jurisdictions in order to develop strategies to reduce the number of homeless persons on the streets. According to the 2018 Annual Homeless Count, significant progress has been made in reducing the number of homeless on the streets, yet continuous barriers, such as limited affordable housing options, and long-term medical and rehabilitation resources continue to delay the process for some individuals and families, not to mention the City does not have an adequate year-round homeless shelter that supports more than 10-20 beds on any given night. On April 17, 2017, the City Council supported a zoning overlay approval allowing for certain parts of the City to develop a year-round shelter. City Council then endorsed shelter services as of July 18, 2018 at a County-owned facility with the City entering into an agreement with multiple cities (Camarillo, Fillmore, Moorpark, Port Hueneme, Santa Paula, Simi Valley, Thousand Oaks, and Oxnard) and the County to oversee a Foul Weather Shelter in place of the Winter Warming Shelter. Additionally, all parties stated adopted a Declaration of a Shelter Crises Resolution. As the planning for a homeless shelter continues to evolve, CDBG funding continues to assist with funding towards seasonal shelter services until a permanent solution is identified.

### **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**

The County of Ventura's Continuum of Care (CoC) and the City of Ventura's Ventura Social Services Task Force (VSSTF) continue to be strong in managing outreach efforts and orchestrating services to reducing the number of homeless on the streets. According to the County Continuum of Care 2018 Homeless Count Report, homelessness is up by 12.8% in the City, with 516 homeless individuals within the City and approximately 1,300 reported within the County. The data includes surveys in areas not meant for human habitation, emergency shelters, transitional housing centers, and safe havens.

The County of Ventura continues to operate the Pathways to Home coordinated system, integrated in with the Homeless Management Information System (HMIS) that manages coordinated services in addition to the number of persons being reported as homeless. The system also assists in evaluation in coordinated care services and identifies new resources for individuals and families so that services can better support independence and stability. According to the County, Pathways to Home prioritizes the highest-need persons for available permanent supportive housing units (PSH). CoC funded PSH projects that implement the Housing First approach, moving persons directly from the streets and shelters into permanent housing accompanied by home-based supportive services.

#### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The City will continue to actively coordinate with City partners to reduce the number of persons experiencing homeless situations in the West County area. A Safe and Clean Initiative was launched in Ventura in 2011, which focuses on diverting negative behaviors, particularly in public spaces, and

encourages residents to seek resources such as medical attention and other necessary resources to remove individual barriers towards stability. The Safe and Clean Initiative will continue to serve the homeless through public and private partners, encouraging the use of local services to aid in such resources as: housing, food, drug treatment, mental health counseling, and job search resources. Other City projects include supporting transitional and permanent housing opportunities, the Homeless to Home program, day centers for the homeless, and other services for the homeless and those at-risk of becoming homeless. At-Risk and homeless individuals and families will also be directed to the County for aid through programs such as the Rapid Re-Housing assistance and the CalWORKs Housing Support Program that assist with support services.

**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**

Other County resources include the Whole Person Care program that includes mobile care pods with showers and healthcare services for the homeless and continues through CoC funds to provide supportive and housing services for Veterans and transitional-aged youth. The County also has continued a Rapid Re-Housing program with local funds to assist those at-risk of becoming homeless, and quickly re-housing those who have recently become homeless.

The City of Ventura contributes funding and staff time to the local Homeless 2 Home (H2H) collaborative. That collaborative is made up of social workers from Project Understanding, Turning Point Foundation, the Salvation Army, Lutheran Social Services, the Society of St. Vincent De Paul, Ventura County Behavioral Health, Ventura County Human Services Agency, the Ventura Police Department, and a host of local faith-based organizations. The H2H employs an assertive community outreach system of finding and assessing and then case managing homeless individuals toward housing.

**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.**

Services through the local Homeless Prevention and Rapid Re-Housing program provides resources for the following activities: 1) short-term rental assistance; 2) medium-term rental assistance; 3) security and rental deposits; 4) utility payments; 5) moving costs assistance; and, 6) motel vouchers (only available to program participants under the Rapid Re-Housing Program). CalWORKS Housing Support program also provides help moving homeless families into rental housing in addition to connecting households to

resources to remain stably housed.

## **Discussion**

The City is one of very few California cities that host a CALVET home for veterans. Currently there are 60 veterans living in that location. The City recently regained control of the property from CALVET and received 13 applications to develop veteran housing and expansion of services through a request for proposal (RFP) process in order to develop the site. The determination of the program serves the Counties of Ventura, Santa Barbara, and San Luis Obispo. As of April 23, 2018, a developer was selected to oversee a new housing project for veteran housing. No further details have been released regarding the project at this time.

The City of Ventura has also garnered national acclaim from the National Interagency Council on Homelessness (USICH) for the homeless prevention fund and for the family reconnection program. The City, in partnership with Turning Point Foundation, has a legal homeless transitional living camp called River Haven that houses up to 30 individuals on any given night and a Safe Sleep program which allows a limited number of individuals to legally sleep in their cars overnight.

## **AP-75 Action Plan Barriers to Affordable Housing - 91.220(j)**

### **Introduction**

Land costs, availability, and land constraints continue to be the largest barriers to affordable housing. The City will continue its Affordable Housing and Housing Development programs. The Housing Development Fund through the HOME program is utilized to provide affordable housing opportunities for low- and moderate-income households, however, the funding across all parameters continues to decrease.

### **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**

The City continues to promote fair housing through partnership of fair housing services by the Southern California Housing Rights Center (HRC).

The City monitors the affordability covenants on existing affordable housing projects and continues to pursue funding and partnerships with the Housing Authority of the City of San Buenaventura, nonprofits, and nonprofit developers to preserve the long-term affordability and sustainability of existing units.

As part of the City's 2013-2021 Housing Element update, the City completed amendments to zoning codes in order to facilitate the construction of affordable housing and special needs housing or specific timeline commitments have been made in the Housing Element amendments to complete such revisions to the zoning codes. Such amendments include provisions for emergency shelters, transitional housing, supportive housing, reasonable accommodation for persons with disabilities, and density bonus. A more detailed discussion is contained in the Regional CP companion document – “Regional Analysis of Impediments to Fair Housing Choice.”

### **Discussion**

The City's CDBG and HOME funds will continue to assist in removing barriers to affordable housing through projects established through local organizations.

## **AP-85 Other Actions - 91.220(k)**

### **Introduction**

Activities have been identified to assist with Regional CP goals and priorities where the City anticipates successful achievements throughout the year. All applications submitted for the 2019-2020 CDBG program year were evaluated in consideration to priority needs, addressing underserved needs, and how to best support the availability of, and affordable housing opportunities.

### **Actions planned to address obstacles to meeting underserved needs**

During PY 2019-2020 CDBG and HOME awards announcements, Subrecipients will likely utilize several public and private resources to address housing and community needs, as the funding allocations will not adequately address concerns entirely. The City continues to work aggressively in combating poverty, including searching for resources to improve conditions for low-income and homeless residents.

### **Actions planned to foster and maintain affordable housing**

Plans include improving the quality and accessibility of ownership and rental housing through housing rehabilitation activities and increasing the availability of housing through coordination of efforts with partnering agencies that identify housing opportunities of new and existing developments. Economic development efforts continue to aid in the creation of new business opportunities and job creation, and create and expand economic conditions for low- and moderate-income residents.

### **Actions planned to reduce lead-based paint hazards**

As stated in the 2015-2019 Regional Consolidated Plan, the City has incorporated HUD's Lead Safe Housing Rule (to protect children from the hazards of lead-based paint) into their housing rehabilitation activities. Information on lead hazards and abatement practices are incorporated into the various housing programs offered through the City's Housing Rehabilitation programs, as applicable. The procedures for lead-based paint abatement in housing preservation programs call for a visual inspection for condition, composition, and remediation of painted surfaces (interior and exterior) as per 24 CFR Part 35 Requirements for Notification, Evaluation and Reduction of Lead-based Paint Hazards. Mandatory testing is required on surfaces to be disturbed during applicable rehabilitation services and a complete risk assessment if hazards are revealed.

### **Actions planned to reduce the number of poverty-level families**

The City administers several economic development programs that include job creation and retention activities. The City's Business Assistance Program is part of an overall economic development strategy to spur economic activity and promote revitalization within the City's business districts. The Program has three components targeting (1) code compliance; (2) commercial rehabilitation; and, (3) small business development. The latter component is CDBG-funded while the other two are funded with City general funds. The program is a revolving loan program, ensuring sustainability. Loan assistance is also available to existing businesses, start-up businesses, and commercial building owners throughout the City. Participants must demonstrate a public benefit with Program funds such as sales tax generation, business attraction, or job creation and expansion. Two agencies have been an integral part in past performances

in program outcomes: the Economic Development Collaborative (EDC-VC) and Women's Economic Ventures (WEV).

EDC-VC focuses on attraction, retention, and expansion of businesses in Ventura County through economic development programs that showcase the County's investment in cutting edge business sectors and the high quality of life for residents. EDC-VC is funded through contributions from the County of Ventura, all ten cities in the County, and top-level private sector executives. EDC-VC promotes jobs and economic growth to maintain the County's economic vitality through key programs and services such as business consulting and workshops, loans, Manufacturing Outreach Program, and G.E.T. Trade, the how-to on international trade.

Women's Economic Ventures (WEV) provides self-employment training, technical assistance and micro loans to primarily low-income women. WEV offers a comprehensive 14-week, 56-hour self-employment training program, technical assistance to small business owners and prospective business owners, individual business counseling, advanced training, mentoring, coaching and networking opportunities. Collaboration between the City and WEV will provide opportunities for low-income women in the City of Ventura to develop business plans and foster new startups (microenterprises).

Economic development job creation is also extended to low-income households through the Housing Authority of the City of San Buenaventura (HACSB) through job training and economic development programs for low-income households. In support of this strategy, the HACSB will continue its Family Self-Sufficiency Program (FSS), which is offered to both Section 8 recipients and public housing residents. FSS is a comprehensive program, which consists of a case management and an FSS savings account component. Case management links participants to local job referral agencies, schools, businesses, and credit repair resources in order to increase their earned income. As FSS participants' incomes increase, the HACSB sets aside funds in an escrow savings account which, upon completion of FSS, are provided to the residents. Together these services give participating families the skills and experience to achieve economic independence and self-sufficiency.

### **Actions planned to develop institutional structure**

The City is proactive with local partners such as the HACSB, Cabrillo Economic Development Corporation (CEDC), and People's Self-Help Housing Corporation. These collaborations have been successful in competitive applications for funding through the California Department of Housing and Community Development (HCD), as well as in attracting private financing and obtaining Low-Income Tax Credits, all for the development of new, affordable rental units and the rehabilitation of existing units.

The City also partners with other local providers of public and social services to assist in the delivery of subsidized services to lower-income persons and households that meet the special needs of the elderly, youth, disabled persons, victims of domestic violence, homeless persons, veterans, and other sub-populations and has a small set of funding sources in the City's Parks, Recreation and Community Partnerships department under the Community Partnership Grants Program (CPGP) that provides funding for the purpose of assisting low- and moderate-income residents.

### **Actions planned to enhance coordination between public and private housing and social**

## **service agencies**

In the coming fiscal year, the City will pursue the following activities to enhance coordination between public and private agencies:

- Attend meetings between the Community Councils, service providers and non-profit developers and other interested parties, as available
- Continue to participate in the Continuum of Care
- Continue to participate in and support the Ten-Year Strategy to End Homelessness
- Continue to promote regional fair housing services through HRC
- Continue to meet with interested local governments regarding regional approaches to issues, including homelessness
- Continue relationships with the County and the cities, to collectively fund projects and programs that are of a regional nature
- Collaborate with the Parks, Recreation and Community Partnerships Department's Community Partnership Grant Program in providing funding for social service activities

## **Discussion**

The City will continue to increase and expand collaborative efforts with area partners to combine resources for projects in support of housing, economic opportunities, and creating viable communities for low-income residents.

# Program Specific Requirements

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

### Introduction

#### 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	100,000
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
<b>Total Program Income:</b>	<b>100,000</b>

#### 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:

Not applicable. The City does not use atypical loans or grant instruments of non-conforming loan guarantees.

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:

Not applicable. Currently the City does not have any homebuyer activities funded through the HOME program. Should the City decide to revive the Homebuyer Assistance Program (HBAP), the City will submit guidelines for its resale/recapture provisions to HUD for approval, and once approved, implement the provisions at that time.

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:

Not applicable.

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:

Not applicable.

**Emergency Solutions Grant (ESG)**  
**Reference 91.220(I)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)  
N/A
2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.  
N/A
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).  
N/A
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. N/A
5. Describe performance standards for evaluating ESG. N/A

**Discussion**