

CITY OF SAN BUENAVENTURA



Fiscal Year 2015- 2016 Annual Action & Funding Plan

Consolidated Plan – First Program Year

Re-Submitted September 8, 2015

Executive Summary

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

1. Introduction

The City of San Buenaventura (Ventura) 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 current population of 106,433. Each year, the City prepares an action plan based on the entitlement grants to be received from HUD. For Funding Year (FY) 2015-2016, HUD awarded the City \$704,798 in CDBG funds and \$285,647 in HOME funds. The City's Annual Action and Funding Plans will be based upon the 2015-2019 Five-year Regional Consolidated Plan (Regional CP). This Annual Action and Funding Plan is the first of five for the City.

For the development of the 2015-2019 Regional CP, the City of Ventura collaborated with the cities of Camarillo, Simi Valley, Thousand Oaks, and the County of Ventura for its development. 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 Community Development Block Grant (CDBG), and HOME Investment Partnership Act (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 coordinate 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. Needs with a Low Priority may be funded based on the availability of funds. The priorities for the FY 2015-2019 Regional CP established in consultation with residents and community groups 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
- 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.

Housing

- Completion of Azahar Place (60 very low income housing units, including farmworker units); Soho Apartments (12 very low income housing units); El Patio Hotel (41 extremely low income SRO units plus one manager unit) and acquisition and rehabilitation of 3 distressed condominiums rented to low income households.
- Acquisition of a site to develop 50 very low income units including farmworker housing and building to be rehabilitated into 10 units of transitional housing for homeless and mentally ill veterans.
- Provision of 63 Mobile Home Rehabilitation grants and seven CDBG Rehabilitation grants.

Homelessness

- Shelter services for 968 homeless persons through the West Ventura County Winter Warming Shelter.

Public Facilities and Infrastructure

- Thirteen public facilities and infrastructure improvement projects.

Economic Development

- Twenty micro-loans to small businesses and micro-enterprises, creating 13 full-time jobs and providing technical assistance to business owners

Public Services

- Library Services on the Westside (NRSA) providing circulars, youth programs (summer reading and homework center), English as a Second Language (ESL) Program, and access to computers and internet services area-wide for 12,969 persons.

4. Summary of Citizen Participation Process and consultation process

As all other participating jurisdictions, the City solicited public input during the development of the Regional CP. One presentation was held on the Westside for the focus group, the Westside Community Council, in addition to one public input workshop for residents, local housing and services providers, and community stakeholders held in the E.P. Foster Library Toppings Room.

Housing and Community Development Needs Survey was also administered and made available both on-line and in hard copy form for purposes of developing the Regional CP. The Outreach Survey included notices posted on County and participating entitlement jurisdiction websites and hard copies were available at applicable City Halls. A total of 171 responses were received, countywide.

Public Hearings before City Council were held on Monday, April 13, 2015 for the Regional Consolidated Plan to open the 30-day public comment period. On Monday, May 11, 2015, the second public hearing was scheduled along with the closing of the public comment period. Public notices for the hearings were published in the VC Star and on the City of Ventura website.

5. Summary of public comments

Two organizations, Segue Career Mentors and VCCool, provided written comments related to supporting each respective application through CDBG funding.

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

Both were accepted.

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
CDBG Administrator	VENTURA/SAN BUENAVENTURA	COMMUNITY DEVELOPMENT
HOME Administrator	VENTURA/SAN BUENAVENTURA	COMMUNITY DEVELOPMENT

Table 1 – Responsible Agencies

Narrative

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

Consolidated Plan Public Contact Information

City of San Buenaventura: Jennie Buckingham, Senior Planner, Community Development Department, 501 Poli Street, Room 133, Ventura, CA 93001, (805) 658-4729.

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

1. Introduction

As part of the development of the Regional CP, the Urban County and participating entitlement jurisdictions undertook an extensive outreach program to consult and coordinate with non-profit agencies, affordable housing providers, and government agencies regarding the needs of the low- and moderate-income community. The outreach program has been summarized in the Executive Summary and Citizen Participation sections of the Regional CP.

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)).

To outreach to various agencies and organizations, the Urban County and participating entitlement jurisdictions compiled an outreach list consisting of more than 470 agencies, including:

Non-profit service providers that cater to the needs of low- and moderate-income households and persons with special needs, including persons with 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 Regional CP. Agencies were mailed notices of the plan development process and public meetings. Specific agencies were also contacted to obtain data in preparation of the Regional CP. For example, the State Developmental Services Department and State Social Services Department were contacted to obtain data and housing resources for persons with disabilities. 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), and Housing Authority of the City of Port Hueneme (PHHA) were also 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.

The outreach list includes homeless service agencies in the Ventura County Continuum of Care Alliance. The Continuum of Care was consulted to provide information on homelessness and resources available. 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. 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 Continuum of Care (CoC) will be consulted annually when the County of Ventura and participating entitlement jurisdictions are determining priorities for funding of applications received during the annual request for proposals process. Specifically, the County will provide a summary of applications that propose to serve the homeless or to provide homelessness prevention; information on performance of applicants seeking continuance of funding; and staff recommendations for funding. The CoC will then be asked to provide their recommendations for funding based on the 10 Year Plan to End Homelessness.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	PEOPLES SELF HELP HOUSING CORPORATION
	Agency/Group/Organization Type	Housing Services - Housing Services-Children
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended Focus Group Workshop #1 on August 4, 2014 and provided input on housing and service needs.
2	Agency/Group/Organization	ARC of Ventura County
	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
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended Focus Group Workshop #1 on August 4, 2014, Focus Group Workshop #2 on August 11, 2014, and Community Workshop #2 on September 22, 2014 and provided input on housing and service needs.
3	Agency/Group/Organization	Pacific Oaks Federal Credit Union
	Agency/Group/Organization Type	Services - Housing Credit Union
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended Focus Group Workshop #1 on August 4, 2014 and provided input on housing needs.

4	Agency/Group/Organization	INDEPENDENT LIVING RESOURCE CENTER, INC
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
5	Agency/Group/Organization	National Alliance on Mental Illness (NAMI)
	Agency/Group/Organization Type	Services - Housing Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended Focus Group Workshop #1 on August 4, 2014, Community Workshop #3 on September 22, 2014, Community Workshop #4 on September 25, 2014 and Community Workshop #5 on September 29, 2014 and provided input on housing and service needs.
6	Agency/Group/Organization	The Salvation Army - Ventura
	Agency/Group/Organization Type	Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended Focus Group Workshop #2 on August 11, 2014 and provided input on housing and service needs.
7	Agency/Group/Organization	Community Action of Ventura County
	Agency/Group/Organization Type	Services - Housing Services-Children Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended Focus Group Workshop #2 on August 11, 2104 and provided input on homeless needs.
8	Agency/Group/Organization	Ventura County Medical Center
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-Health Services - Victims Health Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended Focus Group Workshop #2 on August 11, 2014 and provided input on housing and service needs.
9	Agency/Group/Organization	SOCIETY OF ST. VINCENT DE PAUL, COUNCIL OF LOS ANGELES, INC.
	Agency/Group/Organization Type	Services - Housing Services-homeless

	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended Focus Group Workshop #2 on August 11, 2014, Community Workshop #5 on September 29, 2014, and Community Workshop #6 on October 8, 2014 and provided input on homeless needs.
10	Agency/Group/Organization	HABITAT FOR HUMANITY OF VENTURA COUNTY, INC.
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended Focus Group Workshop #2 on August 11, 2014, Community Workshop #5 on September 29, 2014 and Community Workshop #6 on October 8, 2014 and provided input on housing needs.
11	Agency/Group/Organization	Clean Living
	Agency/Group/Organization Type	Housing Persons with Drug or Alcohol Addictions
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended Community Workshop #1 on September 17, 2014 and provided input on housing and service needs.
12	Agency/Group/Organization	Central Coast Alliance United for a Sustainable Economy (CAUSE)
	Agency/Group/Organization Type	Regional organization Advocacy Group
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended Community Workshop #1 on September 17, 2014 and provided input on housing and economic development needs.
13	Agency/Group/Organization	CABRILLO ECONOMIC DEVELOPMENT CORPORATION
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended Community Workshop #1 on September 17, 2014 and Community Workshop #6 on October 8, 2014 and provided input on housing needs
14	Agency/Group/Organization	Ventura County Behavioral Health Advisory Board
	Agency/Group/Organization Type	Services-Persons with Disabilities Health Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended Community Workshop #3 on September 22, 2014 and provided input on housing and service needs.
15	Agency/Group/Organization	Rotary Club of Ventura East
	Agency/Group/Organization Type	Services-Children Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended Community Workshop #5 on September 29, 2014 and provided input on housing and service needs.
16	Agency/Group/Organization	MANY MANSIONS, A CALIFORNIA NONPROFIT CORPORATION
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended Community Workshop #5 on September 29, 2014 and provided input on housing and service needs.

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

Over 470 agencies were contacted for purposes of 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	Continuum of Care Alliance	Potential funding allocations to address homeless needs will complement the CoC Strategy.
Ten Year Plan to End Homelessness	Continuum of Care Alliance	Potential funding allocations to address homeless needs will be consistent with the Ten Year Plan to End Homelessness

Table 3 – Other local / regional / federal planning efforts

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

To solicit public input during the development of the Regional CP, the Urban County and participating entitlement jurisdictions conducted five Community Workshops and two Focus Group Workshops for residents, local housing and services providers, as well as community stakeholders.

Community and Stakeholder Housing and Community Development Needs Survey: A total of 171 responses were received.

Public Hearings: One Public Hearing before the City Council was held on: April 13, 2015 for the Consolidated Plan and to announce the opening of the 30-day comment period, and another on May 11, 2015 to close the comment period and adopt the 2015-2019 Regional Consolidated Plan, Analysis of Impediments, the Neighborhood Revitalization Strategy Area, and 2015-2016 Annual Action and Funding Plan.

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 Meeting	Non-targeted/broad community	A total of 13 people representing various agencies attended this meeting.	A detailed summary of comments received can be found in the Regional Consolidated Plan	No comments were rejected.	

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)
2	Public Meeting	Non-targeted/broad community	A total of 16 people representing various agencies attended this meeting.	A detailed summary of comments received can be found in the Regional Consolidated Plan	No comments were rejected.	
3	Public Meeting	Non-targeted/broad community	A total of 20 residents and representatives from various service agencies attended this workshop.	A detailed summary of comments received can be found in the Regional Consolidated Plan	No comments were rejected.	
4	Public Meeting	Non-targeted/broad community	No residents or representatives from any service agency attended this workshop.	No comments were received.		
5	Public Meeting	Non-targeted/broad community	A total of 9 residents and representatives from various service agencies attended this workshop.	A detailed summary of comments received can be found in the Regional Consolidated Plan	No comments were rejected.	

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)
6	Public Meeting	Non-targeted/broad community	A total of 8 residents and representatives from various service agencies attended this workshop.	A detailed summary of comments received can be found in the Regional Consolidated Plan	No comments were rejected.	
7	Public Meeting	Non-targeted/broad community	A total of 21 residents and representatives from various service agencies attended this workshop.	A detailed summary of comments received can be found in the Regional Consolidated Plan	No comments were rejected.	
8	Public Meeting	Non-targeted/broad community	A total of 13 residents and representatives from various service agencies attended this workshop.	A detailed summary of comments received can be found in the Regional Consolidated Plan	No comments were rejected.	
9	Public Hearing	Non-targeted/broad community	Public Hearing on April 13, 2015			http://www.cityofventura.net/meeting/city-council-meeting-311
10	Public Hearing	Non-targeted/broad community	Public Hearing on May 11, 2015			http://www.cityofventura.net/meeting/city-council-meeting-318

Table 4 – Citizen Participation Outreach

Expected Resources

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

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	704,798	100,000	200,000	1,004,798	3,200,000	CDBG funding & PI estimates for 4 years
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	285,646	0	0	285,646	1,200,000	HOME funding & PI estimates for 4 years

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 uses a variety of mechanisms to leverage additional resources. Payments of past residential rehabilitation and homebuyer loans provided to City residents are being repaid; the program income (PI) is reused for other eligible projects. Economic Development programs, such as the micro-loan program, are also coming in through funded businesses and being re-used for other eligible activities.

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

Annual Goals and Objectives

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

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: \$115,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 11050 Persons Assisted
2	Improve Public Facilities	2015	2019	Non-Housing Community Development	Westside Neighborhood Revitalization Strategy Area	Improve Public Facilities	CDBG: \$37,000	Buildings Demolished: 1 Buildings
3	Economic Development	2015	2019	Non-Housing Community Development		Economic Development	CDBG: \$235,000	Jobs created/retained: 2 Jobs Businesses assisted: 26 Businesses Assisted
4	Fair Housing Opportunity	2015	2019	Non-Homeless Special Needs		Fair Housing Opportunity	CDBG: \$10,000	Public service activities other than Low/Moderate Income Housing Benefit: 231 Persons Assisted
5	Improve Quality of Housing	2015	2019	Affordable Housing	Westside Neighborhood Revitalization Strategy Area	Improve Quality of Housing	CDBG: \$265,000	Rental units rehabilitated: 28 Household Housing Unit Homeowner Housing Rehabilitated: 18 Household Housing Unit
6	Provide Services to the Homeless	2015	2019	Homeless		Provide Non-Homeless Supportive Services	CDBG: \$43,978	Homeless Person Overnight Shelter: 50 Persons Assisted
7	Provide Non-Homeless Supportive Services	2015	2019	Non-Homeless Special Needs		Provide Non-Homeless Supportive Services	CDBG: \$139,000	Public service activities other than Low/Moderate Income Housing Benefit: 11050 Persons Assisted
8	Increase Availability of Housing	2015	2019	Affordable Housing		Increase Availability of Housing Provide Services to the Homeless	HOME: \$257,083	Rental units constructed: 4 Household Housing Unit Rental units rehabilitated: 11 Household Housing Unit
9	Planning and Administration	2015	2019	Administration		Planning and Administration	CDBG: \$150,000 HOME: \$28,564	

Goals Summary Information

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Improve Infrastructure
	Goal Description	<ul style="list-style-type: none"> • Improve or construct public infrastructure that will benefit low- and moderate-income residents and persons with special needs
2	Goal Name	Improve Public Facilities
	Goal Description	<ul style="list-style-type: none"> • Improve or construct public facilities that will benefit low- and moderate-income residents and persons with special needs
3	Goal Name	Economic Development
	Goal Description	<ul style="list-style-type: none"> • Enhance economic development opportunities for low- and moderate-income residents
4	Goal Name	Fair Housing Opportunity
	Goal Description	<ul style="list-style-type: none"> • Promote equal housing opportunity
5	Goal Name	Improve Quality of Housing
	Goal Description	Improve the quality and accessibility of home ownership and rental housing rehabilitation
6	Goal Name	Provide Services to the Homeless
	Goal Description	<ul style="list-style-type: none"> • Provide supportive services for the homeless and persons at risk of homelessness
7	Goal Name	Provide Non-Homeless Supportive Services
	Goal Description	Provide supportive services for low- and moderate-income residents, persons with disabilities, seniors, youth, and other special needs populations.

8	Goal Name	Increase Availability of Housing
	Goal Description	<ul style="list-style-type: none"> • Increase the availability of affordable ownership and rental housing • Provide housing opportunities for the homeless and persons at risk of homelessness
9	Goal Name	Planning and Administration
	Goal Description	

Table 7 – Goal Descriptions

AP-35 Projects - 91.220(d)

Introduction

On Monday, May 11, 2015, the Annual Action and Funding Plan was adopted by City Council. The approved projects are provided below.

#	Project Name
1	PRCP - Westpark Public Restroom Demolition Project
2	Kellogg Street Sidewalk Improvements
3	WEV - Self Employment Training
4	ECD-VC - Business Assistance Program
5	HRC - Fair Housing Services
6	Ventura Avenue Library - Avenue Library Services
7	Housing Authority - Mobile Home Rehab Grant Program
8	Housing Authority - Administration of MHRGP
9	Habitat for Humanity - Preserve A Home (Housing Rehab)
10	Housing Authority - 28 Unit MFH Rehabilitation Project
11	WCDC - Neighborhood Revitalization and Outreach
12	WCDC - VCCool
13	CDBG Program Administration
14	HOME Program Administration
15	HOME - CHDO Activities
16	HOME Housing Development Activities
17	Winter/Emergency Shelter Services

Table 8 – 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

Affordable Housing continues to be an obstacle as Ventura County has an aging housing stock and a 2% vacancy rate with approximately 9,000 low-income families on the City's Housing Authority waiting lists. Additionally, the City's CDBG funding has been reduced by 5% for the current funding year, along with similar reductions over the past 5 years. Between these cuts and the elimination of California's Redevelopment Agency funds, the City is limited in providing resources to alleviate the housing crisis.

Other activities, such as Public Facilities and Improvements, are often phased due to limited funds that create hardships on obtaining contractors for jobs due to high Davis Bacon wage requirements and low-budget government contracts.

AP-38 Project Summary
Project Summary Information

Table 9 – Project Summary

1	Project Name	PRCP - Westpark Public Restroom Demolition Project
	Target Area	Westside Neighborhood Revitalization Strategy Area
	Goals Supported	Improve Public Facilities
	Needs Addressed	Improve Public Facilities
	Funding	CDBG: \$37,000
	Description	Demolition of the public restroom and storage facility building located adjacent to the sports fields at Westpark Community Center. Removing the building will eliminate the blighted influence and deter transients from loitering and vandalizing.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	This project is an area benefit project to improve the safety conditions of the community park. The project will affect patrons of the park, and the entire NRSA has approximately 11,050 residents.
	Location Description	External bathrooms are located at the Westpark Community Center, 450 W. Harrison Rd, Ventura, CA 93001
	Planned Activities	Demolition Project Remove electrical and plumbing infrastructure and fixtures, demolish floor, ceiling, walls of the existing men and women's restrooms (complete demolition) located at the Westpark baseball field. The building will be completely removed due to vagrant and transient vandalism of the facility.
2	Project Name	Kellogg Street Sidewalk Improvements
	Target Area	Westside Neighborhood Revitalization Strategy Area
	Goals Supported	Improve Infrastructure
	Needs Addressed	Improve Infrastructure
	Funding	CDBG: \$115,000
	Description	Improve the conditions of the sidewalk by reconstructing 300 lineal feet of 5-foot wide sidewalk and curb for purposes of increased safety and ADA access for all pedestrians.

	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Planning, design, and reconstruction of an ADA sidewalk to increase accessibility to an up and coming community park.
3	Project Name	WEV - Self Employment Training
	Target Area	
	Goals Supported	Economic Development
	Needs Addressed	Economic Development
	Funding	CDBG: \$50,000
	Description	The SET program is a 14-week course providing assistance to entrepreneurs in launching or expanding their businesses. Program goals include providing outreach to 100 residents, enroll 25 SET students, assist 6 businesses, create or retain 8 jobs, and assist 16 graduates with business plans.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	14-week course providing TA for entrepreneurs in search of developing business plans and sear
4	Project Name	ECD-VC - Business Assistance Program
	Target Area	
	Goals Supported	Economic Development
	Needs Addressed	Economic Development
	Funding	CDBG: \$185,000

	Description	Loans to small business owners for starting and/or expanding their business. Program goal is to assist up to 6 businesses and create a minimum of 6 new jobs for low/mod income individuals. Funding request includes funds for loans and for technical assistance.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Direct loans to micro businesses to start or expand their business ventures.
5	Project Name	HRC - Fair Housing Services
	Target Area	
	Goals Supported	Fair Housing Opportunity
	Needs Addressed	Fair Housing Opportunity
	Funding	CDBG: \$10,000
	Description	Fair housing services are provided to City residents, such as responding to concerns and complaints, legal representation, fair housing training workshops, and distribution of fair housing literature. Program goal is to serve 175 Ventura residents.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Housing counseling, referrals, workshops, apartment community discrimination testing, legal counsel, and educational materials distribution.
6	Project Name	Ventura Avenue Library - Avenue Library Services
	Target Area	Westside Neighborhood Revitalization Strategy Area
	Goals Supported	Provide Non-Homeless Supportive Services

	Needs Addressed	Provide Non-Homeless Supportive Services
	Funding	CDBG: \$84,000
	Description	Library services provided to Westside residents, including after-school tutoring, summer reading program, and other activities encouraging reading and learning opportunities, particularly for at-risk youth.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Public Services
7	Project Name	Housing Authority - Mobile Home Rehab Grant Program
	Target Area	
	Goals Supported	Improve Quality of Housing
	Needs Addressed	Improve Quality of Housing
	Funding	CDBG: \$112,500
	Description	Assist 15 mobile home owners with rehabilitation repair services through a CDBG forgivable loan of up to \$7,500. Funding request includes funds for loans up to \$7,500, and up to \$1,500 for program delivery per mobile home activity.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Owner Occupied Housing Rehabilitation
8	Project Name	Housing Authority - Administration of MHRGP
	Target Area	
	Goals Supported	Improve Quality of Housing

	Needs Addressed	Improve Quality of Housing
	Funding	CDBG: \$22,500
	Description	Assist 15 mobile home owners with rehabilitation repair services through a CDBG forgivable loan of up to \$7,500. Funding request includes funds for loans up to \$7,500, and up to \$1,500 for program delivery per mobile home activity.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Administration of the MHRGP; Structural Repairs for mobile homes.
9	Project Name	Habitat for Humanity - Preserve A Home (Housing Rehab)
	Target Area	Westside Neighborhood Revitalization Strategy Area
	Goals Supported	Improve Quality of Housing
	Needs Addressed	Improve Quality of Housing
	Funding	CDBG: \$30,000
	Description	Rehabilitation program providing critical, non-emergent repairs and improvements resulting from deferred maintenance for low-income owner-occupied single-family homes. Program goal is to provide rehabilitation services for up to 7 units.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Owner Occupied Housing Rehabilitation
10	Project Name	Housing Authority - 28 Unit MFH Rehabilitation Project
	Target Area	

	Goals Supported	Improve Quality of Housing Improve Infrastructure
	Needs Addressed	Improve Quality of Housing Improve Infrastructure
	Funding	CDBG: \$110,000
	Description	Infrastructure improvement of a 28-unit apartment community requiring external repairs to secure the structure and foundation for extended sustainability of the building. The site is located at 1215 Santa Clara Street.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Infrastructure repairs and improvements.
11	Project Name	WCDC - Neighborhood Revitalization and Outreach
	Target Area	Westside Neighborhood Revitalization Strategy Area
	Goals Supported	Provide Non-Homeless Supportive Services
	Needs Addressed	Provide Non-Homeless Supportive Services
	Funding	CDBG: \$30,000
	Description	Neighborhood Revitalization Program includes three components: 1) Housing Rehabilitation Prequalification - housing referrals to be provided to Habitat for Humanity; 2) Home Improvement Workshops - educational workshops for "do-it-yourself" projects such as weatherization and water efficiency; and 3) Environmental Improvement Project - promote water efficient landscaping projects. WCDC plans to work with City and private partners to provide educational opportunities to Westside residents.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	

	Location Description	
	Planned Activities	CBDO/Neighborhood Revitalization - Educational workshops, resident outreach, outreach for Housing Rehabilitation Program, and environmental improvement workshops.
12	Project Name	WCDC - VCCool
	Target Area	Westside Neighborhood Revitalization Strategy Area
	Goals Supported	Provide Non-Homeless Supportive Services
	Needs Addressed	Provide Non-Homeless Supportive Services
	Funding	CDBG: \$25,000
	Description	Pending CDBG award, the WCDC will pass funds to VCCool to provide Affordable Bike Repair classes and "open shop" for 400 residents who use (or would benefit from using) bikes as a primary method of transportation. Additionally, VCCool will train at least 10 volunteers to teach others how to repair their own bicycles, and provide leadership and diversity training to those in support of bicycle transportation.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Bicycle repair workshops, open shop, bicycle mechanic training, other educational resources for area residents.
13	Project Name	CDBG Program Administration
	Target Area	
	Goals Supported	Planning and Administration
	Needs Addressed	Planning and Administration
	Funding	CDBG: \$150,000
	Description	Administration of CDBG program in compliance with HUD guidelines and regulations. (Funding shown is an estimate. Actual funding will be based on actual grant amount plus program income (PI) received, and the portion of PI attributable to program administration.)
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
14	Project Name	HOME Program Administration
	Target Area	
	Goals Supported	Planning and Administration
	Needs Addressed	Planning and Administration
	Funding	HOME: \$28,564
	Description	Administration of HOME program in compliance with HUD guidelines and regulations. (Funding shown is an estimate. Actual funding will be based on actual grant amount plus PI received and the portion of PI attributable to program administration.)
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Administration of HOME activities
15	Project Name	HOME - CHDO Activities
	Target Area	
	Goals Supported	Improve Quality of Housing Increase Availability of Housing
	Needs Addressed	Improve Quality of Housing Increase Availability of Housing
	Funding	HOME: \$42,847

	Description	Reserve a set-aside of 15% of the HOME grant for use by a certified Community Housing Development Corporation (CHDO) for specific projects.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
16	Project Name	HOME Housing Development Activities
	Target Area	
	Goals Supported	Improve Quality of Housing Increase Availability of Housing
	Needs Addressed	Improve Quality of Housing Increase Availability of Housing
	Funding	HOME: \$214,235
	Description	Fund eligible and affordable housing projects.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
17	Project Name	Winter/Emergency Shelter Services
	Target Area	
	Goals Supported	Provide Services to the Homeless
	Needs Addressed	Provide Services to the Homeless
	Funding	CDBG: \$43,798

Description	Homeless Services for residents experiencing a homeless situation.
Target Date	
Estimate the number and type of families that will benefit from the proposed activities	
Location Description	
Planned Activities	Shelter services for the homeless.

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 two areas within the City with at least 51% or higher poverty levels and require area-wide assistance: The Westside and Montalvo. The Westside Ventura is bordered by Highway 33, West Main Street, with mountains to the east of the community, and Barry Drive concluding the identified Neighborhood Revitalization Strategy Area (NRSA). The City's designated NRSA has been 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.

Geographic Distribution

Target Area	Percentage of Funds
Westside Neighborhood Revitalization Strategy Area	24

Table 10 - 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. Citywide, American Disabilities Act (ADA) improvements are needed within the various public facilities.

There is a need for sidewalk and street repairs, accessibility improvements, and improvements to and development of park facilities, particularly in the low-income Westside Community. Street and sidewalk improvements in the recently incorporated Montalvo area (annexed in September 2012) have been identified. There is also a continuing need for permanent facilities for addressing homelessness.

Affordable Housing

AP-55 Affordable Housing - 91.220(g)

Introduction

The City has over 720 affordable rental housing units. These projects were funded with a variety of mechanisms, including density bonus, CDBG, HOME, redevelopment, and LIHTC, 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 HACSB 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 approximately 2-3% 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 currently developments underway.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	169
Special-Needs	0
Total	169

Table 11 - 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	22
Rehab of Existing Units	147
Acquisition of Existing Units	0
Total	169

Table 12 - One Year Goals for Affordable Housing by Support Type

Discussion

One new construction project and four rehabilitation projects of existing units will provide the following services to a total of 169 units:

-Snapdragon Place will develop 22 new units, of which will contain the following: 4-one bedroom, 10-two bedroom, and 8-three bedroom apartments.

-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.

-Habitat for Humanity will provide rehabilitation services for 3 existing single family homes within the City's NRSA.

Both rehabilitation programs will provide services to aid with electrical, plumbing, flooring, roofing, window replacements, weatherization services, and home modifications for handicap accessibility.

-The Housing Authority of the City of San Buenaventura plans to use CDBG funds to rehabilitate a 28-unit multi-family building by reconstructing the building's foundation and reinforcing the structure due to geological impacts creating of the life span of the building.

-The Housing Authority will also acquire and rehabilitate 101 units at the Johnson Gardens complex for low-income families.

AP-60 Public Housing - 91.220(h)

Introduction

The Housing Authority of the City of San Buenaventura is a state chartered, federally funded, non-profit 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 Housing Authority of the City of San Buenaventura (HACSB) is to provide and develop quality affordable housing for eligible low-income residents of Ventura County and to establish strong partnerships necessary for HACSB customers to achieve personal goals related to: literacy and education; health and wellness; and job training and employment leading to personal growth and economic self-sufficiency.

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

The PHA has a goal to expand the supply of assisted housing by applying for additional rental vouchers, reduce public housing vacancies, leverage private or other public funds to create additional housing opportunities, acquire or build units or developments, apply for the Move to Work Demonstration Program, leverage the Rental Assistance Demonstration (RAD) and Low Income Housing Tax Credit (LIHTC) program where feasible.

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

The Housing Authority 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 HA management, promote well-being and fellowship among residents, improve quality of life and resident satisfaction, participate in self-help initiatives and attend training and host community meetings.

The RAB acts on behalf of the residents residing in Housing Authority properties, take actions necessary to effect change 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, agree upon and execute contract agreements or other binding relationship with the Ventura Housing Authority.

The Housing Authority 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

N/A

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

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 City of Ventura continues to play an active role in the reduction of homelessness. The seasonal West County Winter Warming Shelter, through the partnership of the Society of St. Vincent de Paul, Los Angeles, alternated between the cities of Ventura and Oxnard in past years, and has concluded in Fiscal Year 2015-2015. alternated between the cities of Ventura and Oxnard in past years, and concluded in FY 2014-2015 through the partnership of the Society of St. Vincent de Paul, Los Angeles. The program will continue through facilitated efforts of local churches and non-profit organizations.

A 10-Year Plan to End Homelessness was created in 2007. Homeless counts between 2007 and 2012, showed a 12% decline, and in the recent 2015 homeless count (results pending) anticipates a 50% reduction from 2007 to 2015 with a count of approximately 350 individuals. The goals for 2015 are to continue housing individuals and families according to the 10 Year Plan objectives.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City will continue to actively coordinate with the City of Oxnard, the County of Ventura, county homeless providers, and local churches in reducing the number of persons experiencing homeless situations in the West County area. A Safe and Clean Initiative was launched in 2011, which focuses on diverting negative public behaviors, particularly in public spaces, and encourages residents to seek resources such as medical attention and other necessary resources to remove individual barriers to 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.

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

The City 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, the 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. In 2014, the H2H collaborative housed in excess of 250 homeless people.

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.

As previously stated, the City of Ventura, City of Oxnard and County of Ventura contributed 50% of the funding for a winter sheltering program operated by the Society of St. Vincent De Paul – where the Society contributed the other 50%. In the last 11 years these 4 entities have operated the shelter at an annual cost of approximately \$300,000 – multiplied by 11 that is a shared public/private partnership expenditure in excess of \$3,000,000. For FY 2015-2015, the Homeless to Home program intends to manage shelter services in addition to providing resources to stably house homeless families and individuals.

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 shrink.

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 partnership 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 updates, 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 Elements 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 companion document – “Regional Analysis of Impediments to Fair Housing Choice.”

AP-85 Other Actions - 91.220(k)

Actions planned to address obstacles to meeting underserved needs

During FY 2014-2015 the City of San Buenaventura will utilize several federal, state, local and private resources to address housing and community needs.

Actions planned to foster and maintain affordable housing

Improve the quality and accessibility of ownership and rental housing through housing rehabilitation activities and increase the availability of housing through coordination efforts with partnering agencies that identify housing opportunities of new and existing developments. The Anti-Poverty Strategy summarizes economic development efforts to aid in the creation of new business opportunities and job creation for purposes of improving economic conditions of 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 calls 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 account, 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 (ECD-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 a business

plans and open a business.

Economic development job creation is also extended to low-income households through the Housing Authority to: Support job training and economic development programs for low-income households. In support of this strategy, the Housing Authority will continue its Family Self-Sufficiency Program, 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 increase their earned income. As their income increases, the Housing Authority sets aside funds in an escrow savings account which, upon completion of FSS, is turned over to the resident. 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 Housing Authority of the City of San Buenaventura (HACSB), Habitat for Humanity of Ventura County, 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, victim 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 purposes 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 by coordinating with the County and the six other cities within the County for the administration of fair housing services with the Southern California Housing Rights Center.
- Continue to meet with interested local governments regarding regional approaches to issues, including homelessness
- Continue relationship with the County and the cities, to collectively fund projects and programs that are of a regional nature.
- Collaborate with the Community Services Department's Community Partnership Grant Program in providing funding for social service activities.

Program Specific Requirements

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

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(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	200,000
5. The amount of income from float-funded activities	0
Total Program Income:	200,000

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(I)(2)

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

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:

HOME regulation 24 CFR 92.254, Section (B)(ii) requires that the participating jurisdiction "recoups all or a portion of the HOME assistance to the home buyers if the housing does not continue to be the principal residence of the family for the duration of the period of affordability." In accordance with this requirement,

the City of San Buenaventura has adopted the following policy in its Mortgage Assistance Program: Loans for the first time homebuyers program are based on a deferred payment second mortgage, with contingent interest in the form of equity sharing. The City's equity share shall be adjusted downward in annual increments of percentage for each full year in which the applicant owns and continuously owns the property through the 45-year affordability period. The loan amount, up to a maximum loan amount of 25 percent of the appraised value of the property or the purchase price, shall be available through the 45-year affordability period.

The principal and any outstanding interest under the loan agreement is due in full upon the first occurrence of any of the following: sale, transfer or conveyance of the Property, without the prior consent of City, whether such sale, transfer or conveyance be voluntary or not voluntarily; the borrower(s) refinance any debt secured by a deed of trust on the Property without the prior written consent of City, the refinance must conform to the City's Affordable Housing Guidelines; if the borrower ceases to occupy the Property as principal place of residence; commencement of foreclosure; or 45 years following the date of execution of the agreement.

The Borrower's obligation to repay the loan is secured by a deed of trust, which is a lien on the property that is executed and recorded. The Borrower further covenants that the interior and exterior of the property will be maintained, that a maintenance reserve be established to ensure the ongoing maintenance of the property and that the property be used as the principal personal residence of the Borrower. The loan repayment provisions outlined above are subject to the limitation that when the recapture requirement is triggered and there are no net proceeds, or the net proceeds are insufficient to repay the HOME investment due, the City can only recapture the loan repayment from funds available from the net proceeds, if any.

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:

See Recapture Provision in #2.

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: