

CITY OF SAN BUENAVENTURA



Fiscal Year 2020-2021 Annual Action & Funding Plan

Consolidated Plan – First Program Year

Expected Resources

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

Introduction

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

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

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	771,219	42,834	313,073	1,127,126	3,084,876	Block grant from HUD to address housing, community development, and economic development needs.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	423,714	183,318	172,845	779,877	1,694,856	Grant from HUD to address affordable housing needs.

Table 1 - Expected Resources – Priority Table

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

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

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

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

Entitlement communities satisfy match via the following:

San Buenaventura: The city of San Buenaventura uses a variety of mechanisms to leverage additional resources for its HOME and CDBG funding. The city meets HOME local match requirements by contributing non-federal funding to projects such as Successor Housing Agency funds and partner funding sources through the State's Low-Income Housing Tax Credits and private financing resources. Most CDBG grantees report leveraged funding sources in support of the programs CDBG has awarded. (Several projects awarded CDBG funding in the past have used CDBG as leverage as part of larger countywide or regional programs, partnering with other cities and counties in and outside of Ventura County's boundaries.)

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

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

Discussion

DRAFT

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Improve Supply of Affordable Housing	2020	2024	Affordable Housing		New Rental Housing Housing Support and Stability Rehabilitation & Preservation of Existing Housing	CDBG: \$165,000 HOME: \$381,343	
2	Enhance Economic Stability	2020	2024	Non-Housing Community Development		Increase Job Skills Local Entrepreneurship	CDBG: \$225,000	Jobs created/retained: 10 Jobs Businesses assisted: 25 Businesses Assisted
3	Work to End Homelessness	2020	2024	Homeless		Homelessness	CDBG: \$96,130	Homeless Person Overnight Shelter: 55 Persons Assisted
4	Create Quality Neighborhoods	2020	2024	Non-Housing Community Development	Westside Neighborhood Revitalization Strategy Area	Social Services Streets and Streetscapes Parks and Community Space Utilities and Public Infrastructure	CDBG: \$350,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 13945 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 13945 Persons Assisted Rental units rehabilitated: 29 Household Housing Unit
5	Increase Social Services	2020	2024	Non-Homeless Special Needs		Housing Support and Stability Increase Job Skills Social Services Youth Activities and Services	CDBG: \$19,552	

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Effective Administration	2020	2024	Planning and Administration			CDBG: \$154,243 HOME: \$42,371	

Table 2 – Goals Summary

Goal Descriptions

1	Goal Name	Improve Supply of Affordable Housing
	Goal Description	According to the 2020 Market Analysis prepared for the Regional Consolidated Plan, housing continues to be at an all-time high, with significant housing shortages for low- and moderate-income households. Funding sources, such as California's Redevelopment Authorities, have been eliminated or reduced, leaving additional shortages for developers to adequately develop affordable housing. The City continues to support affordable housing initiatives through the use of Federal HOME funds, in addition to supporting the needs of low-income mobile home owners, of which mobile homes have been determined by the City as part of the affordable housing stock within the city limits. Creative and strategic methods are often considered to add new units, and rehabilitate existing units for purposes of creating or maintaining decent, safe and affordable homes.
2	Goal Name	Enhance Economic Stability
	Goal Description	<p>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. Each 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 business expansion.</p> <p>The City's CDBG funding will support economic development programs that assist low- and moderate-income residents such as job training and other employment opportunities.</p>

3	Goal Name	Work to End Homelessness
	Goal Description	According to the 2020 Annual Homeless Count, the City had 555 homeless individuals with over 70% of them classified as unsheltered. Earlier this year the City opened a 55-bed 24-hour shelter in support of offering the homeless a place to sleep, shower, eat, with additional resources to agencies that provide housing and counseling services.
4	Goal Name	Create Quality Neighborhoods
	Goal Description	<p>The Neighborhood Revitalization and Strategy Area (NRSA), of the westside, makes up approximately 12% of the city's population and represents over 20% of the city's low- and moderate-income population. According to the 2020-2024 NRSA Plan, 72% of the community is Latinx and more than half speak spanish at home, with 15% of the population speaking English less than very well. Many household represented are single-parent households, in addition to lower education rates than other parts of the City.</p> <p>Between 20% and 40% of CDBG funding is spend in the Neighborhood Revitalization Strategy Area in support of public facilities and infrastructure, economic development, neighborhood revitalization efforts, and public services. Additionally, a Community Based Development Organization is located in the NRSA and provides workshops and a beautification program in the community.</p>
5	Goal Name	Increase Social Services
	Goal Description	The City partners with local providers of public and social services to assist in the delivery of services to low-income households that benefit low-income residents through programs such as housing and economic development workshops, literacy and education services, and counseling services.
6	Goal Name	Effective Administration
	Goal Description	Ventura is an entitlement City, therefore has an obligation to oversee all CDBG and HOME programs to ensure the programs are moving forward in service to low- and moderate-income beneficiaries, and that all programs comply with Federal regulations.

Projects

AP-35 Projects – 91.220(d)

Introduction

The City received eleven applications requesting CDBG funding. Out of the eleven applications, nine of the applications are being recommended for funding.

Projects

#	Project Name
1	2020 Housing Preservation Program - Mobile Home Rehab Grants
2	2020 Housing Preservation Program - Mobile Home Rehab Administration
3	2029 Micro-Enterprise & Technical Assistance (EDC)
4	2020 WEV Self Employment Training Program
5	2020 PW Cameron Street Sidewalk Improvement Phase III
6	2020 WCDC Neighborhood Revitalization Program
7	2020 PSHHC Perm Supportive Hsg for Formerly Homeless
8	2020 City Mgrs Office - Homeless Services
9	2020 Habitat for Humanity Home Repair Program
10	2020 Housing Rights Center Fair Housing Services
11	2020 CDBG Program Administration
12	2020 HOME Program Administration

Table 3 - Project Information

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

Through the analysis conducted for the regional consolidated plan, the City has prioritized housing, homelessness, economic development and public improvements within the Neighborhood Revitalization Strategy Area (NRSA) as high priorities. The funding plan identifies projects that will support low-income families and individuals through services and resources to improve the quality of life.

AP-38 Project Summary
Project Summary Information

DRAFT

1	Project Name	2020 Housing Preservation Program - Mobile Home Rehab Grants
	Target Area	
	Goals Supported	Improve Supply of Affordable Housing
	Needs Addressed	Rehabilitation & Preservation of Existing Housing
	Funding	CDBG: \$112,500
	Description	Rehabilitation of 15 owner-occupied mobile homes for low- and moderate-income households.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Fifteen households will benefit from rehabilitation services to their mobile homes.
	Location Description	Citywide.
	Planned Activities	Mobile home rehabilitation projects may include: skirting or re-skirting, roofing, flooring, plumbing, electricity, water heater replacement, removal of lead-based paint, new window installation, and handicap-accessible improvements, as needed up to \$7,500 per home.
2	Project Name	2020 Housing Preservation Program - Mobile Home Rehab Administration
	Target Area	
	Goals Supported	Improve Supply of Affordable Housing
	Needs Addressed	Rehabilitation & Preservation of Existing Housing
	Funding	CDBG: \$22,500
	Description	Administration of the Mobile Home Rehabilitation Grant Program (MHRGP).
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	This activity is linked to the mobile home grant program, providing grants for owner-occupied rehabilitation of mobile homes. Each home is offered up to \$7,500 for structural repairs within their home.
	Location Description	Citywide

	Planned Activities	<p>Mobile home rehabilitation projects may include: skirting or re-skirting, roofing, flooring, plumbing, electricity, water heater replacement, removal of lead-based paint, new window installation, and handicap-accessible improvements, as needed up to \$7,500 per home.</p> <p>Administration includes marketing, outreach, intake of applications, work write ups, gathering compliance documents from applicant and contractors, and maintaining participant records.</p>
3	Project Name	2029 Micro-Enterprise & Technical Assistance (EDC)
	Target Area	
	Goals Supported	Enhance Economic Stability
	Needs Addressed	Increase Job Skills Local Entrepreneurship
	Funding	CDBG: \$175,000
	Description	Provide loans and technical assistance to Micro-Enterprise businesses.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that 3 to 6 loans will be issued and create a minimum of 6 jobs if used for job creation. If used for job retention, it is anticipated that the program will assist each business with retaining a minimum of one full-time equivalent employee per loan issued.
	Location Description	Citywide
	Planned Activities	Economic development loans for up to 6 businesses that cannot receive traditional bank loans and technical assistance through the Business Assistance Program (BAP).
4	Project Name	2020 WEV Self Employment Training Program
	Target Area	
	Goals Supported	Enhance Economic Stability
	Needs Addressed	Local Entrepreneurship
	Funding	CDBG: \$50,000
	Description	The Smart Entrepreneurial Training (SET) program is a 14-week course for individuals interested in creating or expanding their microenterprise. The program also assists with the development of a business plan if the individual chooses to complete with one.

	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Twenty-five business entrepreneurs are expected to utilize this resource for the development of a new business or the expansion of an existing business.
	Location Description	Citywide
	Planned Activities	Fourteen weeks of courses, marketing and outreach to prospective entrepreneurs, and the development of business plans.
5	Project Name	2020 PW Cameron Street Sidewalk Improvement Phase III
	Target Area	Westside Neighborhood Revitalization Strategy Area
	Goals Supported	Create Quality Neighborhoods
	Needs Addressed	Streets and Streetscapes
	Funding	CDBG: \$260,000
	Description	Phase 3 of 10 in sidewalk improvements within the Westside community. The project is located between Barnett Street, north of Barnett to where Cameron Street dead ends. The project will include curbs, gutters, ADA-improved curb cut outs and driveways.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	The ten-phased project is located near the newest public park, Kellogg Park, within the City's only NRSA. The sidewalk improvements will benefit the residents nearest to Kellogg park. In some areas, the residents would have to walk in the streets as there are no existing sidewalks for pedestrian travel.
	Location Description	The project is located on Cameron Street at the cross-section of E. Barnett and at dead end at Cameron Street.
	Planned Activities	Construction of new sidewalks, curbs, gutters, ADA-improved curb cut outs and driveways.
6	Project Name	2020 WCDC Neighborhood Revitalization Program
	Target Area	Westside Neighborhood Revitalization Strategy Area
	Goals Supported	Increase Social Services
	Needs Addressed	Social Services
	Funding	CDBG: \$90,000

	Description	The Westside Community Development Corporation (WCDC) is a Community Based Development Organization (CBDO) that provides workshops, facilitates third-party resources to area residents and business owners, conducts community clean ups and established a program called One Block at a Time where the WCDC partners with businesses to improve the facades and create a mural for community morale.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	The WCDC is located in the city's only NRSA and provides services to all 13,945 residents. Projects, particularly One Block at a Time and the neighborhood cleanups rotate throughout the different blocks so that all receive the same services.
	Location Description	Westside of Ventura.
	Planned Activities	Economic Development workshops, Homebuyer workshops, Marketing and Outreach to residents and businesses
7	Project Name	2020 PSHHC Perm Supportive Hsg for Formerly Homeless
	Target Area	
	Goals Supported	Increase Social Services
	Needs Addressed	Housing Support and Stability
	Funding	CDBG: \$9,552
	Description	Counseling and case management services and possibly rental assistance for tenants and prospective residents of the El Patio Hotel. The project is anticipated to serve up to 40 individuals.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that 40 tenants/potential tenants are to be served.
	Location Description	167 S. Palm Street, Ventura
	Planned Activities	Case management and rental assistance - as needed.
8	Project Name	2020 City Mgrs Office - Homeless Services
	Target Area	
	Goals Supported	Work to End Homelessness
	Needs Addressed	Homelessness

	Funding	CDBG: \$ 96,130
	Description	Homeless services at the ARCH shelter, and Foul Weather services expected to serve the homeless during the coldest months of the year. The ARCH shelter is expected to serve up to 55 individuals, and the Foul weather shelter is currently undetermined.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	The shelter has 17 beds for women and 38 beds for men.
	Location Description	2323 Knoll Drive, Ventura
	Planned Activities	Overnight shelter, linkage to other public and private resources, food, and transportation assistance.
	9	Project Name
Target Area		
Goals Supported		Improve Supply of Affordable Housing
Needs Addressed		
Funding		CDBG: \$30,000
Description		Housing rehabilitation services to 3 owner-occupied single-family homes
Target Date		
Estimate the number and type of families that will benefit from the proposed activities		Three low-income, owner-occupied single-family homes, citywide.
Location Description		
Planned Activities		
10	Project Name	2020 Housing Rights Center Fair Housing Services
	Target Area	
	Goals Supported	Increase Social Services
	Needs Addressed	
	Funding	CDBG: \$10,000
	Description	Fair Housing services, citywide

	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	The Housing Rights Center of Los Angeles anticipates serving 100 individuals or households within the City limits.
	Location Description	Citywide
	Planned Activities	Housing Counseling, mitigation, landlord-tenant workshops, referrals, and if necessary, litigation services.
11	Project Name	2020 CDBG Program Administration
	Target Area	
	Goals Supported	Effective Administration
	Needs Addressed	
	Funding	CDBG: \$154,243
	Description	Administration of the CDBG program.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Administration of the CDBG program.
12	Project Name	2020 HOME Program Administration
	Target Area	
	Goals Supported	Effective Administration
	Needs Addressed	
	Funding	HOME: \$42,371
	Description	Administration of the HOME program.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

Planned Activities	Administration of HOME-eligible activities
---------------------------	--

DRAFT

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 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.

The City has two census tracts within the City with at least 51% or higher poverty levels that can benefit from area-wide assistance, located 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 has been approved by HUD for the past three 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 City intends to focus efforts on both areas that qualify for area-benefit programs and through serving low-income households that need assistance through the CDBG and HOME programs.

Geographic Distribution

Target Area	Percentage of Funds
Westside Neighborhood Revitalization Strategy Area	41

Table 4 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The census tracts within the Westside . The WCDC-CBDO program continues to thrive with increasing community activities and volunteers, stimulating new communications and opportunities through revitalization efforts. Additionally, WCDC is in discussions with local businesses in search of their economic development needs. Additional priorities included infrastructure improvements aiding with safe passage to area parks, and continued support of the public library within the CBDO neighborhood, that allows for residents to access services within walking distance.

Discussion

CDBG and/or HOME funds provided to the NRSA have typically ranged from 20% to 50%.

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	0
Non-Homeless	18
Special-Needs	0
Total	18

Table 5 - 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	18
Acquisition of Existing Units	0
Total	18

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

Discussion

Housing priorities include owner-occupied rehabilitation through CDBG funding, and new construction and multi-family rehabilitation through the HOME program.

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 10,136 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 buildign 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, currently a 180-unit public housing community, is under construction. Phase I of the development completed in September of 2019, resulting in 131 multifamily units. Phase III of the project is anticipated to being in September of 2020. At project completion, the entire Westview Village community wil have 320 LEED-Certified units, with 103 additional multifamily units from its past development, 50 units reserved for senior housing, and 36 units reserved for homeownership. The HACSB anticipates having the first LEED-Certified Neighborhood designation in the County.

Over the past several years, the HACSB continues to acquire and rehabilitate units and convert them to RAD program units. The HACSB completed a 39-unit special needs apartment community in 2016 (Castillo del Sol)/ A 24-unit farmworker project in east Ventura was completed in June 2019 (Rancho Verde) and construction began on Willett Ranch, a 50-unit apartment community for seniors and persons with disabilities. Another development, El Portal, is a multifamily rehabilitation project slated reconstrction commencing in June of 2020. It is expected to complete with 29 units for very low- and low-income tenants. With the completion of Westview Villages Phase I, the HACSB has 616 LIHTC units. 293 public

housing units and several others for a total of 969 units under its fold.

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

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. As of July 9, 2018, Council endorsed shelter services at a County-owned facility. The City's first year-round 24 hour shelter, Roads Connect to Housing (ARCH), is now open. The shelter, run by Mercy House, accommodates up to 55 individuals (17 women, 38 men) as well as their pets. Every individual at the shelter must work on a housing plan and be committed to transitioning out of homelessness. This shelter adds to the other two provided in the City - Our Place Safe Haven (14 beds) and The Salvation Army (with all shelters providing 81 beds for those experiencing a homeless situation.

Other resources include permanent supportive housing resources such as the El Patio Hotel, and transitional housing such as Vince Street Transitional Housing for Veterans.

Wraparound services are implemented in both shelters and supportive housing programs to assist in the transition from street, to shelter, to a home.

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 2019 Annual Homeless Count Report, homelessness is up by 28% from last year's count. Data also shows that over 75% of the homeless reported were unsheltered, countywide. Unsheltered homeless within the City limits account for over 70% of those identified in the report.

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 (PSH) units. CoC funded PSH projects that implement the Housing First approach, moving persons directly from the streets and shelters into 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.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City continues to actively partner with the County and non-profit homeless and housing providers through existing programs, and programs that funnel through to the Pathways to Home coordinated entry system. The City continues to operate its Safe and Clean program that serves as a liaison to homeless programs in order to reduce the number of persons on the streets and navigate them to area resources.

The City has three shelters and multiple transitional and permanent supportive housing locations. The ARCH is the City's largest shelter, providing shelter for individuals and their pets, offering three meals a day, showers, laundry and resources such as case management, CalWorks, and other resources including housing referrals.

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

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.

The Safe and Clean Division engages homeless at all stages (chronic, recently discharged homeless, transitional age youth, etc) with the City 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.

Services through the County 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. There are 60 veterans living in the current CALVET assisted living facility located on half of the approximate 19.56 acre property.

The City has awarded several acres for the development of additional CALVET units in East Ventura to A Community of Friends, a developer that has proposed to develop 177 units of housing on the site. The project will serve Veterans referred through Ventura, Santa Barbara and San Luis Obispo County agencies.

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.

DRAFT

AP-75 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.”

Local programs like the City's Affordability Housing Program, operated by the Housing Authority of the City of San Buenaventura, where over 800 units of owner and rental units are restricted to maintain affordable units for low- and moderate-income residents.

Discussion:

The City's CDBG and HOME funds will continue to support removing barriers to affordable housing through projects established through local organizations. Other resources from the State of California are opening through grant programs, with the applying for the competitive grants in support of community planning and housing efforts.

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 2020-2021 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. This plan serves as the first of five Annual Action Plans. The goals established coupled with the most current priorities identified in the community will be addressed.

Actions planned to address obstacles to meeting underserved needs

Subrecipients will utilize several public and private resources to address housing and community needs, as the CDBG and HOME 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

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

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) and Women's Economic Ventures (WEV).

EDC 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 is funded through contributions from the County of Ventura, all ten cities in the County, and top-level private sector executives. EDC 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 the Smart Entrepreneurial Training (SET) program, technical assistance and micro loans to primarily low-income women. WEV offers a comprehensive 14-week, 56-hour SET 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 who compete 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(I)(1,2,4)

Introduction:

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.

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	183,318
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	183,318

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:

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

**Housing Trust Fund (HTF)
Reference 24 CFR 91.220(I)(5)**

1. Distribution of Funds

- a. Describe the eligibility requirements for recipients of HTF funds (as defined in 24 CFR § 93.2).
- b. Describe the jurisdiction's application requirements for eligible recipients to apply for HTF funds.
- c. Describe the selection criteria that the jurisdiction will use to select applications submitted by eligible recipients.
- d. Describe the jurisdiction's required priority for funding based on geographic distribution, which is a description of the geographic areas of the State (including areas of low-income and minority concentration) in which it will direct assistance during the ensuing program year.
- e. Describe the jurisdiction's required priority for funding based on the applicant's ability to obligate HTF funds and undertake eligible activities in a timely manner.
- f. Describe the jurisdiction's required priority for funding based on the extent to which rents for units in the rental project are affordable to extremely low-income families.
- g. Describe the jurisdiction's required priority for funding based on the financial feasibility of the project beyond the required 30-year period.
- h. Describe the jurisdiction's required priority for funding based on the merits of the application in meeting the priority housing needs of the jurisdiction (such as housing that is accessible to transit or employment centers, housing that includes green building and sustainable development features, or housing that serves special needs populations).
- i. Describe the jurisdiction's required priority for funding based on the location of existing affordable housing.

j. Describe the jurisdiction's required priority for funding based on the extent to which the application makes use of non-federal funding sources.

2. Does the jurisdiction's application require the applicant to include a description of the eligible activities to be conducted with HTF funds?

3. Does the jurisdiction's application require that each eligible recipient certify that housing units assisted with HTF funds will comply with HTF requirements?

4. **Performance Goals and Benchmarks.** The jurisdiction has met the requirement to provide for performance goals, consistent with the jurisdiction's goals established under 24 CFR 91.215(b)(2), by including HTF in its housing goals in the housing table on the SP-45 Goals and AP-20 Annual Goals and Objectives screens.

5. **Rehabilitation Standards.** The jurisdiction must establish rehabilitation standards for all HTF-assisted housing rehabilitation activities that set forth the requirements that the housing must meet upon project completion. The jurisdiction's description of its standards must be in sufficient detail to determine the required rehabilitation work including methods and materials. The standards may refer to applicable codes or they may establish requirements that exceed the minimum requirements of the codes. The jurisdiction must attach its rehabilitation standards below. If the jurisdiction will not use HTF funds for the rehabilitation of housing, enter "N/A".

In addition, the rehabilitation standards must address each of the following: health and safety; major systems; lead-based paint; accessibility; disaster mitigation (where relevant); state and local codes, ordinances, and zoning requirements; Uniform Physical Condition Standards; and Capital Needs Assessments (if applicable).

6. **Resale or Recapture Guidelines.** Below, the jurisdiction must enter (or attach) a description of the guidelines that will be used for resale or recapture of HTF funds when used to assist first-time homebuyers. If the jurisdiction will not use HTF funds to assist first-time homebuyers, enter "N/A".

7. **HTF Affordable Homeownership Limits.** If the jurisdiction intends to use HTF funds for homebuyer assistance and does not use the HTF affordable homeownership limits for the area provided by HUD, it must determine 95 percent of the median area purchase price and set forth the information in accordance

with §93.305. If the jurisdiction will not use HTF funds to assist first-time homebuyers, enter “N/A”.

8. Limited Beneficiaries or Preferences. Describe how the jurisdiction will limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population to serve unmet needs identified in its consolidated plan or annual action plan. If the jurisdiction will not limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population, enter “N/A.”

Any limitation or preference must not violate nondiscrimination requirements in § 93.350, and the jurisdiction must not limit or give preferences to students. The jurisdiction may permit rental housing owners to limit tenants or give a preference in accordance with § 93.303 only if such limitation or preference is described in the action plan.

9. Refinancing of Existing Debt. Enter or attach the jurisdiction’s refinancing guidelines below. The guidelines describe the conditions under which the jurisdiction will refinance existing rental housing project debt. The jurisdiction’s refinancing guidelines must, at minimum, demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing. If the jurisdiction will not refinance existing debt, enter “N/A.”

Discussion:

DRAFT