Written materials relating to an item on this agenda that are distributed to the legislative bodies within 72 hours before the item is to be considered at its regularly scheduled meeting will be made available for public inspection at the City Clerk's Office, 300 West Third Street 4th Floor during customary business hours. Agenda reports are also on the City of Oxnard web site at www.oxnard.org.

CITY OF OXNARD CALIFORNIA

AGENDA
OXNARD CITY COUNCIL
COMMUNITY SERVICES, PUBLIC SAFETY, HOUSING & DEVELOPMENT COMMITTEE

Council Chambers, 305 West Third Street
April 13, 2021
Regular Meeting - 6:45 to 8:15 PM
(TEMPORARY MEETING TIME CHANGE)

This meeting is held pursuant to the State Emergency Services Act, the Governor's Emergency Declaration, and Governor's Executive Order N-29-20 to allow members of the City Council or staff to participate via teleconference.

As a precautionary measure to help slow the spread of COVID-19, the City Council facilities are temporarily closed to the public. The public is encouraged to view the meeting from home on the City's website at Oxnard.org/city-meetings, Spectrum channel 10, Frontier channel 35, or YouTube at Youtube.com/oxnardnews. Video recordings are typically available online immediately following the meeting. *Please see the link for the Measure M pre-recorded presentation video for each agenda item below.

The public may provide comments to the City Council via email at cityclerk@oxnard.org no later than 2:00 p.m. on the day of the meeting. Please identify the committee name, meeting date, and agenda item in the email Subject line.

A telephone option for public comments is also available at this time. Requests to speak must be submitted no later than 2:00 p.m. on the day of the meeting. Use the form on the city's website to submit your request: Oxnard.org/city-meetings, or call the City Clerk's Office at (805) 385-7803, or email your request to cityclerk@oxnard.org.

*The City has filed pre-election and post-election lawsuits regarding the validity of Measure M. The judge has not yet ruled on the legal sufficiency of Measure M.

A. ROLL CALL, POSTING OF AGENDA, FLAG SALUTE

B. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

At this time, the legislative body will consider public comments for a maximum of thirty minutes. A person may address the legislative body only on matters not appearing on the agenda and within the subject matter jurisdiction of the legislative body. Speaker requests shall be submitted as set forth on the first page of this agenda. Speakers are limited to three minutes. If the allotted 30 minute time period expires before all speakers have had the opportunity to speak, the remaining speakers will be given an opportunity to speak prior to adjournment of the meeting. The legislative body cannot enter into a detailed discussion or take action on any items presented during public comments at this time. Such items may only be referred to the City Manager/Executive Director/Secretary for administrative action or scheduled on a subsequent agenda for discussion. Persons wishing to speak on public hearing items should do so at the time of the hearing.

C. CONSENT AGENDA

In compliance with the Americans with Disabilities Act, if you require special assistance to participate in a meeting, please contact the City Clerk's Office at 385-7803. Notice at least 72 hours prior to the meeting will enable the City to reasonably arrange for your accessibility to the meeting.

Agenda Item time estimates: (Presentation / Committee Discussion / Public Comment)

1. City Clerk Department

   SUBJECT: Approval of Minutes.

   RECOMMENDATION: That the Community Services, Public Safety, Housing & Development Committee approve the minutes of January 12, 2021 Regular meeting as presented.

   Contact: Rose Chaparro, (805) 385-7805

D. REPORTS

1. Community Development Department

   SUBJECT: Review of the City of Oxnard 2021-2029 Draft Housing Element and General Plan Amendment for Housing Element Update (Planning and Zoning Permit No. 20-620-03). (0/10/10)

   RECOMMENDATION: That the Committee recommend to the City Council to:

   1. Receive a presentation on 2021-2029 Draft Housing Element (6th Cycle Housing Element); and

   2. Provide input on the new Planning Commission recommended Draft Housing Element programs; and

   3. Recommend that the City Council submit the Draft Housing Element to the State of California Housing and Community Development Department (HCD).

   Please click the following link to view the required Measure M pre-recorded presentation video: https://youtu.be/P4HZyzotAVg

   Contact: Vyto Adomaitis, (805) 385-7868

2. Community Development Department

SUBJECT: Consideration to Include Medical Clinics and Hospitals as a Sensitive Use Requiring Separation from Businesses Engaged in the Sale of Firearms and Ammunition and Firearm Ranges: Planning and Zoning (PZ) Permit No. 20-580-05 (Zone Text Amendment to Oxnard City Code Chapter 16, Article II Section 16-10 and Article V Divisions 19 & 20). (0/10/10)

RECOMMENDATION: That the Committee:

1. Receive a summary report on a potential Zone Text Amendment (ZTA) to Chapter 16 of the Oxnard City Code (OCC) to include medical clinics and hospitals within Section 16-10 (Definitions), and include medical clinics and hospitals as a sensitive use requiring a minimum separation from firearm and ammunition sales and firearm ranges uses within Division 19 and 20 of Article V;

2. Provide input on the proposed definitions for medical clinics and hospitals; and

3. Determine if staff should pursue a ZTA Chapter 16 of the Oxnard City Code (OCC) to and include medical clinics and hospitals as a sensitive use requiring a minimum separation from firearm and ammunition sales and firearm ranges uses within Division 19 and 20 of Article V.

Please click the following link to view the required Measure M pre-recorded presentation video: https://youtu.be/YiS9-dx6i6A

Contact: Vyto Adomaitis, (805) 385-7868

3. Housing Department

SUBJECT: First Amendment of the Regional Consolidated Plan for the CARES Act Funds and Second Amendment of the 2020 Annual Action Plan. (10/10/10)

RECOMMENDATION: That the Committee recommend that the City Council:

1. Conduct a hearing to receive public comments relating to the following documents to be submitted to the United States Department of Housing and Urban Development, Office of Community Planning and Development:
(a) First Amendment of the 2020-2024 Ventura County Regional Consolidated Pan for the Oxnard CARES Act Funds; and
(b) Second Amendment to the 2020 Annual Action Plan for the purpose of adding $352,000 for Homeless Shelter Improvement at 1450 South Rose Ave;

2. Approve the First Amendment to the 2020-2024 Ventura County Regional Consolidated Plan for the CARES Act Funds total of $8,343,372, by funding CDBG-CV Resources $3,088,367, ESG-CV Resources $5,255,005 and Goals of the COVID Pandemic Response activities;

3. Approve the Second Amendment to the 2020 Annual Action Plan to add $352,000 Homeless Shelter facility improvement costs at 1450 South Rose Avenue, and to include prior year resources remaining from 2019 Homeless Shelter facilities to fund $352,000 of the project costs for 1450 South Rose Avenue;

4. Authorize the City Manager to execute the required applications, certifications, and other pertinent documents for the submission of the First Amendment of the Ventura County Regional Consolidated Plan and the Second Amendment of the 2020 Annual Action Plan to the United States Department of Housing and Urban Development; and

5. Authorize the City Manager to incorporate any recommended changes resulting from public input to the First Amendment of the Ventura County Regional Consolidated Plan and Second Amendment of the 2020 Annual Action Plan, as directed by the City Council, including amending any budget appropriations approved by the City Council.

Please click the following link to view the required Measure M pre-recorded presentation video: https://youtu.be/NYeE-NFZrGI

Contact: Emilio Ramirez, (805) 385-8094

E. ITEMS FOR FUTURE AGENDAS

F. ADJOURNMENT

M I N U T E S
OXNARD CITY COUNCIL
COMMUNITY DEVELOPMENT, COMMUNITY SERVICES, HOUSING AND PUBLIC SAFETY COMMITTEE
Regular Meeting
JANUARY 12, 2021

A. ROLL CALL, POSTING OF AGENDA, FLAG SALUTE

At 6:45 p.m., Chair Bryan MacDonald called to order the regular meeting of the Oxnard City Council Community Development, Community Services, Housing and Public Safety Committee in the City Hall Council Chambers at 305 W. Third Street, Oxnard, California. The City Clerk called the roll and announced the posting of the agenda. Chair Bryan MacDonald and Member Oscar Madrigal were present via videoconference. Member John Zaragoza was present in person.

Staff members present were Ken Rozell, Chief Assistant City Attorney; Ashley Golden, Assistant City Manager; and Rose Chaparro, City Clerk.
Staff members that participated via videoconference were Alex Nguyen, City Manager; Jeff Pengilley, Interim Community Development Director; Emilio Ramirez, Housing Director; Rosemarie Gaglione, Public Works Director; Brian Yanez, Assistant Public Works Director; Steve Howlett, Assistant Public Works Director; Terrel Harrison, Cultural & Community Services Director; Jason Benites, Chief of Police; and Alexander Hamilton, Interim Fire Chief.

B. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

No public comments received.

C. CONSENT AGENDA

City Clerk Department

1. SUBJECT: Approval of Minutes.

   RECOMMENDATION: That the Community Development, Community Services, Housing, and Public Safety Committee approve the minutes of October 13, 2020 Community Services Committee regular meeting as presented; and

   Approve the minutes of the December 8, 2020 Public Safety Committee regular meeting as presented; and

   Approve the minutes of the December 8, 2020 Housing and Economic Development Committee regular meeting as presented.

It was moved by Member MacDonald, seconded by Member Madrigal, to approve the minutes as presented. VOTE: MacDonald, Madrigal, and Zaragoza voted in favor; the motion carried 3-0.

DRAFT

D. REPORTS

1. Housing Department

SUBJECT: Oxnard Housing Authority "Rethink and Renew" Initiative Update.

RECOMMENDATION: That the Housing and Economic Development Committee receive and file a report on the Rethink and Renew Initiative.

Emilio Ramirez, Housing Director, gave a report. Public comments were received from Pat Brown. Discussion ensued among the Committee and staff.

Committee received and filed report, no action taken.

2. Public Works Department

SUBJECT: Update on the Parks and Recreation Master Plan.

RECOMMENDATION: That the Community Services Committee receive an update on the draft Parks and Recreation Master Plan (Master Plan) and provide feedback.

Rosemarie Gaglione, Public Works Director, gave a report. Public comments were received by Pat Brown, Roger Poirier, and Gabriel Teran. Discussion ensued among the Committee and staff.

Committee received an update and directed staff to forward this item to Council for consideration at a future meeting.

It was moved by Member Zaragoza, seconded by Member MacDonald, to approve the recommended action and forward this item to a future Council meeting for consideration. VOTE: MacDonald, Madrigal, and Zaragoza voted in favor; the motion carried 3-0.

E. ITEMS FOR FUTURE AGENDAS

No requests were made.

F. ADJOURNMENT

There being no further business on the agenda, and without objection, Chair MacDonald adjourned the meeting at 7:25 p.m.

ROSE CHAPARRO
City Clerk

BRYAN MACDONALD
Chair

DRAFT

PUBLIC SAFETY COMMITTEE AGENDA REPORT

REPORTS
AGENDA ITEM NO. D.1

DATE: April 13, 2021

TO: Public Safety Committee

FROM: Vyto Adomaitis, Community Development Director, (805) 385-7868, vyto.adomaitis@oxnard.org

SUBJECT: Review of the City of Oxnard 2021-2029 Draft Housing Element and General Plan Amendment for Housing Element Update (Planning and Zoning Permit No. 20-620-03). (0/10/10)

RECOMMENDATION

That the Committee recommend to the City Council to:

1. Receive a presentation on 2021-2029 Draft Housing Element (6th Cycle Housing Element); and

2. Provide input on the new Planning Commission recommended Draft Housing Element programs; and

3. Recommend that the City Council submit the Draft Housing Element to the State of California Housing and Community Development Department (HCD).

Please click the following link to view the required Measure M pre-recorded presentation video: https://youtu.be/P4HZyzotAVg

BACKGROUND

The Housing Element is a State-mandated policy document within the Oxnard General Plan that provides direction for the implementation of various programs to meet existing and projected future housing needs for all income levels. To comply with State law, the City's Housing Element must be updated to ensure the city's policies and programs can accommodate estimated housing growth needs identified in the Southern California Association of Government's Regional Housing Needs Assessment (RHNA) allocation for the 2021-2029 planning period. Staff, in coordination with the City's consultant, PlaceWorks, Inc, has been working on this update since mid- 2020. The Draft 2021-2029 Draft Housing Element was published for public review on March 10, 2021 (Attachment A). The City's 6th Housing Element is required to be adopted by the City Council no later than October 15, 2021.

Regional Housing Needs Assessment (RHNA) Allocation

On March 4, 2021, the Southern California Association of Governments (SCAG) approved the 6th cycle RHNA allocation for the region. The below allocation was listed for the City of Oxnard to meet its fair share of the State's housing need, including 2,911 lower income units (very low and low income units). State housing

law does not require the City to construct the allocated units within the planning period, but does require the City to maintain an inventory to accommodate the RHNA allocation.

City of Oxnard RHNA Allocation - 2021-2029

	Final RHNA
Lower Income (Very Low/Low)	2,911
Moderate	1,538
Above Moderate	4,100
Total 6th Cycle RHNA	**8,549 units**

Generally, affordable housing and housing policies are aimed at addressing housing disparities for the following income categories based on the annual Ventura County Area Median Income (AMI)*:

Ventura County Household Income - 2020

Household Income	% AMI	Income of Family of 4
Lower Income	up to 80%	To $90,350
Moderate	80% to 120%	To $117,350
Above Moderate	>120%	Above $117,350

**Based on 2020 Ventura County AMI for a four-person household of $97,800, AMI is updated in May each year.*

In September and October 2020, the Housing and Economic Development Committee (HEDC) and City Council, respectively provided input on key policy questions; this direction established key policy approaches which have assisted in directing the Housing Element update. To summarize, HEDC and Council direction/input was as follows:

- Discontinue the All-Affordable Housing Opportunity Program (AAHOP), and instead rezone select housing element sites to the State default density of 30 units per acre to reach the total 2021-2029 RHNA lower income allocation;
- Utilize up to 1,000 Accessory Dwelling Units (ADUs) & Jr. ADUs during the 2021-2029 Housing Element cycle to achieve compliance with 2,911 lower income RHNA;
- Where feasible, study local preference in the City Inclusionary Housing Ordinance;
- Study revision to the Inclusionary Housing percentage requirement;
- Develop a program to look at housing in the Business and Research Park (BRP) zones, and targeted commercial centers pending input from property owners; and
- Develop a program to look at housing in the one High Quality Transit Corridor (HQTC) in the City which extends from Hwy 101, down Oxnard Blvd. to roughly Channel Islands Blvd.

On March 9, 2021, HEDC provided input regarding a proposed new Housing Element program, conceptually titled “Institutional Land Use Housing Opportunity Program.” HEDC was also provided with a summary of relevant housing laws impacting the preparation of the Housing Element (see Attachment B). The Committee recommended that this program be included in the Draft Housing Element. The program is conceptually identified in Addendum No. 1 to the 2021-2029 Draft Housing Element (see Attachment C). This conceptual program was developed after printing the Draft Housing Element; the Draft Housing Element was released on March 10, 2021. With Council's support, this program would be added to the Draft Housing Element prior to distribution to the State of California, Department of Housing and Community Development (HCD).

On March 24, 2021, the City held a virtual community workshop regarding the Draft Housing Element. Input was robust. A summary of these comments and staff's responses are contained in Attachment D. As recommended by HCD's Affirmatively Furthering Fair Housing (AFFH), an additional community survey was presented at this meeting that focused on housing disparities in Oxnard and where to focus solutions. Input is welcoming from the community through mid April 2021. The questions are intended to be integrated into the overall review of the Draft Housing Element. Community responses will help inform many of the programs in the Draft Housing Element, including Programs 1, 2, 9, 11. 14, 15, 16, 17, 19, 21, 22, 23, 25, and 26.

On April 1, 2021 the Planning Commission held a public meeting to review and comment on the 2021-2029 Draft Housing Element. A copy of the Planning Commission staff report is provided as Attachment E. Details regarding the Draft Housing Element, including programs, policies, 5th cycle status, and outreach and engagement are detailed within the Planning Commission staff report. The Planning Commission recommended that the City Council submit the Draft Housing Element to HCD, and recommended that the City Council consider four additional programs within the Housing Element: 1) Rent stabilization ordinance, 2) Just Cause ordinance, 3) Farmworker housing study, and 4) funding for the Housing Trust Fund Ventura County. These recommendations are discussed further below under the discussion.

Details are contained in the Planning Commission and the prior HEDC staff report (March 9, 2021). However, staff is highlighting the following key Housing Element discussions for HEDC interest.

DISCUSSION

Housing Element Sites Inventory

State Housing Element law requires that each jurisdiction provide sufficient land inventory and capacity to accommodate the RHNA allocation over the eight-year cycle for housing in all income categories - i,e., lower, moderate, or above moderate-income housing; in other words sites to accommodate the 8,549 dwelling units. HCD recommends that the City identify sites which can accommodate 15% more than the projected lower income housing unit allocation in the event sites do not develop as affordable housing sites over the 8 year window. With that in mind, the City has designated capacity for at least 3,348 lower income units (2,911 lower income RHNA units plus 437 buffer lower income units). As shown in the following table, Oxnard has identified adequate sites to meet its 8,549-unit requirement over the 2021-2029 planning period.

Sites Available to Meet City of Oxnard RHNA

	Total Units	Lower	Moderate	Above Moderate
RHNA	**8,549**	**2,911**	**1,538**	**4,100**
ADUs anticipated	1,000	1,000	0	0
Remaining RHNA Subtotal	*7,549*	*1,911*	*1,538*	*4,100*
Vacant Sites	1,370	469	331	570
Non-vacant Sites	6,007	2,095	1,020	2,892
Annexation Sites	1,157	165	285	707
Total Sites and ADUs	**9,534**	**3,729**	**1,636**	**4,169**
Surplus RHNA	+985	+818	+98	+69

Source: City of Oxnard, SCAG and Oxnard 2021-2029 Draft Housing Element Table F-3

Consulting staff verified vacant lands via state data, aerial photographs, in person site analysis, and consultation with City staff.

Inclusionary Housing

HCD guidelines do not allow the residential buildout projections resulting from the implementation of the City's inclusionary housing program to be included within the City's Housing Element site inventory for meeting RHNA, as HCD does not consider the inclusionary requirement to be a substitute for zoning densities to accommodate RHNA. However, the affordable units produced under this program are counted towards meeting the City's lower income RHNA obligation in the annual reports to HCD. The City's Inclusionary Housing Ordinance (No. 2721) presently requires projects with 10 or more units to restrict 10% of units as affordable to lower income households, while projects in Urban Villages are required to include 15% affordable housing. The Draft Housing Element continues Policy H-3.4 and Program 10 to support Inclusionary Housing. The City's Inclusionary Housing Ordinance presently also includes a "local preference" requirement that developers offer affordable units to qualified Oxnard resident buyers and renters on the waiting list first. In January 2020, the HEDC asked staff to evaluate strategies within the City's Housing Element update for encouraging local preference in all new residential development (including market rate) into all new residential Development Agreements or by Conditions of Approval. The Draft Housing Element continues Policy H-2.8 (Page G-3) "Local Preference for Affordable Housing" requires, when legally possible, by Development Agreement or condition of approval, a local resident/worker preference for projects that include affordable housing units, density bonus units, and/or units utilizing federal, state, or local funding. Over the next few months, staff will continue to evaluate the feasibility of local preference requirements, as well as continue to evaluate the potential for updates to the inclusionary ordinance. Staff will continue working with the upcoming regional inclusionary housing ordinance study to evaluate feasibility for implementation in Oxnard.

General Plan Amendment and Zone Change

To meet the City's RHNA obligation and to comply with new State laws regarding default density, the City must rezone select housing element sites to the State default density of 30 units per acre to accommodate the total 2021-2029 RHNA lower income allocation. Lower income sites identified in the downtown already accommodate the default density (30 units per acre); therefore no zone changes are necessary for those sites. Many of the identified properties outside of the downtown do not presently accommodate the default density; therefore the City will need to process zone changes for those sites, and in some cases General Plan Land Use map amendments to allow the default density of 30 units per acre. The State requires that the City rezone vacant properties that were in two prior Housing Elements and non-vacant properties that were in one prior Housing Element to allow 'by right' development, provided that a minimum of 20% of units are restricted as affordable to lower income households. A similar 'by right' provision is required for lower income Housing Element inventory sites that are not rezoned prior to October 15, 2021. With Council approval of the Final Housing Element, the required rezonings and land use destination changes will be presented.

HCD Guidelines allow for the the default density requirement to be accommodated through an Affordable Housing Overlay Zone that allows property owners flexibility to build multi-family housing on their property, without modifying the standards of the underlying zoning district or restricting the property owner's existing development rights. Since the majority of the sites that are identified for affordable housing outside of the Downtown are presently zoned for commercial use, an Affordable Housing Overlay Zone that allows the default density of 30 units per acre (with a minimum 20% affordable units per State requirements) would be the most attractive zoning option for existing commercial property owners, as they could continue their existing

use while developing a portion or all of their property with housing, or sell the property for potential gains associated with more flexible zoning. Additionally, many owners have expressed that they are not interested in outright residential zoning on their property, but would be interested in an Affordable Housing Overlay Zone that can accommodate a mix of uses. Loss of these sites would create difficulty for the City to accommodate RHNA allocations. A list of sites that will need zone changes is included in Supplement 1 of the Draft Housing Element (Attachment A). At this time the City is considering two potential Affordable Housing Overlay Zones, one zone that would overlay prior Housing Element sites to accommodate the default density by right (Example: Affordable Housing Permitted; AHP), and another zone that would accommodate the default density on new affordable sites with discretionary review (Example: Affordable Housing Discretionary; AHD). Both Affordable Housing Overlay Zones could require affordable housing, though a minimum of 20% would be required on the 'by right' sites. No Council Committee actions or recommendations on this item are required at this time.

Planning Commission Input, and Summary of Community Input

On April l, 2021, the Planning Commission considered the Draft Housing Element and listened to community input on the Draft Housing Element and potential programs to include within the 6th Cycle Housing Element Planning Period. Prior to the meeting, staff also received two letters from affordable housing advocacy organizations with comments and requested additions to the Draft Housing Element. A summary of the correspondence and public input at the meeting is provided below.

1. Law Office of Barbara Macri-Ortiz

Barbara Macri-Ortiz provided a list of non-substantive and typographical edits to the Draft Housing Element; staff reviewed and concurred with the suggested edits. Ms. Marcri-Ortiz also recommended that the City participate in two farmworker housing programs currently proposed by the County of Ventura (Programs E and O in Attachment F). The following is a description of the two programs:

- Farmworker Housing Study - the City would explore (1) working with the County of Ventura, advocacy groups, and agricultural organizations to plan, fund, and implement a countywide survey of farm workers, employers, and housing providers to further define housing conditions, needs and barriers to farm worker housing; and (2) utilize the survey results to develop targeted programs and strategies to address the identified housing needs of farm workers and to support agricultural businesses with a stable and healthy workforce.
- Fund the Housing Trust Fund of Ventura County - the City would support the efforts of the Housing Trust Fund of Ventura County by making an annual contribution to support its provision of short term, pre-development, acquisition, and construction funding to developers of affordable housing. In addition, the City will support creation of a county-wide dedicated source of funding for affordable housing.

The Planning Commission recommended that the City Council consider inclusion of these two programs in the Draft Housing Element. Given that these two programs will require resources (financial and staffing), Committee and Council input and direction to participate will be required.

2. People's Self Help, Vulnerable Population Housing Advocacy Network, Ventura County Yimby, and House Farm Workers!

The group letter provided a list of nine programs to consider inclusion within the Draft Housing Element, including the two programs recommended by Barabara Macri-Ortiz. Staff reviewed the nine programs with the Planning Commission at the meeting. Several of the suggestions are addressed under existing local and State laws, and are included within the Draft Housing Element. For example, a suggestion to replace the AAHOP

program to allow 20 du/ac by right for affordable housing is addressed under Programs 30 and 31, which will allow affordable housing at 30 du/ac by right on identified sites that were in prior housing elements, of which the majority are on commercially zoned property. The City's inclusionary housing ordinance (Program 10) is already one of the highest in the County, requiring 10% affordable for projects larger than 10 units, and 15% on Urban Village properties. Streamlining for affordable is accommodated through SB 35 (Program 34), by-right provisions (Programs 30 & 31), State density bonus, the 2019 Downtown code and simplified 2019 ADU requirements. The Planning Commission recommended that the City Council consider the two programs that were also recommended by Ms. Macri-Ortiz.

3. Speakers from CAUSE (CAUSE is a base-building organization committed to social, economic, and environmental justice for working-class and immigrant communities in California's Central Coast.)
Four of the speakers that attended the Planning Commission meeting advocated for the following two new programs:

- Rent Stabilization Ordinance - Rent stabilization ordinances help to control for market forces which might lead to large increases in rents for local tenants in privately owned residential properties. Rent stabilization also helps to preserve affordable housing stock and prevent displacement as market values increase. Typically a rent stabilization ordinance allows for a modest rent increase over time. In 2019, California adopted the Tenant Protection Act (AB 1482), which places a statewide limit on rent increases to no more than 5% each year. In an effort to not stymie new construction, the state law exempts buildings constructed in the last 15 years. Condominiums and single family homes are exempt from AB 1482. The law became effective on January 1, 2020. A program could locally codify the State law, could increase public outreach/education about the State law and/or could consider adoption of a rent stabilization ordinance that is more strict than State law.
- 'Just Cause' Ordinance - 'Just Cause' is often a companion policy with rent stabilization because they regulate two common ways a family can become displaced. Just Cause ordinances typically require a landlord to have a primary 'just cause' reason to evict a tenant from a rental unit. Under a Just Cause ordinance, landlords are only able to evict tenants for one of about a dozen reasons, such as not paying rent, engaging in illegal activity, damaging the property, or violation of the lease. A landlord could also order tenants who are in good standing to move out, such as if the landlord plans to move into the unit or needs to carry out renovations, but the landlord would be required to provide relocation assistance. In 2019 California adopted the Tenant Protection Act (AB 1482), which (in addition to rent stabilization) imposed a statewide 'just cause' limitation on lease terminations, non-renewals, or evictions for most California residential landlords. The state law exempts buildings constructed in the last 15 years, condominiums and single family homes. A program could require that the State law be codified, could increase public outreach/education about the State law and/or could consider adoption of a 'just cause' ordinance that is stricter than State law.

The Planning Commission recommended that the City Council submit the Draft Housing Element to HCD, and recommended that the City Council consider including the four above discussed programs within the Housing Element, which included 1) Rent stabilization ordinance, 2) Just Cause ordinance, 3) Farmworker housing study, and 4) funding for the Housing Trust Fund Ventura County.

Next Steps and Schedule

Revisions to the Housing Element will be made based on comments received by interested parties, the City and HCD. A revised version will be considered by the HEDC and City Council prior to approval. Staff will continue to keep HEDC and the public informed as the process moves forward. There will be additional

opportunities to provide input and the public is encouraged to contact staff to be added to the mailing list. The following is the preliminary Housing Element schedule:

Steps	Timeline
Community Services, Public Safety and Housing & Development Committee Meeting to Review Draft	April 13, 2021
City Council Public Meeting - to Review Draft and direct staff to submit the Housing Element to HCD	April 29, 2021
Submit Draft Housing Element to HCD (60-day review)	Early May 2021
Prepare required CEQA environmental document	March-May 2021
Revise Draft Housing Element per HCD recommendations	July 2021
Final Housing Element & Environmental Document	Summer 2021
Planning Commission Public Hearing on Final Housing Element - Recommendation for City Council Adoption	August 2021
City Council Hearing & Adoption of Final Housing Element	September 2021
Submit Adopted Housing Element to HCD for Certification (90-day Review)	October 2021

STRATEGIC PRIORITIES

This agenda item supports Economic Development strategy. The purpose of Economic Development strategy is to focus on the retention and expansion of Oxnard businesses by increasing the skills and employability of our local workforce, invite new business investments, and target site-based redevelopment opportunities.

This agenda item supports the Quality of Life strategy. The purpose of the Quality of Life strategy is to restore and increase quality services and programs that enrich Oxnard's diverse community, promotes safe neighborhoods, encourages community engagement, and supports our residents in their efforts to improve their quality of life.

FINANCIAL IMPACT

There is no fiscal impact associated with this staff report. The City's work to prepare the 6th Cycle Housing Element is being funded by General Plan Maintenance funds and SB 2 grant funds.

Prepared by: Kathleen Mallory, Planning & Sustainability Manager, Heather Davis, Contract Planner

ATTACHMENTS

1. Attachment A: 2021-2029 Draft Housing Element
2. Attachment B: March 9, 2021 Staff Report, including Summary of the New Housing Element Laws
3. Attachment C: Addendum No. 1 to Draft Housing Element - Institutional Program
4. Attachment D: March 24, 2021 Workshop Summary of Comments
5. Attachment E: April 1, 2021 Planning Commission Staff Report
6. Attachment F: Public Comment Letters, including memorandum to Planning Commission dated April 1,

2021 (in response to Barbara Macri-Ortiz)

7. Presentation - Review of the City of Oxnard 2021-2029 Draft Housing Element and General Plan Amendment for Housing Element Update - 04.13.21 Committee

Attachment A: 2021-2029 Draft Housing Element

To view, please visit:
https://www.oxnard.org/wp-content/uploads/2021/03/Oxnard-Public-Draft-Housing-Element_3-9-21.pdf

ATTACHMENT B
SUMMARY OF NEW HOUSING ELEMENT LAWS

The State adopted a number of new State laws which will impact the City's Housing Element preparation. Implementation of these laws is mandatory, with some guidance provided by HCD on how to implement the programs. Generally, HCD encourages cities to implement them taking into consideration the City's local conditions. The following is a summary of some of the more pertinent new laws:

- Site Inventory Density Requirements - (AB 879, AB 1397, SB 6) - New State laws require jurisdictions to rezone parcels to allow sufficient density that will accommodate the economies of scale needed to produce affordable housing. The state requires that properties that were in the prior planning period's Housing Element (2013-2021) be permitted 'by right' to be developed at a density of up to 30 dwelling units per acre, provided that a minimum of 20% of the units are restricted as affordable to lower income households. A similar 'by right' provision is required for new Housing Element inventory sites used to address the lower income RHNA that are not rezoned prior to the beginning of the 6th cycle planning period (October 15, 2021). The new laws also added requirements for jurisdictions to demonstrate that all inventory sites show realistic development potential to accommodate housing development over the 8-year Housing Element cycle. There are more requirements on non-vacant sites and the definition of a non-vacant site has expanded. For example, a parking lot is considered non-vacant.
    - The City has written preliminary programs in the Draft Housing Element to meet the State requirements (see Programs 3, 30 & 31 in Table G-2 of the Draft Housing Element).
    - The necessary General Plan land use and zoning map and text amendments will accompany the City Council's review of the Final Housing Element to preserve the City's review authority.
- Adequate Housing Inventory through Site Selection, No Net Loss - (SB 166) - Government Code 65863 requires that each jurisdiction maintain adequate site inventory capacity to accommodate RHNA targets during the entire 8-year housing element cycle. Jurisdictions must add sites if land use decisions or development results in a shortfall of sufficient sites to accommodate the remaining housing targets for each income category. HCD therefore recommends creating a 15% buffer to accommodate lower-income RHNA.
    - The City has identified lower income sites to meet the City's projected lower income RHNA. To account for changes in housing construction affordability, and to take into consideration that not all sites will develop with affordable units, the City designated 15% more than the projected lower income housing unit allocation in the event sites do not develop as affordable housing sites over the 8 year window. With that in mind, the City has designated capacity for 3,348 lower income (very low and low dwelling units) on approximately 97 parcels.
    - The City has written preliminary programs in the Draft Housing Element to meet the State requirements (See Programs 3 & 6 in Table G-2 of the Draft Housing Element).
    - The necessary General Plan land use and zoning map and text amendments will accompany the City Council's review of the Final Housing Element to preserve the City's review authority.

- Housing Accountability (SB 330) - In 2019, Governor Gavin Newsom signed the Housing Crisis Act of 2019 to promote housing development throughout the State. One of the core components of this legislation is that jurisdictions may not change an existing land use designation to prohibit residential development or lower the intensity of residential development unless there is a concurrent increase in capacity elsewhere in the city, a concept known as "No Net Loss". This means that the City cannot lose affordable housing sites without having equivalent replacement affordable housing sites available to meet the projected need. The decision that must be made in the City's Housing Element is how to distribute the 8,549 housing units to produce the greatest benefit for the city. Additional requirements in SB 330 include permit streamlining to reduce the time for housing approvals, and prohibiting subjective decision-making for residential development.
    - The City has written a preliminary program in the Draft Housing Element to meet the State requirements (see Program 6 in Table G-2 of the Draft Housing Element).
- Affirmatively Furthering Fair Housing (AB 686) - New State law requiring jurisdictions to develop a plan for Affirmatively Furthering Fair Housing (AFFH) to address significant disparities in housing needs and opportunities.
    - The City has written a preliminary program in the Draft Housing Element to meet the State requirements (see Program 19 in Table G-2 of the Draft Housing Element).
- Accessory Dwelling Unit (ADU) Plan (AB 671) - Government Code Section 65583 was amended in 2019 to require a program in the Housing Element to incentivize and promote the creation of ADUs.
    - The City has written preliminary programs in the Draft Housing Element to meet the State requirements (see Programs 36, 37 & 38 in Table G-2 of the Draft Housing Element).
- Low Barrier Navigation Centers and supportive housing (AB 101) - A "Low Barrier Navigation Center" is a temporary living facility that connects individuals experiencing homelessness to income, public benefits, shelter, and other resources. Supportive housing combines affordable housing with coordinated services to help people struggling with physical and mental health issues. The new law requires that navigation centers be approved 'by right' in areas zoned for mixed uses and nonresidential zones permitting multifamily development. The new law also requires that supportive housing be permitted by right in all zones where multifamily and mixed uses are permitted.
    - The City has written preliminary programs in the Draft Housing Element to meet the State requirements (see Program 6, 14, 17, 22 in Table G-2 of the Draft Housing Element).
- Streamline Affordable Housing (SB 35) requires streamlined approval for housing development that meets certain parameters, such as compliance with the General Plan and Zoning standards, provision of 10-50% lower income housing, and commitment to paying prevailing wages.
    - The City has written preliminary programs in the Draft Housing Element to meet the State requirements (see Programs 7 & 34 in Table G-2 of the Draft Housing Element).

ATTACHMENT C

2021-2029 DRAFT HOUSING ELEMENT
ADDENDUM 1
INSTITUTIONAL LAND USE HOUSING OPPORTUNITY PROGRAM

The following program will be added to Table G-2 in Section G of the 2021-2029 Draft Housing Element:

Table G-2. Housing Element Implementation Programs

Program	Objective (quantified/qualified)	Implements Policy	In progress	2021-2022	2023-2024	2025-2026	2027-2029	Annually or Ongoing
Program 40: **Institutional Land Use Housing Opportunity Program** **Responsibility: Housing Department, Community Development Department** **Time Frame: By 2024**	**Evaluate opportunities for housing on Institutional properties and amend the zoning code to allow housing.**	2.1 2.6			■			

Evaluate a program to allow institutional properties (properties owned by organizations having a social, educational, or religious purpose such as a school, church, hospital, club or lodge) to build housing affordable to lower income households and/or homeless shelters on their property as part of their mission/community outreach and in conjunction with their existing development use on their property. In concept, the program would reference existing Municipal Code standards in Section 16-360 et seq. Attached Dwelling Unit Development Standards, at densities allowable in the underlying zone. Flexibility in application of development standards should be considered where demonstrated by the applicant to the Community Development Director to be appropriate and compatible with adjacent land uses, including, but not limited to, yard setbacks, shared tandem parking, visitor parking, and building spacing requirements. Program elements would be explored over the next three years.

ATTACHMENT D
SUMMARY OF COMMUNITY WORKSHOP COMMENTS
MARCH 24, 2021

On March 24, 2021, the City held a virtual community workshop to discuss the Draft Housing Element. Notice of the workshop was sent to all subscribers (90) on the Housing Element stakeholders list, which includes affordable housing advocates, realtors, and other interested parties that have requested notification, and posted on the City's Housing Element Update webpage. Approximately thirteen (13) community members attended. Following an informational presentation and introduction of a housing survey[1], community members asked the following list of questions. Staff's responses were provided during the session and are summarized below each question along with follow-up information.

1. AAHOP. "*The City indicated that they were not continuing with the AAHOP program, and instead would be utilizing an Affordable Housing - Permitted, and Affordable Housing - Discretionary overlay program. What happens with the projects that are currently being processed under the AAHOP program and how will AAHOP change the processing of projects?"*

   The City developed the AAHOP program in 2012 to meet the lower income RHNA allocation for the 2006-2014 Housing Element. AAHOP was continued in the 2013-2021 Housing Element. This program applies an "AH" additive to the zoning designation (i.e C2-AH) to increase the allowed density by 25 percent, provided the housing project is 100 percent affordable. Projects with less than 100 percent affordable were not eligible for the AAHOP program, limiting eligibility to construct higher density on these sites. The City's AAHOP program was adopted before the current State Density Bonus laws AB 1763 (80% density bonus for 100% affordable) and AB 2345 (up to 50% density bonus for mixed income housing projects).

   The AAHOP program allowed modification of attached dwelling unit numerical standards up to 10%, and concession for one development standard. Recent State density bonus law AB 1763 grants more generous provisions, including four development standards concessions, three extra stories, and waives or reduces parking requirements for projects within ½ mile of a major transit stop, depending on the amount of affordable housing. State density bonus concessions are also granted to projects that include a mix of affordable and market rate, while AAHOP only provided concessions for 100% affordable housing projects. Projects that included market rate could not take advantage of the incentives under AAHOP. As public funding is a necessary component of developing a 100% affordable project, the scope of AAHOP was very limited and few projects were able to take advantage of the density or incentives.

   Recent State Housing Element law mandates that the City rezone parcels included in the lower income RHNA inventory to the default density of at least 30 du/ac. As many of the parcels were in prior housing elements as AAHOP sites, the state mandate will replace the AAHOP overlay. Therefore the AAHOP program is being replaced by both the State's default density requirement and update to the Density Bonus provisions. Pursuant to state Government Code 65915 et seq., in 2023, amend the Zoning Code to update the density bonus ordinance to address recent updates to state law. If additional changes to state law occur during the planning period, the density bonus ordinance will be updated to comply with those changes.

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[1] As recommended by HCD's Affirmatively Furthering Fair Housing (AFFH), an additional community survey of approximately nine questions was presented at this meeting that focused on housing disparities in Oxnard and where to focus solutions. Input from this survey will help inform many of the programs in the Draft Housing Element.

Currently there is one active AAHOP project that is going through the entitlement process: Aspire Apartments at 536-538 Meta Street (AAHOP Site A-03 and PZ Number 21-200-01). Aspire includes 87 apartments restricted for lower-income households, and one manager unit. This project will continue the entitlement process under the AAHOP program. The City has also heard interest from the owner of AAHOP Site D-06 on Oxnard Boulevard; however, an application has not been filed. The owner can still file under the AAHOP program until the program has been replaced upon adoption of the new overlay zone.

At the start of this year, the City approved Cypress Place at Garden Cities Apartments at 5536 and 5492 Cypress Road (AAHOP Site B-10 and PZ Number 20-200-14).

2. COVID. "*How does the Housing Element address COVID, given the higher number of individuals challenged with housing? Economic recovery will take a while. Women who have lost jobs are disproportionately impacted, creating greater challenges than what already existed and exacerbating needs of the very low income.*"

As aptly stated by Housing Director Emilio Ramirez during the Public Workshop, COVID was a surprise to all of us, and created greater hardships for lower income populations. The Housing Element is a long range plan and therefore is not intended to be responsive to single events such as COVID. However, the Housing Element is responsive to ongoing economic and social conditions that cause certain populations to be more vulnerable to events such as COVID, such as farmworkers and people who earn minimum wage. Therein lies the response. By identifying what is the greatest needs for housing in Oxnard, and providing programs and policies focused on generating housing for farmworkers, single-parent households and other lower income populations, the Housing Element addresses those groups most impacted by COVID.

That said, the City has been responsive to COVID and the hardships it has created for specific populations in Oxnard. For example, the Vagabond inn was acquired and permitted by the City in four months. Two of the programs within the Draft Housing Element specifically discuss the City's response to COVID:

- Program 15, Homeless assistance. In 2020, shelter space was expanded to a second location at 350 S K Street, the Police Activities League (PAL) building, to provide safer conditions for preventing the spread of COVID-19. The total number of beds remained at 110, but now with 42 beds located at the former Armory location on K Street, and 68 beds across the street at the PAL building. This expansion allows for shelter guests to more easily practice social distancing and increases space between the beds. During this time, a rapid-rehousing program was implemented within the Oxnard navigation center. This program provides housing navigation, relocation, and stabilization services to support homeless residents and shelter guests find and maintain permanent housing. The rapid re-housing program also provides financial assistance to help with moving costs, security deposits, utility deposits and short term rental assistance.

  The City hired a Homeless Services Coordinator in July 2020. In 2020, Homeless Services also began providing support and practical services once a week at "The One Stop" outside of the Rescue Mission. At this service location, homeless individuals are able to access hygiene services, including a shower, and connect with service providers, including Salvation Army outreach services. This program is done in partnership with

Ventura County who provides health care and other services. In order to support homeless individuals and gain skills for independent living, homeless services is planning a vocational training pilot program to train and hire people who had experienced homelessness with the goal of eventually securing longer-term/ permanent work.

In 2020, a large homeless encampment developed near Ormond Beach. The City has begun efforts to engage with the population currently residing there. In August 2020, the City teamed up with Ventura County to regularly provide services and engage as many people as possible into shelter and housing. Ventura County provides healthcare services through their Backpack Medicine project. Other services at the encampment site include hygiene services and connection to outreach case workers. The City is currently developing a longer-term engagement plan to determine service needs of the people living in the encampment, then connecting them to services and housing and eventually cleaning the site of debris. In order to engage with people experiencing homelessness and provide practical assistance, including housing navigation, employment assistance, health navigation and crisis intervention, in May 2020, the City began working with the Salvation Army to provide street outreach services. In fall of 2020, the scope of services from Salvation Army expanded to provide additional street outreach services in the downtown area of Oxnard. The Salvation Army is currently recruiting additional staff for these positions.

- Program 17, Fostering Self Sufficiency program that focuses on moving individuals or households from homelessness to permanent housing including job assistance. During 2018 and 2019, the goal of assisting a minimum of 90 families was met. As a result of the COVID-19 pandemic, in 2020, over 2,500 individuals were provided emergency supportive services facilitated by the ROSS Services Coordinator. ROSS programs include employment training/mentoring programs, tutoring programs, GED attainment programs, job retention activities, parenting skills, music classes, art workshops, free tax preparation, free access to computer labs, and office assistant workshops. All these programs complement a family's goal of increasing self-sufficiency and overall quality of life. In 2020, ROSS services were also expanded to assist with unemployment filings, rental assistance, food share, and health and safety education.

3. Streamlining. How does the Housing Element address this?

Recent State Housing Element laws such as AB 1397 and SB35 are intended to streamline by removing discretionary review. AB 1397 requires allowing housing 'by right' on Housing Element sites that were in prior housing elements, provided that 20% of units are affordable to lower income households. In accordance with AB 1397, the Draft Housing Element includes Programs 30 & 31, and the Supplement notes where the zoning will be changed with an affordable housing overlay to allow affordable projects without discretionary review. SB35 requires jurisdictions to streamline eligible affordable housing projects through a ministerial approval project[2]. AB 1397 and SB 35 are reflected in Draft Housing Element Programs 30, 31 and 34.

In addition to AB 1397 and SB 35, the City is also exploring programs to simplify the process for housing in nontraditional locations, such as the Institutional overlay program (Program 40) for

[2] As noted in the workshop, SB35 has several underlying criteria (residential zoned, underlying land use needs to be consistent, prevailing wage requirements) which may be difficult for affordable housing developers to find eligible sites.

churches and other nonprofits to building housing on their property, and the Business Research Park overlay (Program 35). The City's overall streamlining process was also updated last year to move all projects through quickly, and is reflected in Program 7.

The City also updated the Downtown Code in 2019 to a form based code, which functions as a streamlining with a variety of standards that developers are able to meet in a flexible manner. The Downtown Code eliminated density requirements and revised parking requirements to provide and manage parking facilities that serve an area rather than lot by lot. The update has been popular, with recent project applications reflecting densities of between 100 and 200 du/acre.

A question came up during the workshop on if developers of projects on the 'by-right' sites would be allowed to pay an in-lieu fee for the 20% affordable units rather than building affordable units, as permitted under the City's inclusionary housing ordinance, and still receive streamlined non-discretionary review. The Inclusionary housing ordinance is a local ordinance, and provisions such as an in-lieu fee option are not applicable to the State requirements for building affordable housing on 'by right' sites. If a project pays an in-lieu rather than building 20% affordable on an Affordable Housing Overlay site, they would not receive 'by right' streamlining under AB 1397. The developer could still apply to build the project at the default density of 30 du/acre, but the project would go through discretionary review if required in the underlying zone and no other streamline provision applied.

4. Farmworker housing. *"Much of the farmworker and low-income housing assistance is administered through Federal agencies. Aid is usually denied to undocumented individuals (which account for a large percentage of the farmworker population). Has the city examined other methods of funding which accommodates to Oxnard's undocumented population?*"

Housing Director Emilio Ramirez confirmed in the workshop that many Federal funding programs include conditions that the funding does not benefit undocumented persons, such as Section 8 vouchers. However, some funding programs do not include affirmative requirements to identify the recipient's status. The City does not pursue identification of status if it is not a requirement of the funding source, such as USDA, DLSA, Federal COVID funding (example, rental assistance program), and some State funding sources. Locally generated funds such as the funds from the Oxnard's inclusionary ordinance also do not have a requirement for status verification.

In response to the question regarding long-term farmworker housing, Program 9 in the Housing Element is directed toward the improvement and perpetuation of both permanent and temporary farmworker housing. Cypress and Etting Road Affordable Apartments (CEDC) are two examples of recently approved long-term farmworker housing projects in Oxnard.

- Program 9, Farmworker Housing Program, review and pursue farmworker housing opportunities. Agricultural activities in the Oxnard area are in year-round production. Most of the farmworker labor force is permanent and lives in traditional housing units or mobile homes, although many of these units are overcrowded and/or have converted garages to additional rooms. The Housing Department will continue to seek development partners and funding that focus on affordable farmworker housing development. The City's zoning, development standards, and processing requirements also encourage and facilitate all types of housing for farmworkers (i.e., multifamily, single-room occupancy, second units, manufactured homes, migrant centers, etc.).

Housing Director Emilio Ramirez also listed programs that the Housing Department is working on outside of the Housing Element. The Housing Authority is reviewing the potential for a special preference for Section 8 vouchers for families that are farmworkers, and the City is seeking funding for a DOL farmworker housing grant. The City also contributed funding and is working with CEDC on a farmworker housing development on Eddy Road. Farmworker households also qualify for permanent low income housing, which is a focus of many programs in the Draft Housing Element.

5. ADU/Jr. ADU. *How does the City ensure affordability; yearly reporting; legal enforceability of ADUs/5 year provision?*

   The City updated its Accessory Dwelling Unit (ADU) program in 2019, which became effective in 2020. Consistent with State law, the 2020 program simplified the ADU permitting process, revised development standards and waived ADU parking requirements under most circumstances. The updated program has proven to be very popular; in 2020 123 ADUs were entitled, compared to an annual average of 27 ADUs in the prior 3 years. HCD guidelines allow the City to count ADUs towards meeting RHNA allocation based on changes in policy and permit trends.

   When applicants apply for an ADU permit, the applicant includes the rent that they envision for the unit. Across the board, these rental rates have been in lower income range. However, there is not a mandate that the units must stay affordable. Enforcement of the ADU numbers is rather placed on City.

   The Draft Housing Element includes Program 37 for monitoring of the rental rates for permitted ADUs. Under Program 37, if ADUs aren't being constructed as projected, the City will make efforts to address with greater community outreach. If the ADU figures continue to not meet construction goals, the City will amend and submit the Housing Element to HCD to identify adequate sites to accommodate the RHNA.

6. RHNA Buffer. *Should the City accommodate a buffer of housing units higher than the RHNA allocation?*

   HCD recommends that the City identify enough sites to accommodate 15 percent more than the projected RHNA for lower income housing units in the event sites are not developed with affordable housing over the 8-year window. With that in mind, the City has designated capacity for at least 3,348 lower income units (2,911 lower income RHNA units plus 437 buffer lower income units), which represents an approximately 28 percent buffer. Although a much higher buffer above the regional housing number allocated to the City could address more housing needs, the City is limited in what can be accommodated without significant environmental impacts. Jurisdictions in California face limits in water availability and infrastructure capacity, including wastewater, schools, and road capacity for commuter traffic, all of which translate into impacts that must be balanced with the regional need for more housing.

   In comparison to the 5th Cycle Housing Element, the programs listed in 6th Cycle housing element are more aggressive than prior programs, including by-right (non-discretionary) zoning to allow multifamily housing of at least 30 du/acre outright on sites that were in prior housing elements, an ADU program that simplifies requirements, and implementation of the updated State Density Bonus law that allow up to an 80% density bonus for housing projects that are completely affordable, and up to 50% density bonus for housing projects that include 15% VL, 24% lower or 44% moderate income units. Therefore HCD's recommendation is reasonable.

7. Parking. *Will the current parking minimums in the Downtown affect the affordable housing goals, and can the parking requirements be amended?*

   The parking requirements were significantly reduced as part of the Downtown Development Code update. The City is also developing a downtown parking fee to fund the downtown public parking lots. This parking requirement reduction has been met as a favorable response from developers in the downtown, allowing project densities for recent project of between 100 and 200 dwelling units per acre.

   Throughout the City there is also a reduction in the parking standards for sites that are within ½ mile of the transit corridor or a major transit station. The ADU parking requirements are waived for many of the projects within this proximity of the transit corridor, and State Density Bonus law reduces and waives parking requirements for affordable projects.

Attachment E: April 1, 2021 Planning Commission Staff Report

Please visit the below link to view the staff report:

https://civicclerk.blob.core.windows.net/stream/OXNARDCA/05e9ed3795.pdf?sv=2015-12-11&sr=b&sig=Iw%2F8VZeoz6fOHbDyCL7HJh8R%2BSgz4hJkVjT%2F4OLOmf4%3D&st=2021-03-26T17%3A21%3A21Z&se=2022-03-26T17%3A26%3A21Z&sp=r

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Via Email to Kathleen.Mallory@oxnard.org & U.S. MAIL

March 31, 2021

Ms. Kathleen Mallory
Planning and Sustainability Manager
City of Oxnard
214 South C Street
Oxnard, CA

RE: City of Oxnard 2021 - 2029 Housing Element
Public Comment on March 2021 Public Draft
FARM WORKER ISSUES

Dear Kathleen:

Thank you for your willingness to make the changes to the City's Housing Element that I suggested in the email I sent you on March 30, 2021. These were items that jumped out at me during my review of the Housing Element.

I was hoping that by now I would have been able to get my comments back to you with respect to the site inventory and program section of the Element. But since I still have not completed my review, I thought it best to provide you with the two programs that House Farm Workers! wishes to propose be included in Oxnard's Housing Element. The Board of House Farm Workers! is recommending that these two programs be included in the Housing Elements of all Ventura County jurisdictions, including the County of Ventura and each of our ten cities. The text of the two programs is as follows:

1. **SPECIAL NEEDS HOUSING - FARM WORKER HOUSING STUDY**

The City will: (1) work with the County of Ventura, advocacy groups, and agricultural organizations to plan, fund, and implement a countywide survey

of farm workers, employers, and housing providers to further define housing conditions, needs and barriers to farm worker housing; and (2) utilize the survey results to develop targeted programs and strategies to address the identified housing needs of farm workers and to support agricultural businesses with a stable and healthy workforce.

Time frame: Completion by 2023.

2. **FUNDING FOR AFFORDABLE HOUSING:**

The City will support the efforts of the Housing Trust Fund of Ventura County by making an annual contribution to support its provision of short term, pre-development, acquisition, and construction funding to developers of affordable housing. In addition, the City will support creation of a county-wide dedicated source of funding for affordable housing.

Time frame: Ongoing

Both of these programs are included in the County of Ventura's draft Housing Element. On February 9, 2021, the Board of Supervisors approved inclusion of the Farm worker Housing Study Program. This program appears as Program E in Ventura County's draft Housing Element; [see enclosure, page 111]. I understand that the County also agreed to become the lead agency for the Study. House Farm Workers! and the County will be working closely together on this project.

House Farm Workers! was awarded a $50,000 SCAG grant to support its housing element work and the first phase of the study, i.e. building a coalition of supporting organizations and figuring out exactly what the survey should include. The County is applying for another SCAG grant to cover the survey itself and followup actions.

Note that the County's Program regarding support for funding for the Housing Trust Fund appears in the County's draft Housing Element as Program O on page 113 [see enclosure].

THE FARM WORKER POPULATION IN OXNARD

One other area of note in Ventura County's Housing Element that is well done is the section on Farm workers. [See Ventura County Draft 2021 - 2029 Draft Housing Element, March 2021; Pages 28 - 33]. I am enclosing this section of the County's Draft Housing Element for your information. Regarding the number of farm workers, the County Housing Element includes a lengthy discussion of data from different sources, including SCAG, and then concludes that the most accurate estimate of the total number of farm workers in the County is close to 35,000. Based on historical data, Oxnard has been home to 60% of the County's farm workers, including a large population of indigenous families who have migrated from the Mexican states of Oaxaca, Guerrero and Michoacan, including Mixtecs, Zapotecs, and Purepechas.

Unfortunately, the information contained in Oxnard's Draft Housing Element provides an unrealistically low and inaccurate estimate of the number of farm workers in Oxnard. Without support, this draft alleges that the numbers of farm workers in our community has shrunk to 12,799, and without support suggests that only 5,342 are year round workers.

I note that Oxnard's, Mid-Cycle 2013 - 2021 Housing Element, contained much more discussion and analysis concerning the numbers of farm workers in the County and residing in Oxnard. In Section C.4 of that document, it was reported that the March 2015 Draft Ventura County Regional Analysis of Impediments to Fair Housing Choice estimated that 62 percent of the County's farm worker community resides in Oxnard. That estimate is consistent with my experience over the years with farm workers. Considering the County's well reasoned estimate of 35,000 farm workers County wide, it is likely that the number of farm workers residing in Oxnard is in the neighborhood of 18,000 to 21,000. I believe that it is important to be intellectually honest about the housing crisis, including the deplorable housing situation facing many farm workers who call Oxnard home. Undercounting the number of these residents does a disservice to them and to the entire community. I urge you to revise this section of the housing element and to rely on the data contained in the County's element as well as that contained in Oxnard's Mid-Cycle 2013 - 2021 Housing Element.

Please give me a call if you have any questions or would like to discuss these matters

further. I would appreciate your providing a copy of this letter to the members of the Planning Commission and the City Council.

Thank you for your courtesy and cooperation.

Sincerely,

Barbara Macri-Ortiz

Enclosures

copies via email:

Ashley Golden, Oxnard Assistant City Manager [Ashley.Golden@oxnard.org]
Emilio Ramirez, Director, Oxnard Housing Department [Emilio Ramirez@oxnard.org]
Ellen Brokaw, House Farm Workers!, [ellen@brokawnursery.com]
Gail Weller Brown, Oxnard House Farm Workers! [gwellerb@gmail.com]

Implementation Programs

Table 40 HOUSING IMPLEMENTATION PROGRAMS UNINCORPORATED COUNTY			
Program Name	**Implements Which Policy(ies)**	**Responsible / Supporting Department(s)**	**Timeframe**
A **Housing Grants** To the extent that Local, State and Federal housing funds are available, the County shall continue to administer grant/loan programs to assist lower-income households with the following housing related issues: ▪ Support local non-profits to rehabilitate housing units. ▪ Facilitate the development of owner-occupied and rental housing for lower-income households and for those households with identified special needs. ▪ Support non-profit organizations and County service providers in their efforts to provide services and re-housing efforts to special needs populations including households who are either homeless or "at risk of becoming homeless." ▪ Disaster recovery efforts.	HE 1.3 HE 2.2 HE 3.1 HE 3.2 HE 3.7 HE 3.8 HE 5.4	County Executive Office Resource Management Agency	Ongoing
B **Mobilehome Park Rent Control** The Planning Division will continue the Mobilehome Park Rent Review Program, including quarterly public hearings of the Mobilehome Park Rent Review Board, to assure that the amount of rent charged at mobilehome parks does not increase more than the amount set forth in the Mobilehome Park Rent Control Ordinance.	HE 1.6	Resource Management Agency	Ongoing
C **ADU Homeowner Tools** To increase lower- and moderate-income homeowners' access to ADUs/JADUs and minimize barriers, the County will develop homeowner website education tools and public information in English and Spanish. The intent will be to make the zoning and permitting process more user-friendly, to highlight the advantages of investing in an ADU, and to market the free building plans available from the County for ADUs or farmworker dwelling units. EJ	HE 2.1 HE 2.2 HE 2.6 HE 3.5 HE 3.10	Resource Management Agency	Winter 2024

D	**Infrastructure Constraints** As Area Plans are updated, especially in designated disadvantaged communities, the County shall work with appropriate County agencies and cities to engage with community service districts and local water purveyors to identify and overcome constraints to providing water, sewer services, and dry utilities for housing. The County shall apply for funding as funding sources are available from the Community Development Block Grant, Infill Infrastructure Grant Program, or other funding programs as available, to fund infrastructure design plans and infrastructure improvements supporting residential development in designated disadvantaged communities. EJ	HE 2.2 HE 4.3	Resource Management Agency Public Works Agency County Executive Office	Ongoing
E	**Farmworker Housing Study** The County, working with advocacy groups, agricultural organizations and Ventura County cities, will: (1) take on a coordinating role to seek funding for, and to implement, a countywide survey of farmworkers, employers, and housing providers to further define housing conditions, needs and barriers to farmworker housing; and, (2) utilize the survey results to develop targeted programs and strategies to address the identified housing needs of farmworkers and to support agricultural businesses with a stable and healthy workforce. EJ HC	HE 3.1 HE 3.5 HE 3.8	Resource Management Agency County Executive Office Agricultural Commissioner Human Services Agency	2022-2024
F	**Track No Net Loss Zoning** The County shall maintain an inventory of potential sites to accommodate housing at all income categories. In the event that the approval of a development project results in the remaining sites' capacity becoming inadequate to accommodate the County's RHNA by income category and there are no replacement sites remaining in the Sites Inventory buffer, the County shall initiate the legislative process to rezone enough sites to meet No Net Loss requirements, pursuant to Government Code section 65863.	HE 2.3	Resource Management Agency	Ongoing
G	**RHNA Transfer** The County shall prepare and bring forward for the Board of Supervisor's consideration options for working with cities on a RHNA transfer program that would transfer a portion of the County's RHNA to a City when a residential project located within the City Sphere of Influence is approved and annexed into the City.	HE 2.5	Resource Management Agency	Fall 2023

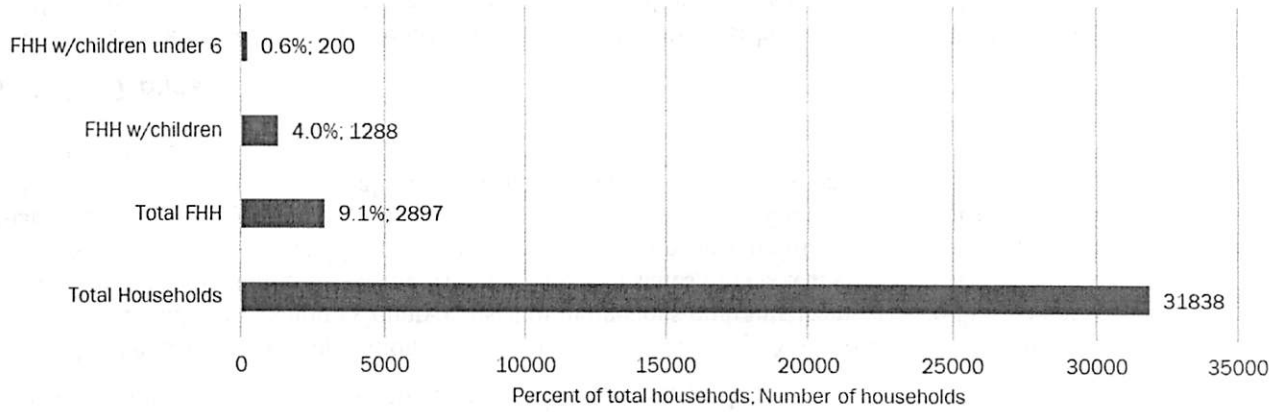
section 50801(i), respectively, and allow for transitional and supportive housing as a residential use in all zones allowing residential uses, subject only to the requirements applied to other residential uses of the same type in the same zone. ▪ Allow for residential care facilities of six or fewer to be regulated in the same manner as a single-family dwelling unit in all zones where single-family dwelling units are allowed. ▪ Amend the Non-Coastal Zoning Ordinance to align with requirements for permitting emergency shelters as described in Government Code section 65583(a)(4). HC			
O **Funding for the Housing Trust Fund** The County shall continue to support the efforts of the Housing Trust Fund Ventura County, a local nonprofit organization that provides short term, acquisition and pre-development funding to developers of affordable housing. In July 2020, the County committed to $300,000 in funding over a three-year period. The Housing Trust Fund Ventura County has the opportunity to match this funding dollar for dollar under HCD's Local Housing Trust Fund program. These funds may be utilized countywide.	HE 3.1 HE 3.2 HE 5.3	County Executive Office	Ongoing
P **Maintain Senior Housing at Mobilehome Parks** The County shall maintain senior occupancy of designated Senior Mobilehome Parks at 80% or more pursuant to the adopted Senior Mobilehome Park Overlay Zone. HC	HE 1.6	Resource Management Agency	Ongoing
Q **Housing Choice Vouchers** The County shall continue to support the Area Housing Authority of the County of Ventura with administering Housing Choice Vouchers, a long-term housing assistance program that reduces homelessness by keeping low-income individuals and families out of the shelter system.	HE 5.3 HE 5.4	County Executive Office	Ongoing
R **First-Time Homebuyer Assistance** The County shall, in collaboration with community partners, provide down payment assistance to expand homeownership opportunities in Ventura County. Down payment assistance funds provided by the County may be used to leverage monies from other grants to provide additional assistance	HE 5.3 HE 5.4	County Executive Office	Ongoing

Female Headed Households

Female headed households is another special needs group that requires special consideration and assistance. Due to generally lower incomes, single female-headed households often have more difficulties finding adequate affordable housing than do families with two adults. Also, female-headed households with small children may need to pay for childcare, which further reduces disposable income. This special housing needs group will benefit generally from expanded affordable housing opportunities. More specifically, the need for dependent care also makes it important that housing for female-headed families be located near childcare facilities, schools, youth services and medical facilities.

Figure 15 shows that of the total unincorporated County's 31,838 households, 9.1 percent are female-headed (compared to 14.3% in the SCAG region), 4 percent are female-headed and with children (compared to 6.6% in the SCAG region), and 0.5 percent are female-headed and with children under 6 (compared to 1.0% in the SCAG region).

FIGURE 15
2018 FEMALE HEADED HOUSEHOLDS
UNINCORPORATED COUNTY



Source: American Community Survey 2014-2018, 5-year estimates.

Farmworkers

The US Department of Agriculture has noted that although hired farmworkers make up less than one percent of all US wage and salary workers, they play an essential role in U.S. agriculture. Due to the generally low wages associated with labor related work such as field workers, packing house workers, and nursery workers; farmworker households can generally be classified as very low- or extremely low-income. This makes farmworkers and their families particularly vulnerable to living in overcrowded, substandard dwelling conditions along with inadequate bathroom, kitchen, and heating facilities. The agricultural nature of Ventura County shows comparable demographic characteristics as those listed by the Census. Farm laborers often have not had opportunities for higher education, are more likely to be of Hispanic or Mexican origin and are less likely to be US citizens than are workers in other occupations in agriculture.

Farmworker Population

Official counts of farmworkers significantly underestimate the true numbers, with undocumented and poor residents most likely to be undercounted. Farmworkers are notoriously difficult to count due to their

mobility, the shared and substandard housing available to them, their fear of authorities, and their lack of involvement in a foreign and unfamiliar culture.[8]

Nonetheless, data from the 2018 American Community Survey (ACS) reports that there is a total of 18,319 farmworkers in Ventura County with 2,668 living in the unincorporated areas of the County. The ACS data is not a good representation of the farmworker population since the data combines persons employed in farming with persons employed in forestry, fishing, and hunting, and does not provide any distinction between high and low wage occupations. The ACS also excludes labor provided by farm labor contractors, which significantly underestimates the number of farmworkers. It is estimated that roughly one third of all California farmworkers are employed by farm labor contractors.[9]

The 2017 U.S. Census of Agriculture, prepared by the Department of Agriculture, reported that there were 22,694 farmworkers in the County. Of the total, 10,529 (46%) worked 150 days or more, and 12,165 (54%) worked less than 150 days.

A Farm Labor study conducted by the University of California in Davis, estimates an even higher number of farmworkers in Ventura County.[10] The study utilized wage and tax data from the California Employment Development Department, and estimated that Ventura County employed approximately 36,500 farmworkers in 2012.

Therefore, depending on the data source, the estimated number of farmworkers in Ventura County ranges from 18,000 to 36,500 persons. Based on information received from the Ventura County Agricultural Commissioner and the local House Farm Workers! Task Force, the higher end of the range is more accurate and should be used for estimating farmworker housing needs.

Additionally, the farmworker population in Ventura County is shifting. A significant portion of the farmworker population in Ventura County consist of indigenous migrants from Mexico that do not speak Spanish. The indigenous migrants come from the Mexican states of Oaxaca, Guerrero and Michoacan, including Mixtecs, Zapotecs, and Purepechas. These populations face unique challenges including language barriers, as they often only speak their native pre-Hispanic indigenous languages. They also have deep-rooted and unique cultural practices and beliefs that often create barriers and isolate them from other Latino populations.

Farm Labor Trends

In order to understand the changing trends in farming and farmworker households and their housing needs, the County reached out to representatives in the agricultural industry consisting of local growers, labor advocates, business interests, farmworker housing advocates, local government such as the Agricultural Commissioner's Office, and nonprofit housing developers. Though these discussions did not result in a more accurate count of farmworkers, they did provide a more germane and local picture of farmworker households and their housing needs.

The discussions revealed that most farmworkers residing in Ventura county work either seasonally or year-round. Most farmworkers need housing which can accommodate families, such as single-family housing or multifamily apartment units. Additionally, there are two other types of farmworkers that have different housing needs:

[8] The Agricultural Worker Health Study: Case Study No. 3 - Oxnard and Santa Clara Valley. Kurt Schroeder et. Al., California Institute for Rural Studies, January 2003.

[9] University of California Agricultural Personnel Management Program, http://are.berkeley.edu/APMP/pubs/flc/farmlabor, 2004-5.

[10] Hooker, B., P.L. Martin, and A. Wong. "California Farm Labor: Jobs and Workers." *ARE Update* 18(6): 5-8. University of California Giannini Foundation of Agricultural Economics.

(1) Migrant individuals or families (defined as traveling to do farm work and unable to return to permanent residence on the same day). The numbers of migrant workers have declined in the past decade. Migrant workers still need permanent homes.

(2) H-2A crews of workers. These are farmworkers who enter under a federal guest worker program for a limited number of months (no more than 10) before they return to their country of origin. H-2A visa workers require a sponsoring employer, who provides housing, meals and transportation to the job site. Anecdotally, it appears that the number of H-2A visa workers in Ventura county are increasing yearly due to a shortage of locally based farm labor available for seasonal work such as harvesting. According to the Mexican Consulate in Oxnard, there were 1,500 H-2A visas issued in 2020. H-2A visa workers can share homes or apartments to be housed in bunkhouses, dormitories, or single occupancy rooms. Since very few bunkhouses exist, the employers of H-2A workers now compete with permanent farmworkers for scarce affordable homes and apartments.

Notwithstanding the difficulties associated with procuring a precise count of the farmworker population, the total number of farmworkers in Ventura County appears to have increased over the last two decades. This may be partly explained by changes in crop type and the related value of the specialty crops, which are more labor intensive. The Ventura County Agricultural Commissioner's 2019 Crop and Livestock Report estimated that the gross value of Ventura County's agricultural industry was approximately two billion dollars, making it one of the top 10 agricultural counties in the state. Over the last two decades, the cultivation of labor-intensive and high yield crops has increased. Ranked in order of financial yield, the report listed strawberries as the highest value crop in the County, followed by celery, lemons, raspberries, nursery stock, avocados, tomatoes, cut flowers, peppers, and hemp. Industrial hemp was reintroduced into Ventura County in 2018, replacing cabbage as the tenth leading crop.

Types of Housing Needed for Farmworkers

Like most families, farmworker households require housing near both the agricultural fields and packing houses where they are employed and areas convenient to shopping, schools, and other support services. For this reason, the vast majority of farmworker households reside in conventional, lower-income housing located within the existing cities near the irrigated farmland (e.g., Oxnard, Santa Paula, Fillmore, and Ventura) and the existing unincorporated communities of El Rio, Nyeland Acres, Saticoy, Somis, and Piru. Anecdotal information provided by sources close to the agricultural community indicates that many farmworker households reside in single family residences with multiple families sleeping in garages or detached accessory buildings. The global pandemic of 2020-21 made it clear that a safe and secure food supply requires a healthy trained and stable workforce, which is more attainable when essential workers have the ability to live in affordable, quality housing. The California Department of Public Health listed "transmission in overcrowded housing" as one of the top contributing factor to the high rate of COVID-19 virus infections in Ventura County [11]. Farmworker families sharing private rentals and farmworkers in the H-2A visa program living in dormitory style housing are likely to live in more overcrowded conditions.

In addition to the lower-income housing options available throughout the incorporated and unincorporated County, there are two housing types specifically for the farmworker population available in the unincorporated areas of the County.

(1) Farmworker or Animal Caretaker dwelling units (one to four dwelling units) on existing farms or ranches.

[11] Rode, Erin (2020, July 4). Overcrowded housing is contributing to coronavirus spread in Ventura County. Ventura County Star. https://eu.vcstar.com/story/news/local/2020/07/03/overcrowded-housing-contributing-rise-county-s-covid-19-cases/3278476001/

(2) Farmworker complexes, which generally fall within the following sub-categories:

- Farmworker camps (five or more dwelling units) on existing farms or ranches and licensed by the State and exempt from local building inspection; or
- Farmworker housing projects developed by non-profit corporations and subsidized with Federal, State and/or local funding.

Since the housing types listed above are specifically for the farmworker population, the County's Zoning Ordinance requires that the property owner provide an annual verification to the Planning Director, demonstrating that the residents in the farmworker dwelling units or farmworker housing complexes meet the employment criteria established in the Zoning Ordinance. As of March 2020, the verification forms mailed to the property owners by the County included 97 farmworker/animal caretaker dwelling units which have zoning clearances, and an additional 206 units which were permitted through Conditional Use Permits. Of the 206 units with Conditional Use Permits, 165 units are located within two farmworker complexes (Valle Naranjal and Rancho Sespe).

HCD maintains a list of employee housing[12] and H-2A worker housing licensed by the State of California. Table 15 below lists the existing agricultural employee housing and H-2A worker housing in the unincorporated County in 2020 by the facility name and location, with the number of structures that can accommodate farmworkers and their families at the facility, as well as the total number of employees in these facilities.

Data from HCD's website indicates that 182 employees in the unincorporated County live in HCD-regulated agricultural employee housing structures, and 109 employees live in HCD-regulated H-2A worker housing. An additional 231 agricultural employees and 1,441 H-2A workers live in other housing located in cities. Most of the H-2A worker housing consists of converted hotels and motels located within the cities.

TABLE 15
FARMWORKER HOUSING REGULATED BY HCD
UNINCORPORATED COUNTY

Facility Name	Facility Address	Property Owner	No. of Structures	No. of Employees
Farmworker Housing Regulated by HCD				
Pine/Foothill	802 Pine Road, Santa Paula	Limoneira	68	68
La Campana	2297 Sycamore, Fillmore	Limoneira	6	6
Orchard Farm	12404 W. Telegraph, Santa Paula	Limoneria	11	11
Newhall Ranch	4 ½ miles east of Piru, Hwy 126, Piru	Newhall Land and Farming Company	22	11
Plant Warehouse Inc.	5612 Donlon Road, Somis	Janice Pierce	2	2
Leavens Ranches	12681 Broadway Rd., Moorpark	Leavens Ranches	3	3
B-Camp	2512 Balboa St., Oxnard	Sursum Corda Properties	18	18
Rancho Medio Día	1989 Hondo Ranch Rd., Somis	Grether Farming Co Inc	5	5
Rose House	2600 N. Rose Ave, Oxnard	Elkhorn Packing Co. LLC	1	10
TOTAL number of employees in State Licensed Employee Housing				**182**

[12] "Employee Housing" refers to housing enforced by HCD pursuant to *California Health and Safety Code, Section 17000-17062.5* (Employee Housing Act). Although the permittee is required to get permits based on the requirements of the local government, the actual housing is regulated by HCD.

H-2A Worker Housing				
Almond Drive	3544 Almond Drive, Oxnard	Coastal Farm Labor Services, Inc.	10	50
Heavens Honey Inc.	777 Hopper Canyon, Fillmore	Heavens Honey Inc.	1	7
Magana Family Ranches	1041 Bardsdale Ave, Fillmore	Magana Labor Services, Inc.	1	7
Berry Land Management Company, LLC	3860 Etting Rd, Oxnard	Rancho Nuevo Harvesting	1	20
GH Land Holdings LLC	2292 E Hueneme Rd, Oxnard	Rancho Nuevo Harvesting	2	25
TOTAL number of employees in State Licensed H-2A Worker Housing				**109**

Source: The California Housing and Community Development Division of Codes and Standards, Housing Standards Program provided a current database of active employee housing facilities in Ventura County, pursuant to CA Health and Safety Code, Section 17000-17062.5 (2020).

In addition to the farmworkers residing in the State licensed housing options listed above, farmworker housing complexes such as Rancho Sespe and Valle Naranjal apartments were built in the unincorporated area of Piru, which lies in close proximity to agricultural areas. These apartment complexes are reserved for farmworkers and their families and contain a total of 165 two, three, and four-bedroom units.

The need for additional safe, clean, and affordable housing for farmworkers in Ventura County (cities, unincorporated County) is well documented. The 2002 County of Ventura Farmworker Housing Study concluded that, based on the trends in agricultural production anticipated by local growers and farming officials, a clear need exists for all types of farmworker housing. That is, housing for permanent farmworkers and seasonal migrant farmworkers, housing for large farmworker families, and housing tailored to single male day laborers.

Farmworker Resources

In 2018, the County Building Division released a set of free template building plans for three sizes of farmworker dwelling units (700, 900, and 1,200 sq. ft.). The intent was to increase the supply of affordable farmworker housing. There was no charge for use of the architectural drawings and using them would reduce plan review times in the Building Department. Although County staff held public informational meetings touting the plans and received statewide publicity, further public outreach is recommended. One of the Housing Element programs includes more targeted outreach with bilingual (Spanish/English) materials on the County website. It could be helpful to interview stakeholders for insight into why so few farmers have taken advantage of the free plans.

In Fall 2018, the Ventura County Board of Supervisors approved the implementation of a new Farmworker Resource Program to build trust and relationships among the agricultural community and provide assistance to farmworkers in seeking prompt resolution to workplace issues and understand existing labor laws protecting them. The Farmworker Resource Program includes interpretation services in both Spanish and Mixtec.

There is significant collaboration among organizations interested in farmworker housing in Ventura County, including the following: House Farm Workers!, the Ventura County Farm Bureau, COLAB, MICOP, CAUSE, Friends of Fieldworkers, the Vulnerable Populations Group, and others.

Affordable housing developers who are developing and operating farmworker and/or very low income housing in the county include the Cabrillo Economic Development Corporation, Many Mansions, People's Self Help Housing, AMCAL, Housing Authority of Ventura County Area, and the Housing Authority of the City of San Buenaventura. These farmworker housing developments are typically

designed around a community center that offers an array of programs and services. Residents enjoy English as a Second Language and citizenship classes, computer lab, music classes and events, tutoring, holiday celebrations, and crafts onsite. Despite the various financial resources available for farmworker housing as listed in Table 38, below, farmworker housing developed or operated with any federal funds requires tenants to be legal residents of the United States. This poses a significant barrier for some farmworkers to access housing since many farmworkers in California are undocumented. Eventually this may be resolved by federal immigration reform, but another solution involves committing local private and public funds to supplement State funding to develop and maintain farmworker housing.

Extremely Low-Income Households

Extremely low-income households are defined as those households with incomes under 30 percent of the county median income. Extremely low-income households typically consist of minimum wage workers, seniors on fixed incomes, persons with disabilities, and farmworkers. In Ventura County, a household of four persons with an income of $33,850 or less[13] in 2020 was considered an extremely low-income household. According to the CHAS 2012-2016 data, of the 18,630 households in the unincorporated County, 2,154 (11 percent) households were identified to be extremely low-income households. Of the households identified to be extremely low-income, 1,057 (49.1 percent) were property owners and 1,097 (50.9 percent) were renters.

Families and Persons In Need of Emergency Shelter

Homelessness is caused by a number of social and economic factors, including a breakdown of traditional social relationships, unemployment shortage of low-income housing, cuts to public subsidies to the poor, and the deinstitutionalization of the mentally ill.

Collecting data on homeless on homelessness is an important component in the overall process of ending homelessness. Data on homeless individuals and families can increase public awareness, attract resources, help communities plan services and programs to address the needs of the population and to measure the progress of current local homelessness responses. One way the number of people who are homeless in the county is counted is through the annual Point in Time (PIT) homelessness survey, an unduplicated count of the people in a community who are experiencing homelessness, including both sheltered and unsheltered populations, on a single night.

Counts of homeless individuals and families can also be determined through data collected every day (throughout the year) by Ventura County Continuum of Care (CoC) participating service providers through the Homeless Management Information System, which serves as an entry point to all homeless shelters and services.

Counting the unsheltered homeless population can be more difficult than the sheltered population. The Ventura County CoC has worked to improve their survey collection in unsheltered homeless encampments countywide. In some areas, such as river bottoms, this population is difficult to access, making the population challenging to survey and engage in services.

The number of homeless individuals within the county has increased in recent years. While some of the increase in the recent 2020 PIT count (up 51 percent since 2017, see Table 16 below) may be attributed to increased survey collection within homeless encampments, the total population increase may also reflect an increase in people reporting first-time homeless (more than a 20 percent increase over the past two years). The increase in the homeless population is also an effect of natural disasters (wildfires) that occurred within the county in 2017, 2018, and 2019 which strained the local housing market, with more

[13] 2020 HCD State Income Limits. (2020, January 8). *California Department of Housing and Community Development.* Retrieved from www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits.shtml

PLANNING DIVISION
214 SOUTH C STREET
OXNARD, CALIFORNIA 93030

MEMORANDUM

Agenda Item No. G.1

Date: April 1, 2021

To: **The Planning Commission**

From: **Heather Davis, Contract Planner**
Kathleen Mallory, AICP, LEED GA, MA, Planning & Sustainability Manager

Subject: **2021-2029 Draft Housing Element - Response to Public and Planning Commission Comments**

Since the distribution of the Planning Commission staff report on March 25, 2021, as of March 31st, staff has received the following correspondence with questions and comments on the Draft Housing Element. Staff's high level response to questions and comments are as follows:

March 29 - March 31, 2021 Email and Written Correspondence, respectively
Barbara Macri-Ortiz
(see Attachment 1).

- Via an email - Ms. Macri-Ortiz reviewed the City's Mid-Cycle Housing Element (reporting yr - 2017) and noticed that the housing unit numbers conflicted with the "Housing Construction" table on page 2 of the staff report. Staff reviewed the cited reference, and concurred with the suggested edits. The "Housing Construction" table should be revised to reflect updated numbers as follows:

City of Oxnard Housing Construction - 2013-2021

	Units Constructed	**Percentage of Total Units Constructed**
Very Low Income	~~184,~~ 159	~~8.4%,~~ 8.1%
Low Income	~~742,~~ 527	~~33.7%,~~ 26.9%
Subtotal Lower Income (Very Low/Low)	*~~926,~~ 686*	*~~42.1%,~~ 35.0%*
Moderate	419	~~19.0%,~~ 21.4%

Above Moderate	855	~~38.9%,~~ 43.6%
Total 5th Cycle Housing Construction	**~~2,200 Units~~ 1,960 Units**	

The above changes do not significantly impact the housing analysis or conclusions on reporting for the 2013-2021 housing cycle, nor do the changes alter the recommendation to substantially update six of the existing programs and add eleven new programs to the Draft Housing Element to accommodate more housing.

The email also communicated non-substantive edits to various pages in the Draft Housing Element. Staff has reviewed these edits and will be making these minor changes prior to distribution to the State of California, Department of Housing and Community Development (HCD).

- Via written correspondence dated March 31st, Ms. Marcri-Ortiz suggests the City's participation in two farmworker housing programs currently proposed by the County of Ventura (Programs E and O within Attachment 1 - distributed to the Planning Commission on April 1st via email). Staff has been working with the County of Ventura regarding Farmworker Housing and these two new proposed programs, particularly. These programs will also be discussed at the Ventura County City Manager Association. Given that these two programs will require City staff involvement and funding, Council input and direction to participate will be required. Planning Commission recommendations on these two programs should be communicated through a recommendation to the City Council.

  This correspondence also recommends incorporation of updated discussion and analysis concerning the number of farmworkers in the County (page 3 of Attachment 1). The content in the Draft Housing Element regarding farmworkers in Ventura County was accurate at the time of preparation of the City's Draft Housing Element. With the County of Ventura's recent release of the County of Ventura Final Draft Housing Element and updated information regarding farm workers Countywide, the City will utilize and update relevant information in the City's Draft Housing Element prior to distribution to HCD (early May 2021).

Attachment (previously distributed via email to Planning Commission):

1. March 31, 2021 Written Correspondence from Ms. Marci-Ortiz

April 1, 2021

Planning Commission
City of Oxnard
305 West Third Street
Oxnard, CA

cc:
Kathleen Mallory

Re: Draft City of Oxnard 2021-2029 Housing Element

Dear Oxnard Planning Commissioners:

In collaboration with affordable housing advocates and nonprofit developers, we are providing comments and recommendations herein, in response to the draft City of Oxnard 2021-2029 Housing Element. We are appreciative of staff's efforts for hosting public workshops to seek feedback and answer questions on the draft City of Oxnard 2021-2029 Housing Element. We share the City's goals of identifying programs and strategies to meet its Regional Housing Needs Allocation (RHNA) obligation, with special attention to very-low and low-income RHNA goals.

As stated in the draft Housing Element, Oxnard housing production was not "on pace" to meet its very low income (VLI), low income (LI), moderate income (Mod) or above moderate income (Above Mod) RHNA production targets totaling 7,301 units.

5th Cycle Progress	Units Built and Approved 2014-21	Units Remaining	Total RHNA Allocation	6th Cycle RHNA
VLI	239	1,449	1,688	1,840 (ELI+VLI)
LI	994	166	1,160	1,071
Mod	1,122	229	1,351	1,538
Above-Mod	3,298	0	3,102	4,100
		Total	7,301	8,549

5th Cycle Progress	VLI	LI	Mod	Above Mod
RHNA target	1688	1160	1,351	3,102
Units permitted	179	738	375	545
% complete	10.6%	63.62%	27.76%	17.57%

While more LI units were produced in Oxnard than in other municipalities within the County, it is also true that there were significantly less VLI units produced in Oxnard than in other municipalities, meeting only 10.6% of the City's VLI RHNA allocation.

Ventura County	Planning period	RHNA VLI	VLI % complete	RHNA LI	LI % complete
CAMARILLO	15-OCT-13 - 15-OCT-21	539	23.56%	366	29.23%
FILLMORE	15-OCT-13 - 15-OCT-21	160	0.00%	112	0.00%
MOORPARK	15-OCT-13 - 15-OCT-21	289	1.73%	197	12.18%
OJAI	15-OCT-13 - 15-OCT-21	87	0.00%	59	0.00%
OXNARD	15-OCT-13 - 15-OCT-21	1,688	10.60%	1,160	63.62%
PORT HUENEME	15-OCT-13 - 15-OCT-21	1	0.00%	1	0.00%
SAN BUENAVENTURA	15-OCT-13 - 15-OCT-21	861	15.91%	591	9.81%
SANTA PAULA	15-OCT-13 - 15-OCT-21	288	0.00%	201	4.98%
SIMI VALLEY	15-OCT-13 - 15-OCT-21	310	11.29%	208	1.44%
THOUSAND OAKS	15-OCT-13 - 15-OCT-21	47	42.55%	32	6.25%
VENTURA COUNTY	15-OCT-13 - 15-OCT-21	246	34.55%	168	85.71%
VENTURA CO.		**4,516**	**13.02%**	**3,095**	**35.09%**

The City's responsibility for proactively planning to address the housing crisis is significant. Currently, 69% of renter households are experiencing at least 1 of 4 housing problems: incomplete kitchen facilities; incomplete plumbing facilities; overcrowding; and high cost burdens with 30%-50% of household income required to go toward rent. Very low- and extremely low-income households make up **30%** of all households in Oxnard, and low-income households earning less than 80% area median income represent **53%** of all households in Oxnard. The City faces a critical and urgent need to prioritize the development of VLI units, in particular, as these households are at risk of homelessness, threatening to further deepen the schism of income and racial inequality in the community.

In order to meet the 2021-2029 RHNA allocation, we recommend consideration of the following:

1. **Provide local incentives to streamline 100% affordable housing.**
   As a replacement for AAHOP, consider code revisions that would allow 20 u/a density by-right for 100% affordable housing developments, irrespective of the underlying zoning. All too often affordable housing developers cannot pursue potential housing sites because of the uncertainty and cost required by zone changes and general plan amendments for sites subject to exclusionary zoning designations such as R-1 and CR. While certain State laws have provided pathways for streamlined ministerial approval of affordable housing developments, these State tools are imperfect and are limited in their applicability. Many of the streamlining state laws have specific criteria, including consistency with base land use designations and impose new requirements that can increase project costs. We need a replacement for AAHOP that truly streamlines and facilitates increased affordable housing production; ministerial approval of 100% affordable housing projects with a base density of 20 u/a will materially incentivize housing production. Streamlined, by-right densities for 100% affordable housing can facilitate housing opportunity along transit corridors distributed equitably throughout the City, without concentrating low-income housing in any one zone. This is more efficient than rezoning specific sites or applying additive zoning designations which convolute design and planning efforts. In devising a replacement AAHOP program, the City should not incentivize higher densities without ensuring 100% affordability as this could drive up land values and attract interest from market-rate developers.

2. **Make Oxnard a more inclusive community by increasing Inclusionary Housing Ordinance requirements.**
   We urge the Oxnard Planning Commission to increase the inclusionary housing requirement up to 20% across all residential development, rental and for-sale. We recommend referencing the City of Goleta's inclusionary housing ordinance linked here https://www.cityofgoleta.org/home/showpublisheddocument?id=22902. The Goleta inclusionary ordinance provides a 20% inclusionary requirement, but states that a reduction to 15% will be considered for projects with exceptional community services. This provision could give staff the tools to secure a maximum potential number of affordable units, while providing flexibility to decrease the requirement to 15% for sites/projects with exceptional services and amenities. The inclusionary requirement should only target production of ELI, VLI, and LI units. This is a critical policy step the City can take to reverse the inequitable impacts of exclusionary zoning that has contributed to residential segregation and inequitable opportunities for black indigenous and people of color.

3. **Streamline alternative housing models including efficiency housing projects.**
   Consider an efficiency units ordinance, similar to the City of Santa Maria's efficiency unit ordinance which allows efficiency units, irrespective of income level or population served, in specific zones. This could facilitate more streamlined production of permanent supportive housing for vulnerable populations including seniors, adults with a disability, and individuals experiencing homelessness. We recommend allowing up to 10% of units that are 2 bd within efficiency housing projects, to allow a second bedroom for caretakers and or medical equipment.

4. **Streamline affordable housing for farmworker housing developments.**

   Consider allowing multifamily affordable housing for farmworkers by-right. Currently, there is a State law designed to streamline affordable housing for farmworkers but it is extremely limited in its applicability because it is meant for H2A farmworkers and it only applies to agriculturally zoned land. The latter is counterproductive, particularly given our community's commitment to preserve open space and agricultural land, which also commonly lacks needed infrastructure. The City of Oxnard has the largest population of farmworkers, and as is widely documented, the majority of farmworkers in the community are permanent residents (here to stay). The City of Oxnard could be a leader on the issue of farmworker housing by taking a bold position that would allow farmworker housing in all residential and commercial zones.

5. **Ensure the ongoing affordability of ADUs.**

   The draft 6th Cycle Housing Element relies very heavily on the production of ADUs. ADUs are singular housing units, without access to onsite amenities, services or property management as would be available in a multifamily setting. ADUs are exclusionary to households with more than one or two-persons. The draft Housing Element states that 1,000 ADUs are anticipated to be affordable to lower-income households. To ensure this goal is met, the ADU regulations should limit use of ADUs as short-term vacation rentals and the 1,000 ADUs should be affordable to very-low and low-income households. Without protections to ensure continued affordability of ADUs, these could end up displacing the population they are intended to serve.

6. **Reduce, defer or waive development fees including impact fees** for 100% affordable housing projects that include units designated for ELI and VLI households. This measure could help to reduce and or defer project costs, thereby incentivizing the development of a variety of types of housing for vulnerable populations. Impact fee loans that could be repaid from residual receipts would also be helpful. The production of affordable housing for extremely-low, very-low and low-income housing reduces public expenditures in other areas including public health and public safety. This is a financial tool the City can offer to incentivize affordability without obligating general fund or entitlement program dollars.

7. **HCD Pro-housing designation.**

   HCD will shortly release a new program called the pro-housing designation which is aimed at housing production and aligns with state goals including fair housing. HCD will help municipalities by providing a menu of options designed to facilitate housing production. HCD will be doing outreach and will provide technical assistance. Affordable housing projects located in pro-housing jurisdictions will likely score more competitively for HCD affordable housing funding programs. This is another tool the City can pursue that could leverage State investments in affordable housing, without obligating general fund or entitlement program dollars.

8. **Contribute to a Countywide permanent source for affordable housing.**

   Continue to support the efforts of the Housing Trust Fund Ventura County by making an annual contribution to support its provision of short term, pre-development, acquisition, and construction funding to developers of affordable housing. Support the creation of a county-wide dedicated source of funding for affordable housing. Without a county-wide dedicated source of funding, the City will be hamstrung in its efforts to meet RHNA allocations and be entirely dependent on limited and extremely competitive state and federal sources for affordable housing.

9. **Farmworker Housing Study.**

   Work with the County of Ventura, advocacy groups, and agricultural organizations to plan, fund, and implement a countywide survey of farmworkers, employers, and housing providers to further define housing conditions, needs and barriers for farmworker households. Utilize the survey results to develop

targeted programs and strategies to address the verified needs of farmworkers and to support agricultural businesses with a stable and healthy workforce. *Note: On February 9, 2021, the Ventura County Board of Supervisors approved inclusion of the Farmworker Housing Study in the programs of their Draft 2021-2029 Housing Element*.

We believe these programs, incentives and policies will best position the City to meet its RHNA obligation. Thank you for the opportunity to provide feedback on the 6th cycle draft Housing Element. We are eager to support the City's efforts to respond to the community's housing needs.

Signed,

These Concerned Community Members, Affordable Housing Advocates, and Affordable Housing Developers:

Kenneth Trigueiro,
CEO & President
People's Self-Help Housing

Rebecca Albarran
Ventura County YIMBY

Clyde Reynolds,
Vulnerable Populations Housing
Advocacy Network

Judy Alexandre PhD, LCSW (ret.)

Veronica Garcia,
People's Self-Help Housing
City of Oxnard resident

Ellen Brokaw, *House Farm Workers!*

Review of the City of Oxnard 2021-2029 Draft Housing Element and General Plan Amendment for Housing Element Update (Planning and Zoning Permit No. 20-620-03)

Kathleen Mallory, Planning & Sustainability Manager
Jenny Gastelum, PlaceWorks, Housing Consultant
Vyto Adomaitis, Community Development Director

Community Services, Public Safety and Housing & Development Committee
April 13, 2021

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Housing Element Overview

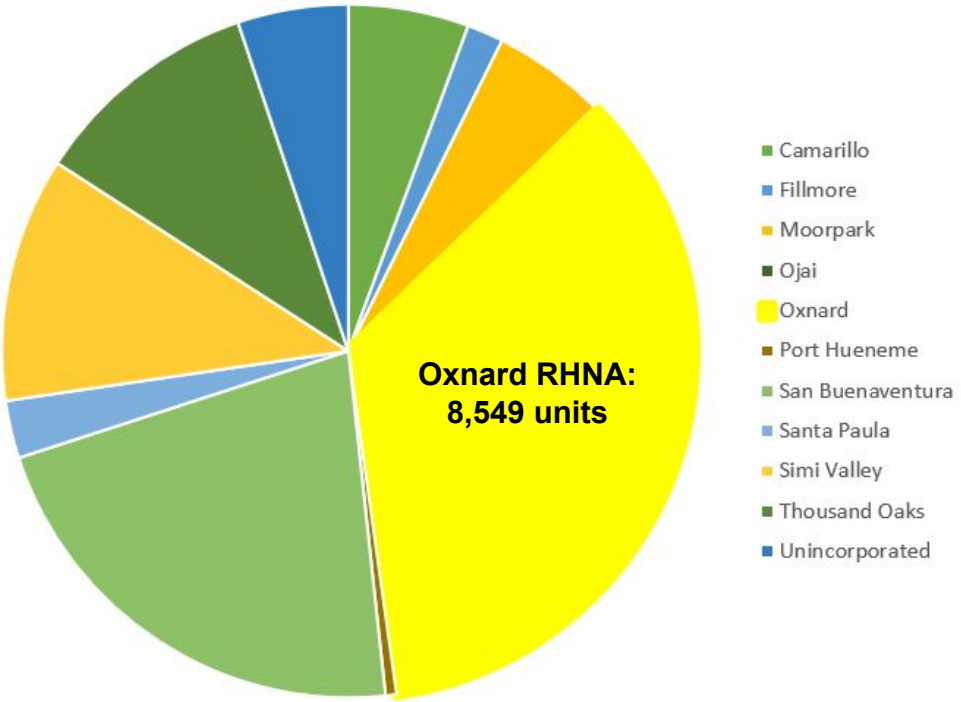
6th Cycle

- Required Element of the General Plan
- Reviewed and certified by California Department of Housing and Community Development (HCD) for compliance with State law
- Eight-year State-mandated update schedule (2021-2029). Required to be adopted by October 15, 2021
- Sites, Programs, and Plans for "Existing Need" and "Future Need" based on City's growth projections

Regional Housing Needs Allocation (RHNA)

County-wide RHNA 2021-2029

Ventura County Total: 24,452 dwelling units



Regional Housing Needs Allocation (RHNA)

Income Category	Oxnard RHNA/ Number of Units	Income Limit*
Extremely Low	920	< $33,850
Very Low	920	$33,850 to $56,450
Low	1,071	$56,450 to $90,350
Moderate	1,538	$90,350 to $117,350
Above Moderate	4,100	> $117,350
Totals	8,549	n/a

*Ventura County HCD 2020 Income Limit for 4-person Household; updated limits released yearly in May.

Background

January 2020: HEDC meeting on Local Preference & Inclusionary Housing

- City's Inclusionary Housing Ordinance requires 10% affordable in projects with 10+ units and 15% in Urban Village, and 'Local Preference' for affordable units;
- HEDC asked staff to evaluate strategies within the City's Housing Element update for encouraging local preference in all new residential development;
- Policy H-2.8 'Local Preference for Affordable Housing' requires, when legally possible, Development Agreement or Condition for local resident/worker preference;
- Staff to evaluate feasible local preference requirements, discuss inclusionary with housing advocates; consider regional programs to evaluate inclusionary housing ordinance updates.

Background, cont.

October 2020: City Council provided policy decisions which helped guide 6th Cycle Preparation

1. Discontinuation 'All Affordable Housing Opportunity Program' (AAHOP); utilize the State's default density of 30 units/acre for lower income units;
2. Utilize up to 1,000 ADUs/Jr. ADUs to meet the lower income RHNA;
3. Implement local preference strategies in the City Inclusionary Housing Ordinance where feasible;
4. Study revision to the Inclusionary Housing percentage requirement;
5. Adopt plan/program to encourage housing in BRP zones and/or select commercial centers; and
6. Develop a program to look at housing in the one High Quality Transit Corridor (HQTC).

Background, cont.

March 9, 2021: HEDC provided direction on Institution Land Use Housing Opportunity Program (Program 40)

- Study, over the next 1-3 years, vacant and underutilized parcels associated with institutional properties (schools, churches, hospitals, lodge);
- Allow affordable housing, supportive housing and/or shelters with existing assembly/institution use; and
- Create development standards (including setbacks, parking, building spacing, etc.).

Background, cont.

March 24, 2021: Community Workshop Input on 2021-2029 Draft Housing Element:

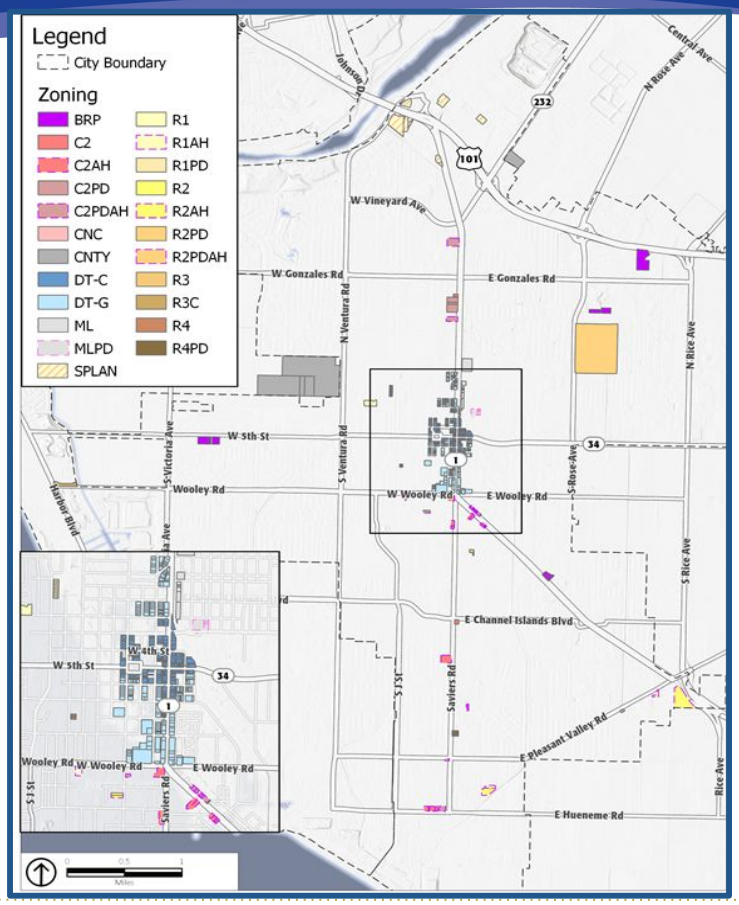
How does Housing Element Address:

- AAHOP
- COVID
- Permit Streamlining
- Farmworker Housing
- ADU/Jr. ADU
- RHNA Buffer
- Parking

Sites Available to Meet RHNA

	Total Units	Affordability Levels/ Number of Units		
		Lower	Mod	Abv. Mod
RHNA	**8,549**	**2,911**	**1,538**	**4,100**
ADUs anticipated	1,000	1,000	0	0
Vacant Sites	1,370	469	331	570
Non-vacant Sites	6,007	2,095	1,020	2,892
Annexation Sites	1,157	165	285	707
Total Sites and ADUs	**9,534**	**3,729**	**1,636**	**4,169**
Surplus RHNA	+985	+818	+98	+69

Draft Housing Element, Figure S-1 Site Inventory Map



Housing Element Inventory, cont.

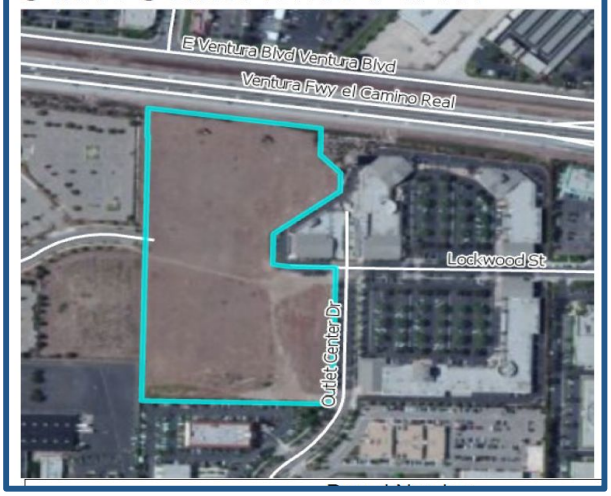
Site Inventory Density and Zone Change:

- 8,549 dwelling units (all income levels) required to be accommodated
- City required to rezone parcels identified for lower income to **'Default Density'** = 30 du/acre
- **'By right'** = No discretionary approval, provided 20% affordable
- If City zoning on lower income sites in place prior to the planning period (or 10/15/21), the City has more discretion. If not, the 'by right' would apply to all of the sites which would require zone/General Plan changes

Housing Element Inventory, cont.

Vacant Business Research park Site, a few examples:

Outlet Center Drive Parcel



6.69 acres (southern portion)
174 Senior Apartment &
69 Townhomes = 36 du/ac

Ives Avenue

6.69 acres (southern portion)
174 Senior Apartment &
69 Townhomes = 36 du/ac

Housing Element Inventory, cont.

Non-Vacant Limited Manufacturing Site, a few examples:

Ventura Pacific

Parcel Number(s)	201002116
Site Size (acre)	6.53
2030 General Plan	Limited
Current Zoning	Limited Manufacturing
Rezoning or Change to Land Use Required?	Yes
Proposed Zoning	General Commercia Planned Development with affordable housing discretionary overlay (C2 PD AHD)
Proposed General Plan Land Use	General
Vacant or Non-Vacant	Non-Vacant
Repeat Site?	No
Density or Proposed Density (units per acre)	30 du/ac
Realistic/Net Units	157 lower income
Property Owner Interest in Residential Development?	Yes
Existing use is a vacant building. Owner has approached city with interest in redevelopment with multifamily housing. Site is next to R3, adjacent to the Camino Del Sol Community Garden, within the High Quality Transit Corridor, and within walking distance of elementary, middle and high schools.	

Housing Element Inventory, cont.

Downtown Vacant Site, a few examples:

Central Terrace Apartments

Downtown Mixed-Use Projects Proposed

0.42 acres
= 207 du/ac

217-235 East Sixth Street

- A proposed 5-story podium style building
- 87 units (86 - 1 bedroom units and one - 2 bedroom managers unit)
- 100% Affordable
- 2,375 SF of common/commercial space

Summary of Key Housing Programs (New)

Key NEW Housing Element Programs:

- Program 3: Rezone to Meet RHNA
- Program 30: Vacant Repeat Sites for Lower-Income RHNA
- Program 31: Non-Vacant Repeat Sites for Lower-Income RHNA
- Program 32: Downtown Infrastructure and Financing Study
- Program 33: Oxnard Corridor HQTC Sites Selection and Analysis

Summary of Key Housing Programs (New), cont.

Key NEW Housing Element Programs:

- Program 34: Senate Bill 35 Procedure or Policy
- Program 35: Allow Housing in the Business Research Park Zone
- Program 36: Pre-Approved ADUs
- Program 37: ADU Monitoring Program
- Program 38: ADU Promotion Program
- Program 39: Residential Demolitions
- Program 40: Institutional Program

Community Input and Planning Commission Recommendation

Community Input (see Attachment F in report):

- Barbara Macri-Ortiz: participate Farmworker housing study, and funding for the Housing Trust Fund Ventura County; expand/update farmworker housing info in Draft Element; address minor edits/typographical errors.
- Veronica Garcia/Peoples Self Help: commented on various Draft Programs, recommended same as Ms. Marci-Ortiz; updating inclusionary housing ord.; increasing density; and define “by right”.
- CAUSE: Develop rent stabilization and just cause ordinances.

Community Input and Planning Commission Recommendation, continued:

April 1st Planning Commission recommendation:

- Participate in two new County of Ventura Housing Element programs: Farmworker Housing Study (regional collaboration); and Ventura County Land Trust Fund.
- Consider developing two new Housing Element programs: Rent Stabilization; and Just Cause Ordinances.

Schedule

Task	2021 Date
HEDC Meeting to Review Draft	April 13, 2021
City Council Public Meeting - to Review Draft and direct staff to submit the Housing Element to HCD	April 29, 2021
Submit Draft Housing Element to HCD (60-day review)	Early May, 2021
Prepare required CEQA environmental document	March - May 2021
Revise Draft Housing Element per HCD recommendations	July 2021
Final Housing Element & Environmental Document	Summer 2021
Planning Commission Public Hearing on Final Housing Element - Recommendation for City Council Adoption	August 2021
City Council Hearing & Adoption of Final Housing Element	September 2021
Submit Adopted Housing Element to HCD for Certification (90-day Review)	October 2021

Recommendation

That the Community Services, Public Safety and Housing & Development Committee:

1. Receive a presentation on 2021-2029 Draft Housing Element (6th Cycle Housing Element); and
2. Provide input on the new Planning Commission recommended Draft Housing Element programs; and
3. Recommend that the City Council submit the Draft Housing Element to the State of California Housing and Community Development Department (HCD).

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Discussion

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PUBLIC SAFETY COMMITTEE AGENDA REPORT

REPORTS
AGENDA ITEM NO. D.2

DATE: April 13, 2021

TO: Public Safety Committee

FROM: Vyto Adomaitis, Community Development Director, (805) 385-7868, vyto.adomaitis@oxnard.org

SUBJECT: Consideration to Include Medical Clinics and Hospitals as a Sensitive Use Requiring Separation from Businesses Engaged in the Sale of Firearms and Ammunition and Firearm Ranges: Planning and Zoning (PZ) Permit No. 20-580-05 (Zone Text Amendment to Oxnard City Code Chapter 16, Article II Section 16-10 and Article V Divisions 19 & 20). (0/10/10)

RECOMMENDATION

That the Committee:

1. Receive a summary report on a potential Zone Text Amendment (ZTA) to Chapter 16 of the Oxnard City Code (OCC) to include medical clinics and hospitals within Section 16-10 (Definitions), and include medical clinics and hospitals as a sensitive use requiring a minimum separation from firearm and ammunition sales and firearm ranges uses within Division 19 and 20 of Article V;

2. Provide input on the proposed definitions for medical clinics and hospitals; and

3. Determine if staff should pursue a ZTA Chapter 16 of the Oxnard City Code (OCC) to and include medical clinics and hospitals as a sensitive use requiring a minimum separation from firearm and ammunition sales and firearm ranges uses within Division 19 and 20 of Article V.

Please click the following link to view the required Measure M pre-recorded presentation video: https://youtu.be/YiS9-dx6i6A

BACKGROUND

EXECUTIVE SUMMARY

On July 16, 2019, the City Council adopted Ordinance 2961 to establish health and safety standards and location restrictions (e.g., proximity to parks and schools) for firearm-related businesses, which was previously absent from the Oxnard City Code (OCC). During the City Council deliberations, the Council decided to adopt Ordinance 2961 in order to establish standards and restrictions to firearms related uses and directed staff to research the possibility of including medical clinics and hospitals as a sensitive use and report the findings to the Planning Commission at a future date. The proposed ZTA is being presented to the Committee because of the time lapse and to determine if staff should continue to pursue the ZTA. Additionally, the purpose of this

report is to facilitate discussion on the implications of including medical clinics and hospitals as a sensitive use to the current Firearm Ordinance. Nothing in California law would preempt the proposed addition of medical clinics and hospitals to the types of sensitive uses requiring minimum separation from firearms and ammunition sellers, or from firearms ranges. With four firearms sellers in the City, and three additional nearby retailers in the unincorporated County of Ventura, sellers still provide a meaningful opportunity for residents to obtain firearms for self-defense. The City is not aware that anyone has complained of a lack of access to the legal sale of firearms from a licensed dealer within the City.

BACKGROUND

On July 2, 2019, the City Council unanimously voted to approve for first reading Ordinance 2961, a ZTA to amend Chapters 11 and 16 of the OCC to include: (1) modifications to OCC Chapter 11 (Permits), Article VIII (Permits to Sell Concealable Firearms); (2) modifications to OCC Section 16-10 (Definitions) to establish definitions for ammunition, firearm range, firearm, and firearm & ammunition sales; (3) amendments to establish and/or modify land uses related to these activities within the General Commercial (C-2), Limited Manufacturing (M-L) and Community Reserve (C-R) zoning districts; and (4) regulations establishing siting criteria, operational considerations, and the process for review of Special Use Permit (SUP) applications related to these uses.

During the City Council meeting on July 2, 2019, public testimony was received which urged the City Council to consider clinics and hospitals as sensitive uses. The testimony argued that a patient's safety and security should be protected equally as the following sensitive uses which were being considered under the proposed ordinance: residentially zoned properties, day care centers (child or adult), parks, churches, schools (private or public), Oxnard Transportation Center and Oxnard Airport. The proposed Ordinance required a 600-foot separation between properties which contained these sensitive uses and firearm uses. After deliberation, the City Council voted to introduce Ordinance 2961 as presented, and the City council directed staff to research the possibility of amending Chapter 16 to include hospitals and/or clinics as sensitive uses.

On July 16, 2019, the City Council approved the second reading and adopted Ordinance No. 2961 pertaining to the permitting and development of firearm ranges and businesses engaged in the sale of firearms and ammunition.

DISCUSSION

<u>Definitions</u>

During the course of the City Council deliberation on July 2, 2019, Council discussed medical clinics and hospitals generically; however, dental, mental and general medical terms were included in the discussion. The OCC currently does not have a definition for medical clinics or hospitals even though it makes references to both land uses throughout the document. Using best practices, Community Development Department staff researched definitions for both terms commonly found throughout zoning ordinances from various municipalities the California Health and Safety Code (Section 1206).

The following are the proposed definitions for medical clinics and hospitals specific to potentially be included in the OCC to help guide the discussion:

'Medical clinic' means "An organized outpatient health facility that provides direct medical, surgical, dental, optometric, or podiatric advice, services, or treatment to patients who remain less than 24 hours, and that may

also provide diagnostic or therapeutic services to patients."

'Hospital' means "A health facility having a duly constituted governing body with overall administrative and professional responsibility and having an organized medical staff which provides twenty-four-hour inpatient care including one (1) or more of the following basic services: medical, nursing, surgical, anesthesia, laboratory, radiology, pharmacy, dietary services, or psychiatric care and treatment."

The intent of the 'Medical clinic' definition is to allow an organization of doctors providing outpatient physical medical services, mental health services or surgical services to the sick or injured but does not include inpatient or overnight accommodations. The definition is not intended to include land uses such as, but not limited to, which are found in the OCC:

1. Medical insurance and medical services,
2. Retail medical equipment and supplies ,
3. Pharmacies (unless ancillary to a medical clinic or hospital),
4. Medical research and laboratories (unless ancillary to a medical clinic or hospital),
5. Medical devices, equipment, and hospital supplies manufacturers,
6. Ambulance Services,
7. Veterinarian services, and
8. Spa and wellness centers.

<u>Locational Criteria</u>

Ordinance 2961 amended OCC Chapter 16, Article V (Specific Use Requirements) to add Division 19 (Firearm and Ammunition Sales) and Division 20 (Firearm Ranges). Each Division establishes separation requirements from specific sensitive uses, application material required with submission of a Special Use Permit (SUP), specialized findings that the Planning Commission must determine for approval of a SUP, and factors that may be addressed as conditions of approval.

Ordinance 2961 limited Firearm and Ammunition Sales and Firearm Ranges to the General Commercial (C-2), Limited Manufacturing (M-L) and Community Reserve (C-R) zones.

Ordinance 2961 also amended Chapter 16 to include Article V (Specific Use Requirements) establishing two new Divisions, 19 (Firearm and Ammunition Sales) and 20 (Firearm Ranges) which require separations between firearm/ammunition sales and firearm range uses and nearby sensitive uses. These buffers are recommended for the safety and security of the public. Police Departments that respond to incidents at facilities that handle firearms and ammunition are inherently high-risk and demand a number of additional resources versus conventional calls for service. In these cases, potential suspects would likely have access to weapons and ammunition. Police responses to these facilities are likely to evolve into evacuations of properties within several hundred feet.

Currently, a separation of 600 feet is required between firearm and ammunition sales businesses, as well as firearm ranges and the following sensitive uses: residentially zoned properties, day care centers (child or adult), parks, churches, schools (private or public), Oxnard Transportation Center and Oxnard Airport. A 200-foot separation is required between individual firearm-related uses. This separation is measured from the closest exterior wall of the firearm range/firearms and ammunition retail business and the nearest property line of the identified sensitive use.

Based on the proposed definitions for medical clinics and hospitals, staff plotted known medical clinics and hospitals on the previously approved buffer map prepared under Ordinance 2961 and using data compiled from the City's Business License rolls. Over 290 medical establishments were plotted on the updated buffer map. Attachment 1 contains a map that identifies the zoning areas (red and orange) throughout the City that allow firearm sales/uses under the current Firearms Ordinance. The green dashed areas identified all of the areas where firearm sales/uses would be allowed if medical clinics and hospitals are included as a sensitive use.

Under the current Firearm Ordinance, approximately 1.57% of land area of the existing land with a C-2, M-L or C-R zoning designation, the areas where firearm sales/uses are allowed, would be able to operate. If medical clinics and hospitals are included as a sensitive use, the available land area where firearm sales/uses are allowed would be reduced by 0.38% to approximately 1.19%. Attachment 2 contains a map that identifies all sensitive use buffers including hospitals and clinics.

Community Development Department staff consulted with the City's Attorney office and Police Department to determine if the potential inclusion of medical clinics and hospitals as a sensitive use to the current Firearms Ordinance will allow for an appropriate number of parcels where allowed firearms uses could potentially be accommodated. The City Attorney's office has determined that inclusion of medical clinics and hospitals as a sensitive use would still provide for a legally sufficient number of parcels within the City's corporate boundaries to accommodate firearms uses. This position is bolstered by the existence of three additional existing retailers in unincorporated areas near the City's corporate boundaries.

It is important to note that the intent of the staff report is to engage the Committee to determine if there remains a desire to continue to pursue a ZTA to include medical clinics and hospitals as a sensitive use based on the information provided to the Committee. Conversely, the intent of this exercise is not to amend any of the standards and requirements currently in place that regulate firearm/ammunition sales and firearm range uses. Nor is the intent of this exercise to alter the operations of any of the four existing firearm and ammunition retailers within the City (Attachment 3). Finally, the City is not aware that anyone has complained of a lack of access to the legal sale of firearms from a licensed dealer within the City.

Next Steps

During the previous ZTA, staff held a Community Workshop to identify the proposed amendments, implications thereof, and receive and respond to comments. Additionally, staff engaged with all four existing firearms and ammunition retailers within the City. If the Committee directs staff to pursue a ZTA, this report would be the first step of a public engagement process to amend the OCC to potentially include medical clinics and hospitals as a sensitive use.

If staff is instructed to move forward with a potential ZTA, staff intends to continue the same public outreach path as the previous ZTA. The following is a projected road map for amending the current Firearms Ordinance:

1. Community Workshop,
2. Engagement with four existing firearms and ammunition retailers,
3. Planning Commission Public Hearing (recommendation to City Council), and
4. City Council Public Hearing.

ENVIRONMENTAL IMPACT

Pursuant to Sections 15060(c)(2) and (3) and 15061(b)(3) of the California Environmental Quality Act

(CEQA), regulatory actions which will not result in direct or reasonably foreseeable indirect physical change in the environment and when it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment are not subject to CEQA. The proposed ZTA is a regulatory action. Furthermore, any resulting development following approval of the ZTA is anticipated to be less intense than what is allowed by the existing regulations pertaining to firearm sales, ammunition sales, and firearm ranges within the City. Therefore, staff has determined that there is no possibility that the project will have a significant effect on the environment.

STRATEGIC PRIORITIES

This agenda item supports the Quality of Life strategy. The purpose of the Quality of Life strategy is to restore and increase quality services and programs that enrich Oxnard's diverse community, promotes safe neighborhoods, encourages community engagement, and supports our residents in their efforts to improve their quality of life.

FINANCIAL IMPACT

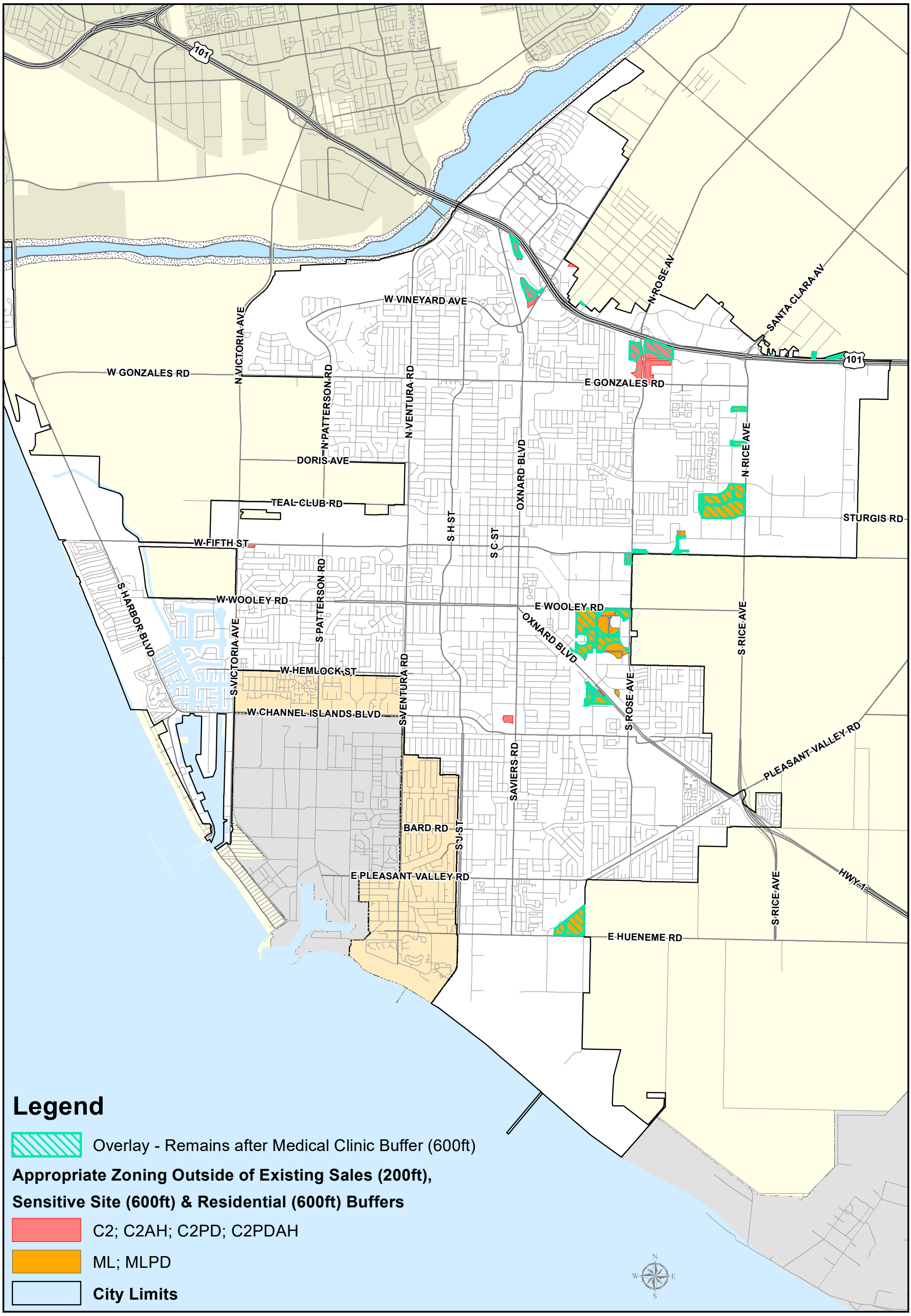
No financial impacts to the City are associated with the proposed Zone Text Amendment.

Prepared by: Isidro Figueroa, Principal Planner

ATTACHMENTS

1. Firearm Related Use Area Map Without Buffer
2. Firearm Related Use Area Map With Buffer
3. Existing Firearm Uses Within the City
4. Firearms Presentation 04.13.21 Committee v2

CITY OF OXNARD FIREARM-RELATED USE AREAS



Created by:
CITY OF OXNARD
Geographic Information Systems Division
February 2021

*The required separation is the distance between the closest exterior wall of the firearm range/firearms and ammunition business and the nearest property line of the identified sensitive use.

This map is compiled by the City of Oxnard GIS Division, which is developed and operated solely for the convenience of the City. The City does not make any representations or warranties regarding the use, accuracy, reliability, and/or completeness of this map and no decision involving a risk of economic loss or physical injury should be made in reliance thereon.

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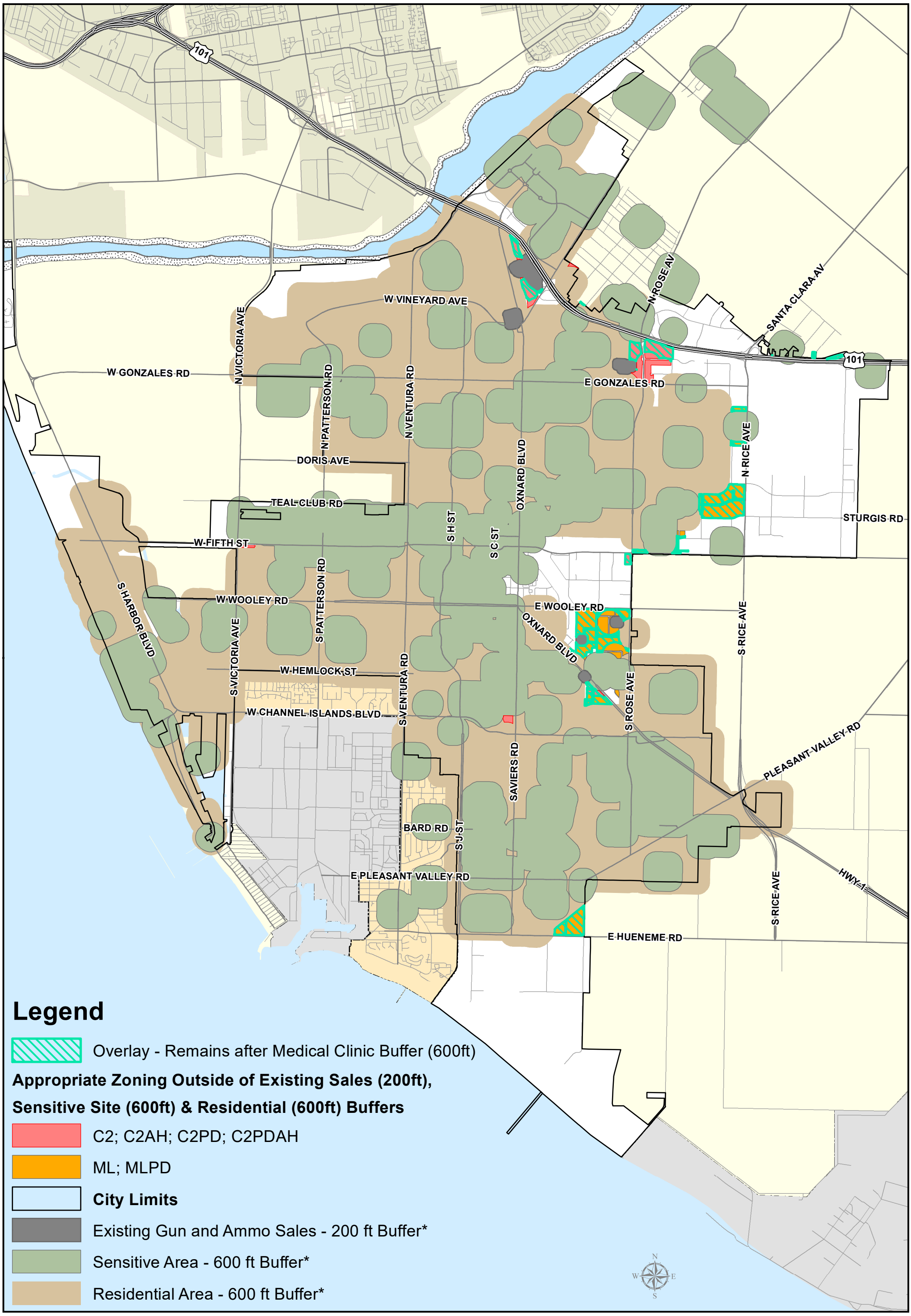
CITY OF OXNARD FIREARM-RELATED USE AREAS



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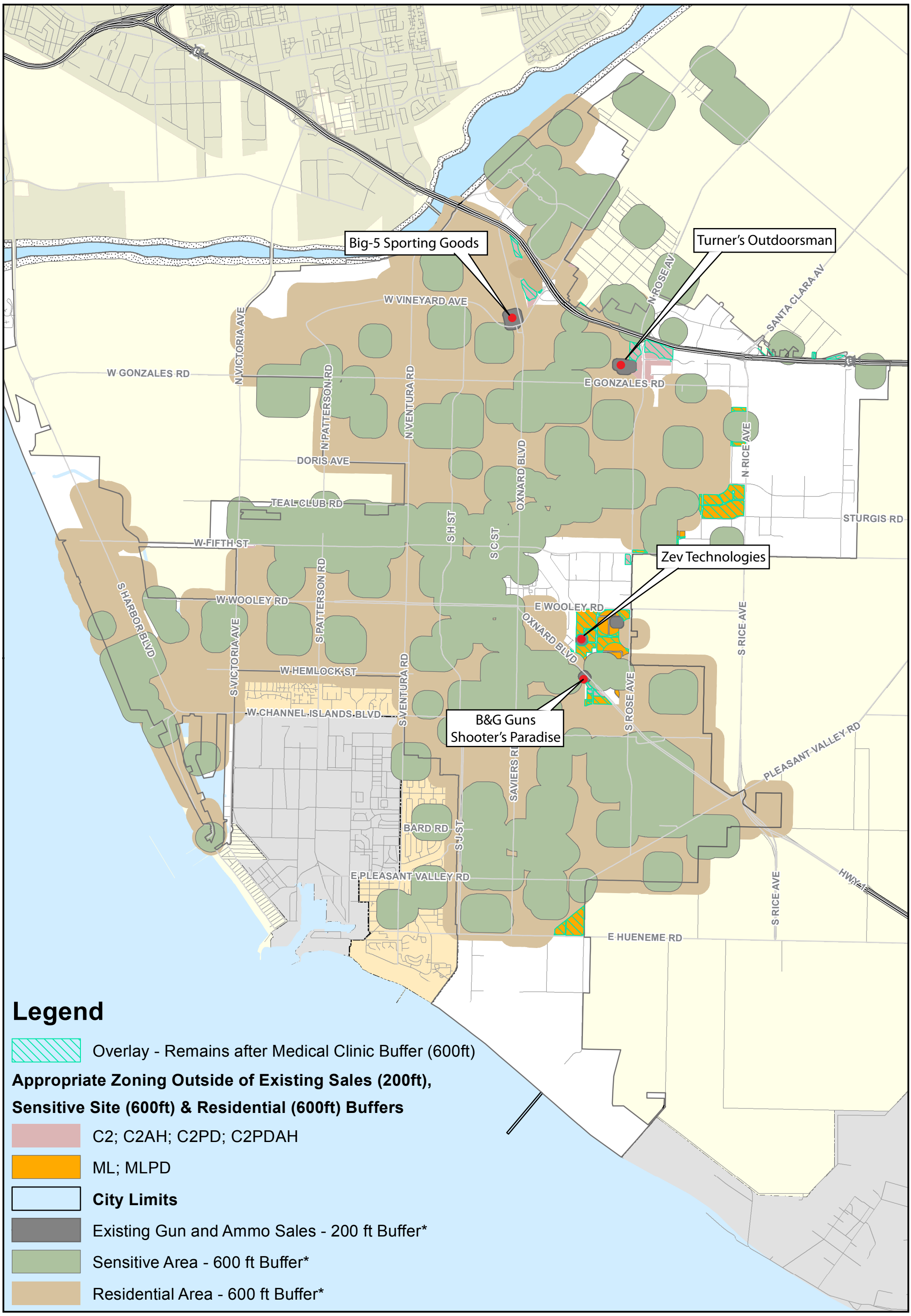
CITY OF OXNARD FIREARM-RELATED USE AREAS



*The required separation is the distance between the closest exterior wall of the firearm range/firearms and ammunition business and the nearest property line of the identified sensitive use.

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Consideration To Include “Medical Clinics” and “Hospitals” As A Sensitive Use Requiring Separation from Businesses Engaged in the Sale of Firearms and Ammunition and Firearm Ranges

Isidro Figueroa, Principal Planner
Scott Kolwitz, Planning Manager
Vyto Adomaitis, Community Development Director

Community Services, Public Safety and Housing and Development Committee
April 13, 2021

CITY OF OXNARD CALIFORNIA

Background

- July 16, 2019 the City Council unanimously voted to adopt Ordinance 2961 (Firearms Ordinance):
  - Zone Text Amendment (ZTA) outlined where firearm retailers and firearms ranges could be located and established a permit process (Special Use Permit) for the review of new firearm businesses.
  - The ZTA did not regulate firearm ownership, private use, or an individual’s ability to purchase firearms or ammunition.

Background

- July 16, 2019 public hearing, the Council deliberated on the possibility of including hospitals and clinics as a sensitive use.
  - Public testimony urged the Council to consider clinics and hospitals as sensitive uses.
  - A patient's safety and security should be protected equally as the sensitive uses being considered under the proposed ordinance.
  - Firearm/ammunition sales and firearm ranges required a minimum 600 foot separation from any sensitive use.
- Council directed staff to research the potential inclusion of "medical clinics" and "hospitals" in the Ordinance and report back at a future date.

Definitions (OCC Section 16-10)

- Oxnard City Code (OCC) does not contain definitions for medical clinics and hospitals
- Using best practices, staff outlined the following definitions to guide discussion:
  - **'Medical clinic'** means "An organized outpatient health facilities that provides direct medical, surgical, dental, optometric, or podiatric advice, services, or treatment to patients who remain less than 24 hours and that may also provide diagnostic or therapeutic services to patients."

Definitions (OCC Section 16-10) continued

- **'Hospital'** means "A health facility having a duly constituted governing body with overall administrative and professional responsibility and having an organized medical staff which provides twenty-four-hour inpatient care including one (1) or more of the following basic services: medical, nursing, surgical, anesthesia, laboratory, radiology, pharmacy, dietary services, or psychiatric care and treatment."

Definitions (OCC Section 16-10)

➢ 'Medical clinic' definition is not intended to include land uses such as, but not limited to:

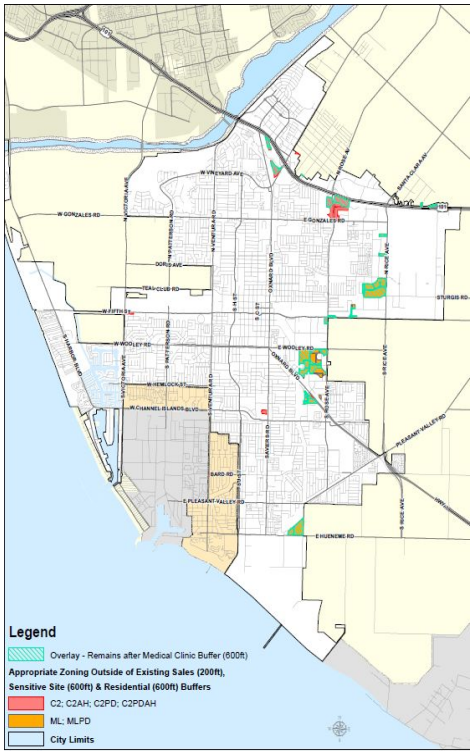
1. Medical insurance and medical services
2. Retail medical equipment and supplies
3. Pharmacies (unless ancillary to a medical clinic or hospital)
4. Medical research and laboratories (unless ancillary to a medical clinic or hospital)
5. Medical devices, equipment, and hospital supplies manufacturers
6. Ambulance Services
7. Veterinarian services
8. Spa and wellness centers

Locational Criteria

- Firearms related businesses must maintain a 600-foot separation from sensitive uses:
  - Non-residential day care (child or adult)
  - Parks
  - Churches
  - Schools (public or private)
  - Any residentially zoned property
  - Oxnard Transportation Center
  - Oxnard Airport
- A 200-foot separation is required between individual firearm-related uses.

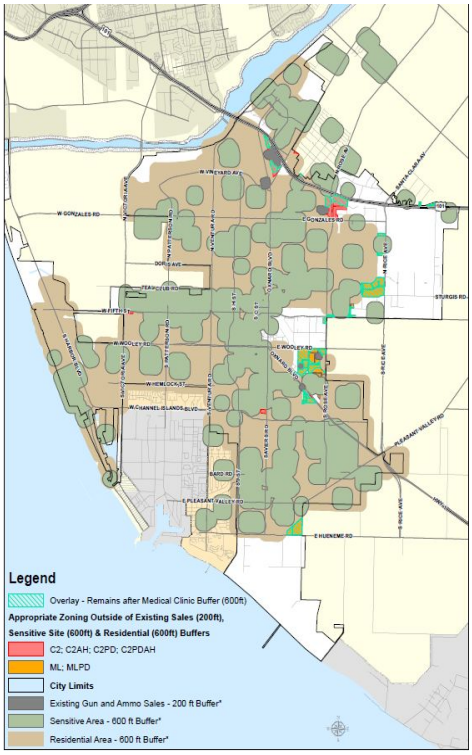
Buffer Map 1

- Based on the proposed definitions for medical clinics and hospitals, staff plotted clinics and hospitals on the previously approved buffer map under Ordinance 2961.
- Over 290 medical establishments were plotted based on the City's Business License rolls.
- Map identifies the zoning areas (red and orange) throughout the City that allow firearm sales/uses under the current Firearms Ordinance.
- The green dashed areas identified all of the areas where firearm sales/uses are allowed if hospitals/clinics are included as a sensitive use.



Buffer Map 2

- Map 2 contains a map that identifies all sensitive use buffers including medical clinics and hospitals.
- Baseline: Approximately 1.57% of land area where firearm sales/uses are allowed to operate.
- Potential: If medical clinics and hospitals are included as a sensitive use, he available land area where firearm sales/uses are allowed would be reduced by 0.38% to approximately 1.19%.
- Community Development Department staff consulted with the City Attorney's office and Police Department, and determined inclusion of medical clinics and hospitals as a sensitive use would provide for a legally sufficient number of parcels to accommodate firearms uses.



Public Engagement

- If directed to pursue a ZTA, this report would be the first step of a public engagement process to amend the OCC to include "medical clinics" and "hospitals" as a sensitive use.
- The following is a projected road map for amending the current Firearms Ordinance:
  - Community Workshop
  - Engagement with four existing firearms and ammunition retailers
  - Planning Commission Public Hearing (recommendation to City Council)
  - City Council Public Hearing

Environmental Review

- ZTA is exempt pursuant to Sections 15060(c)(2) and (3) and 15061(b)(3) of the California Environmental Quality Act (CEQA), regulatory actions which will not result in direct or reasonably foreseeable indirect physical change in the environment and when it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment are not subject to CEQA.

Recommendation

That the Community Services, Public Safety and Housing and Development Committee:

1. Receive a summary report on a potential Zone Text Amendment (ZTA) to Chapter 16 of the Oxnard City Code (OCC) to include “medical clinics” and “hospitals” within Section 16-10 (Definitions), and include “medical clinics” and “hospitals” as a sensitive use requiring a minimum separation from “firearm and ammunition sales” and “firearm ranges” uses within Division 19 and 20 of Article V;
2. Provide input on the proposed definitions for “medical clinics” and “hospitals”; and
3. Determine if staff should pursue a ZTA Chapter 16 of the Oxnard City Code (OCC) to and include “medical clinics” and “hospitals” as a sensitive use requiring a minimum separation from “firearm and ammunition sales” and “firearm ranges” uses within Division 19 and 20 of Article V.

CITY OF OXNARD CALIFORNIA

Discussion

CITY OF OXNARD CALIFORNIA

PUBLIC SAFETY COMMITTEE AGENDA REPORT

REPORTS
AGENDA ITEM NO. D.3

DATE: April 13, 2021

TO: Public Safety Committee

FROM: Emilio Ramirez, Housing Director, (805) 385-8094, emilio.ramirez@oxnard.org

SUBJECT: First Amendment of the Regional Consolidated Plan for the CARES Act Funds and Second Amendment of the 2020 Annual Action Plan. (10/10/10)

RECOMMENDATION

That the Committee recommend that the City Council:

1. Conduct a hearing to receive public comments relating to the following documents to be submitted to the United States Department of Housing and Urban Development, Office of Community Planning and Development:
(a) First Amendment of the 2020-2024 Ventura County Regional Consolidated Pan for the Oxnard CARES Act Funds; and
(b) Second Amendment to the 2020 Annual Action Plan for the purpose of adding $352,000 for Homeless Shelter Improvement at 1450 South Rose Ave;

2. Approve the First Amendment to the 2020-2024 Ventura County Regional Consolidated Plan for the CARES Act Funds total of $8,343,372, by funding CDBG-CV Resources $3,088,367, ESG-CV Resources $5,255,005 and Goals of the COVID Pandemic Response activities;

3. Approve the Second Amendment to the 2020 Annual Action Plan to add $352,000 Homeless Shelter facility improvement costs at 1450 South Rose Avenue, and to include prior year resources remaining from 2019 Homeless Shelter facilities to fund $352,000 of the project costs for 1450 South Rose Avenue;

4. Authorize the City Manager to execute the required applications, certifications, and other pertinent documents for the submission of the First Amendment of the Ventura County Regional Consolidated Plan and the Second Amendment of the 2020 Annual Action Plan to the United States Department of Housing and Urban Development; and

5. Authorize the City Manager to incorporate any recommended changes resulting from public input to the First Amendment of the Ventura County Regional Consolidated Plan and Second Amendment of the 2020 Annual Action Plan, as directed by the City Council, including amending any budget appropriations approved by the City Council.

Please click the following link to view the required Measure M pre-recorded presentation

video: https://youtu.be/NYeE-NFZrGI

BACKGROUND

As an entitlement city, the City of Oxnard receives formula grant funding from the United States Department of Housing and Urban Development, Community Planning and Development grants for Community Development Block Grant (CDBG), HOME Investment Partnerships Act and Emergency Solutions Grant every year. To receive these Entitlement Grants for the Plan year 2020, beginning on July 1, 2020, the City of Oxnard must prepare, submit, and receive approval of a consolidated plan, annual action plan and analysis of impediments to fair housing, before entitlement grant funds are disbursed for the Plan year 2020. On occasion, substantial amendments of these plans are required pursuant to the criteria set forth in the City of Oxnard's Citizen Participation Plan; also substantial amendments to an Annual Action Plan require that the Plan be amended whenever a project location is changed (see Attachment 2).

On June 16, 2020, the City Council approved the 2020-24 Ventura County Regional Consolidated Plan and the 2020 Annual Action Plan. Both plans were approved by the United States Department of Housing and Urban Development (HUD) in 1st quarter of fiscal year 2020-21. Shortly after HUD's approval of the 2020 Annual Action Plan, on October 6, 2020, the City Council approved the "City of Oxnard CARES Act Amendment", so as to merge with the 2020 Annual Action Plan.

First Amendment to the 2020-2024 Ventura County Regional Consolidated Plan

Coronavirus Aid, Relief, and Economic Security Act (CARES Act) - In response to the coronavirus pandemic, CARES Act funded the United States Department of Housing and Urban Development (HUD), Community Planning and Development (CPD), two grants, Community Development Block Grant (CDBG-CV) and Emergency Solutions Grant (ESG-CV), that resulted in allocations to City of Oxnard's Housing Department for CDBG eligible and HESG eligible activities, $3,088,367 and $5,255,005, respectively, and totaling $8,343,372.

To expedite implementation of CARES Act funds, HUD issued waivers and alternative requirements for formula grant programs as described in Federal Register Notice FR-6218-N-01. The notice allowed participating jurisdictions temporary waiver of the consistency requirement that entitlement jurisdictions' Annual Action Plans be consistent with their multi-year Consolidated Plan. By taking advantage of the temporary waiver feature in Federal Register Notice FR-6218-N-01, the CARES Act Amendment, approved by Council on October 6, 2020, allowed CARES Act implementation by City of Oxnard to proceed independently of the 2020-2024 Ventura County Regional Consolidated Plan.

However, consistency with the 2020-24 Ventura County Regional Consolidated Plan will still be required, 24 CFR 91.225(a)(5) states that "the jurisdiction must submit a certification that the housing activities to be undertaken with CDBG, HOME, ESG, … funds are consistent with the strategic plan." The waiver allows that the condition "consistent with the strategic plan" be cured prior to the next Consolidated Plan.

The purpose of this amendment is to incorporate the 2020 Annual Action Plan - CARES Act Amendment into the 2020-2024 Ventura County Regional Consolidated Plan to comply with the consistency requirement and to include the goals related to the COVID Pandemic Response activities that will be supported by the CARES Act funding.

Second Amendment of 2020 Annual Action /2020-2024 Ventura County Regional Consolidated Plans

Transitional Living Facility at 1450 South Rose Avenue. The City owns a property at 1450 South Rose Avenue which currently houses a transitional living facility for homeless individuals. The property, currently operated under contract by The Kingdom Center/Gabriel's House, houses a twenty-eight bed residential facility, employment training, and various program services for homeless women and women with children. The living quarters on the property are located in two one-story, ranch-house type buildings from the 1950s, originally constructed by the family which owned the adjacent farm. The property was obtained by the City in 2002. This facility and property represents a key asset and an important element in the City's overall strategy to address homelessness.

Subsequent to the adoption of the 2019 Plan, Housing Department staff initiated a long-range effort to modernize and improve the property at 1450 South Rose, specifically to improve accessibility of the transitional living facility for women with disabilities, and to achieve compliance with the Americans with Disabilities Act (ADA) in the common areas and path of travel. Due to the age of the houses on the property, the configuration and construction did not incorporate any accessibility features.

The Five-Year Homeless Plan adopted by the City in 2018 recognized this, and called for the City to take the necessary steps to enhance accessibility at the property. In order to accomplish this, the Housing Department engaged the architectural firm of Lauterbach and Associates, Inc., to perform an assessment of the property and develop architectural plans to improve accessibility and safety, and also to increase restroom space and capacity to meet the needs for a 28-resident facility.

With those architectural plans now completed and approved, the project property at 1450 South Rose Avenue is now at the stage of procurement of contractors through solicitation of bids from qualified construction firms. The Housing Department has determined that investing $352,000 from this prior year allocation will be necessary to accomplish the necessary ADA improvements and bathroom expansion capacity, as determined by the Lauterbach and Associates, Inc. assessment.

The Annual Action Plan adopted by the City in 2019 included $384,987 targeted for Homeless Shelter Building Improvements at homeless shelter locations within the City; the remaining balance of those funds is $371,901. The purpose of the proposed Second Amendment to the 2020 Annual Action Plan / 2020-2024 Ventura County Regional Consolidated Plan is to designate $352,000 of that CDBG allocation for Homeless Shelter Improvement facilities improvements for the project at the 1450 South Rose Avenue location as an activity of the 2020 Annual Action Plan.

Staff recommends that Council conduct the necessary public hearing as mandated by the City of Oxnard Citizen Participation Plan prior to approving both of above substantial amendments to the 2020 Annual Action Plan / 2020-2024 Ventura County Regional Consolidated Plan.

City of Oxnard Citizen Participation Plan

In accordance with the City's Citizen Participation Plan, a public hearing is scheduled to receive public comments. The public hearing is scheduled for April 29, 2021 to receive public comments on the Plan Year 2020 Annual Action Plan Second Amendment and First Amendment to the 2020-2024 Ventura County Regional Consolidated Plan, which became available to the public for a 30-day review period beginning March 27, 2021 (and ending on April 29,2021). Notice of the Public Hearing date was published in the VIDA Newspaper on March 25, 2021 in Spanish and English. The Annual Action Plan is available is available electronically on the City's website.

The proposed Second Amendment to the 2020 Annual Action Plan and First Amendment to the 2020-2024 Ventura County Regional Consolidated Plan have been posted for public review, and the April 29, 2021 public hearing is for the purpose of providing members of the public with the opportunity to comment. The full reports are accessible at City of Oxnard Housing Department, Grants Management website: https://www.oxnard.org/city-department/housing/grants- management/.

STRATEGIC PRIORITIES

This agenda item supports the Quality of Life strategy and Infrastructure and Natural Resources Strategies. Quality of Life:

The purpose of the Quality of Life strategy is to build relationships and create opportunities within the community for safe and vibrant neighborhoods, which will showcase the promising future of Oxnard. This item supports the following goals and objectives:

Goal 1. Improve community safety and quality of life through a combination of prevention, intervention, and suppression efforts that address crime and underlying issues.

Objective 1b. Explore alternatives for youth through recreation programs and intervention services. Goal 2. Address homelessness through the development and implementation of a multi-tiered strategy.

Objective 2a. Identify the City's homelessness mission and create a 5-year plan to address homelessness. Goal 3. Strengthen neighborhood development, and connect City, community and culture.

Objective 3a. Create a renewed focus on establishing a positive outlook and orientation of our City, neighborhoods and overall community.

Objective 3b. Empower and connect our Inter-Neighborhood Council Organizations (INCOs), Community Advisory. Groups (CAGs) and Neighborhood Watch Program.

FINANCIAL IMPACT

None. The Second Amendment of the 2020 Annual Action Plan will transfer in $352,000 for the Homeless Shelter Improvement at 1450 South Rose Ave, Project 195101, Acct #285-5138-826.86-03, from the previous years' unused and available CDBG funds in Project 205101, Acct.# 285-5347-826.86-02, from prior years' resources. The First Amendment to the 2020-2024 Ventura County Regional Consolidated Plan incorporates the approved First Amendment of the 2020 Annual Action Plan outlining how the City plans to allocate Cares Act Coronavirus Response grant, CDBG-CV and ESG-CV. This includes CARES Act funds for HUD grant allocations of $3,088,367 in CDBG-CV and $5,255,005 for ESG-CV. There is no change to the grand total of $8,343,372 in available resources previously appropriated.

Prepared by: Emilio Ramirez, Housing Director

ATTACHMENTS

1. Draft of the Second Amendment to the 2020 AAP and First Amendment to the 2020-2024 Ventura County Regional Consolidated Plan
2. Citizen Participation Plan-Amended-July-10-2018
3. Certificate of Publication Notice of Public Hearing

4. First Amendment of the Regional Consolidated Pan for the CARES Act Funds and Second Amendment of the 2020 Annual Action Plan - Powerpoint Presentation

Ventura County Regional Conslodated Plan
Adopted June 16, 2020

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

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

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

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

April 29, 2021 Public Hearing

Prepared by:
City of Oxnard – Housing Department – Grants Management
435 South D Street, Oxnard, California, 93030

OMB Control No: 2506-0117 (exp. 09/30/2021)

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PURPOSE OF THE AMEDMENT:

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

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

Executive Summary

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

1. Introduction

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

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

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

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

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

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

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

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

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

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

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

3. Evaluation of past performance

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

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

Evaluation of Past Performance

4. Summary of citizen participation process and consultation process

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

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

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

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

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

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

5. Summary of public comments

See public comments summary- Appendix

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

All comments were accepted.

7. Summary

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

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The Process

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

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

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

Agency Role	Name	Department/Agency
Lead Agency	OXNARD	
CDBG Administrator	OXNARD	Housing Department
HOPWA Administrator		
HOME Administrator	OXNARD	Housing Department
ESG Administrator	OXNARD	Housing Department
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative

The Ventura Regional Consolidated Plan includes the following programs:

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

Consolidated Plan Public Contact Information

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

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

1. Introduction

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

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

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

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

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

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

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

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

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

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

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Table 2 – Agencies, groups, organizations who participated

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

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

Not applicable.

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

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

Table 3 – Other local / regional / federal planning efforts

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

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

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

Narrative (optional):

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Countywide consultation list in regional plan document.

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

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

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

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

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

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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)

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

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
			meetings were held at the following locations. A detailed summary of community meeting response can be found in Appendix C. Community meeting schedule attached.			

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Internet Survey	Non-targeted/broad community	In addition to facilitating meetings with residents and stakeholders, the County created two surveys to collect information on public concerns and perceptions of fair housing in Ventura County. Using the online platform, Survey Monkey, the County administered one survey for residents and another for identified stakeholders.	All surveys accepted. The online resident survey included 17 questions on topics including the respondents current housing situation and satisfaction with their own neighborhood as well as their thoughts on community development goals, funding prioritization, and the extent of housing discrimination and displacement in Ventura County. Residents were notified about the survey through several methods	Not applicable.	

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
				including emails, flyers, an online webpage hosted by Ventura County, and social media. The survey was available in English and Spanish. The online resident survey was open from September 16th to October 10th, 2019 and 775 surveys were completed by residents in English and Spanish.		

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

Table 4 – Citizen Participation Outreach

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Needs Assessment

NA-05 Overview

Needs Assessment Overview

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

The Needs Assessment includes the following sections:

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

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

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

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

Summary of Housing Needs

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

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

Table 5 - Housing Needs Assessment Demographics

Alternate Data Source Name:
2013-2017 ACS

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

Number of Households Table

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

Table 6 - Total Households Table

Alternate Data Source Name:
2011-2015 CHAS

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

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Housing Needs Summary Tables

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

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

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

Table 7 – Housing Problems Table

Alternate Data Source Name:
2011-2015 CHAS

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

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

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

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

Table 8 – Housing Problems 2

Alternate Data Source Name:
2011-2015 CHAS

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

3. Cost Burden > 30%

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

Table 9 – Cost Burden > 30%

Alternate Data Source Name:
2011-2015 CHAS

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

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4. Cost Burden > 50%

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

Table 10 – Cost Burden > 50%

Alternate Data Source Name:
2011-2015 CHAS

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

5. Crowding (More than one person per room)

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

Table 11 – Crowding Information – 1/2

Alternate Data Source Name:
2011-2015 CHAS

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

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

Table 12 – Crowding Information – 2/2

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

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

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

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

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

What are the most common housing problems?

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Discussion

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

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

Introduction

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

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

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

0%-30% of Area Median Income

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

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Alternate Data Source Name:
2011-2015 CHAS

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

*The four housing problems are:

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

30%-50% of Area Median Income

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

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Alternate Data Source Name:
2011-2015 CHAS

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

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

50%-80% of Area Median Income

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

Table 15 - Disproportionally Greater Need 50 - 80% AMI

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Alternate Data Source Name:
2011-2015 CHAS

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

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

80%-100% of Area Median Income

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

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Alternate Data Source Name:
2011-2015 CHAS

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

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

Discussion

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

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

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

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

Introduction

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

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

0%-30% of Area Median Income

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

Table 17 – Severe Housing Problems 0 - 30% AMI

Alternate Data Source Name:
2011-2015 CHAS

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

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

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30%-50% of Area Median Income

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

Table 18 – Severe Housing Problems 30 - 50% AMI

Alternate Data Source Name:
2011-2015 CHAS

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

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

50%-80% of Area Median Income

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

Table 19 – Severe Housing Problems 50 - 80% AMI

Alternate Data Source Name:
2011-2015 CHAS

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

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*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

80%-100% of Area Median Income

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

Table 20 – Severe Housing Problems 80 - 100% AMI

Alternate Data Source Name:
2011-2015 CHAS

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

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

Discussion

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

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

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

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

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

Introduction:

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

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

Housing Cost Burden

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

Table 21 – Greater Need: Housing Cost Burdens AMI

Alternate Data Source Name:
2011-2015 CHAS

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

Discussion:

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

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

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

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

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

Housing Problems:

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

Severe Housing Problems:

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

Cost Burden: None

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

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

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

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

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

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NA-35 Public Housing – 91.205(b)

Introduction

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

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

Totals in Use

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

Table 22 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

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Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# Homeless at admission	0	0	1	121	2	115	4	0
# of Elderly Program Participants (>62)	1	0	664	2,270	137	2,111	18	3
# of Disabled Families	0	0	464	1,483	68	1,395	15	2
# of Families requesting accessibility features	1	0	1,913	6,173	271	5,822	44	23
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

	Program Type								
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	1	0	1,790	5,555	251	5,237	36	21	0

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Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Black/African American	0	0	60	358	4	346	5	1	0
Asian	0	0	39	185	12	170	1	1	0
American Indian/Alaska Native	0	0	16	53	2	50	1	0	0
Pacific Islander	0	0	8	22	2	19	1	0	0
Other	0	0	0	0	0	0	0	0	0
***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**									

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	1,197	3,128	101	3,002	10	11	0
Not Hispanic	1	0	716	3,045	170	2,820	34	12	0
***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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

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

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

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

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

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

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

Discussion

None.

DRAFT

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

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

Homeless Needs Assessment

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

Table 26 - Homeless Needs Assessment

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Data Source Comments: 2019 Point-in-Time Count Ventura County CoC, FY2018 HDX Competition Report

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

Homeless Subpopulations: 2019 PIT Count

Indicate if the homeless population is: Has No Rural Homeless

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

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

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Nature and Extent of Homelessness: (Optional)

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

Data Source Comments: 2019 Point-in-Time Count Ventura County CoC

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

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

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

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

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

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

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

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

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

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

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

Discussion:

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

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

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

Introduction:

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

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

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

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

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

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

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

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

Describe the characteristics of special needs populations in your community:

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

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

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

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

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

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

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

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

- Accessible housing

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

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

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

Discussion:

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

Describe the jurisdiction's need for Public Facilities:

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

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

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

How were these needs determined?

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

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

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

Describe the jurisdiction’s need for Public Improvements:

See above

How were these needs determined?

See above

Describe the jurisdiction’s need for Public Services:

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

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

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

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

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

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

How were these needs determined?

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

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

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

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

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

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

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

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

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Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

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

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

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

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

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

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

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

Introduction

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

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

All residential properties by number of units

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

Table 27 – Residential Properties by Unit Number

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

Unit Size by Tenure

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

Table 28 – Unit Size by Tenure

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Describe the need for specific types of housing:

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

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

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

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

Discussion

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

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

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

Introduction

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

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

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

Cost of Housing

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

Table 29 – Cost of Housing

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

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

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Rent Paid	Number	%
Total	***93,502***	***100.1%***

Table 30 - Rent Paid

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

Housing Affordability

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

Table 31 – Housing Affordability

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

Monthly Rent

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

Table 32 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

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

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

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

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

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

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

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

Discussion

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

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

Introduction

Conditions include:

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

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

Definitions

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

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

Condition of Units

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

Table 33 - Condition of Units

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

Year Unit Built

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

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

Table 34 – Year Unit Built

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

Risk of Lead-Based Paint Hazard

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

Table 35 – Risk of Lead-Based Paint

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

Vacant Units

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

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

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

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

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

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

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

Discussion

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

Introduction

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

Totals Number of Units

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	1,944	6,338	270	4,105	243	1,027	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

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

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

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Public Housing Condition

Public Housing Development	Average Inspection Score

Table 38 - Public Housing Condition

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

Public Housing Condition

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

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

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

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

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

Discussion:

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

Introduction

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

Facilities and Housing Targeted to Homeless Households

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

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source Comments: 2019 HDX Competition Report Ventura County CoC

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

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

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

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

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

The homeless shelter facilities within Ventura County are as follows:

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

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

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

Introduction

The following types of facilities are available in Ventura County:

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

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

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

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

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

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

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

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

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

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

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

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

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

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

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

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

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

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

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

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

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

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

Introduction

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

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

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

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

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Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	21,740	31,218	7	13	6
Arts, Entertainment, Accommodations	40,568	33,391	13	13	0
Construction	16,252	14,320	5	6	1
Education and Health Care Services	49,930	39,854	16	16	0
Finance, Insurance, and Real Estate	22,497	17,022	7	7	0
Information	13,783	4,655	5	2	-3
Manufacturing	34,978	30,953	12	12	0
Other Services	11,095	8,413	4	3	-1
Professional, Scientific, Management Services	28,676	17,997	9	7	-2
Public Administration	0	0	0	0	0
Retail Trade	39,308	33,164	13	13	0
Transportation and Warehousing	7,347	4,113	2	2	0
Wholesale Trade	16,585	13,311	5	5	0
Total	302,759	248,411	--	--	--

Table 40 - Business Activity

Alternate Data Source Name:
2011-2015 ACS and 2015 LEHD

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

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Labor Force

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

Table 41 - Labor Force

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

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

Table 42 – Occupations by Sector

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

Travel Time

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

Table 43 - Travel Time

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

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Education:

Educational Attainment by Employment Status (Population 16 and Older)

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

Table 44 - Educational Attainment by Employment Status

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

Educational Attainment by Age

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

Table 45 - Educational Attainment by Age

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

Educational Attainment – Median Earnings in the Past 12 Months

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

Table 46 – Median Earnings in the Past 12 Months

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

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

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

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

Describe the workforce and infrastructure needs of the business community:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Yes

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

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

Enhance community resiliency through strategic investments in regional infrastructure:

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

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

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

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

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

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

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

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

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MA-50 Needs and Market Analysis Discussion

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

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

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

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

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

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

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

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

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

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Are there any community assets in these areas/neighborhoods?

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

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

Are there other strategic opportunities in any of these areas?

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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Strategic Plan

SP-05 Overview

Strategic Plan Overview

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

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

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

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

Geographic Area

Table 47 - Geographic Priority Areas

General Allocation Priorities

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

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

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

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

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

Priority Needs

Table 48 – Priority Needs Summary

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

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

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

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

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

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

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

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

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

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

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Narrative (Optional)

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

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

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

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

Influence of Market Conditions

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

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

Table 49 – Influence of Market Conditions

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

Introduction

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

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

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Anticipated Resources

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

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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	221,083	0	0	221,083	840,722	Grant from HUD to address needs and services for homeless persons or persons at risk of becoming homeless.
Other CDBG-CV	public - federal	Other	3,088,367	0	0	3,088,367	0	$3,088,367 in CDBG-CV funds to prevent, prepare for, and respond to the coronavirus.
Other ESG-CV	public - federal	Other	5,255,005	0	0	5,255,005	0	$5,255,055 in ESG-CV funding to prevent, prepare for, and respond to the coronavirus pandemic among individuals and families who are homeless or receiving homeless prevention activities to mitigate impacts of COVID-19

Table 50 - Anticipated Resources

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

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

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

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

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

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

Discussion

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

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SP-40 Institutional Delivery Structure – 91.215(k)

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

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

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

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

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

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

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

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

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

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

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

Table 52 - Homeless Prevention Services Summary

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

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

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

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

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

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

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

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

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

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

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

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

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

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SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

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

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Increase Social Services	2020	2024	Non-Homeless Special Needs		Housing Support and Stability Assistance for Senior Residents Social Services Youth Activities and Services Disaster Planning and Recovery	CDBG: $1,962,068	Public service activities other than Low/Moderate Income Housing Benefit: 14000 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 700 Households Assisted
4	Work to End Homelessness	2020	2024	Homeless		Housing Support and Stability Homelessness	CDBG: $392,414 ESG: $982,170	Tenant-based rental assistance / Rapid Rehousing: 100 Households Assisted Homeless Person Overnight Shelter: 750 Persons Assisted Homelessness Prevention: 785 Persons Assisted

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Create Quality Neighborhoods	2020	2024	Non-Housing Community Development		Housing Support and Stability Assistance for Senior Residents Streets and Streetscapes Parks and Community Space Disaster Planning and Recovery Utilities and Public Infrastructure	CDBG: $4,708,964 CDBG: (Prior Year) $352,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 128000 Persons Assisted CDBG: (Prior Year) Public Facility or Infrastructure Activities other than Low/Moderate Income Benefit: 128,000 Persons Assisted

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Effective Administration	2020	2024	Planning and Administration		New Rental Housing Housing Support and Stability Homeownership Opportunities Rehabilitation & Preservation of Existing Housing Assistance for Senior Residents Increase Job Skills Facade Improvements Local Entrepreneurship Social Services Youth Activities and Services Homelessness Streets and Streetscapes Parks and Community Space Disaster Planning and Recovery Utilities and Public Infrastructure	CDBG: $2,616,091 HOME: $413,264 ESG: $79,635	Other: 5 Other

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	CDBG COVID Pandemic Response	2020	2022	COVID Pandemic Response	Citywide based on income (Low/Mod)	COVID-19 Impact	CDBG-CV: $3,088,367	Public Services-area benefit: approx. 125,000 Persons Assisted Public Services- 400 persons assisted Economic Development: 20 Business assisted Rental Assistance: 500 assisted
8	ESG COVID Pandemic Response	2020	2022	COVID Pandemic Response	Citywide based on income (Low/Mod)	COVID-19 Impact	ESG-CV: $5,255,005	Tenant-based rental assistance / Rapid Rehousing: 30 Households Assisted Homeless Person Overnight Shelter: 350 Persons Assisted Street Outreach/Other: 200 Other

Table 53 – Goals Summary

Goal Descriptions

1	**Goal Name**	Improve Supply of Affordable Housing
	Goal Description	Create and preserve stable, safe, and resilient affordable housing opportunities for homeowners and renters including special needs groups such as farmworkers, persons with disabilities, and the elderly throughout Ventura County.
2	**Goal Name**	Enhance Economic Stability
	Goal Description	Enhance economic stability and prosperity by increasing economic opportunities for residents through job skills training and promotion of local entrepreneurship.

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3	**Goal Name**	Increase Social Services
	Goal Description	Increase access to health and wellness services, youth activities, senior activities, and social service activities for residents.
4	**Goal Name**	Work to End Homelessness
	Goal Description	Work alongside the Ventura County Continuum of Care to end homelessness within Ventura County by providing housing, emergency shelter, and social services to homeless persons or those at risk of homelessness.
5	**Goal Name**	Create Quality Neighborhoods
	Goal Description	Enhance access to quality, resilient, and livable neighborhoods by improving publicly owned facilities and infrastructure such as parks, streets, sidewalks, and community buildings, including improving accessibility to meet Americans with Disabilities Act (ADA) standards.
6	**Goal Name**	Effective Administration
	Goal Description	Create and maintain effective housing and community development programs that address the priority needs listed within the Consolidated Plan, comply with all U.S. Housing and Urban Development (HUD) requirements, and achieve the goals and objectives set out by each Ventura County jurisdiction.
7	**Goal Name**	CDBG COVID Pandemic Response
	Goal Description	Subject to the CARES Act and emergency policy from HUD, including program regulations and waivers. CDBG-CV funds will be used to prevent, prepare for and respond to coronavirus
8	**Goal Name**	ESG COVID Pandemic Response
	Goal Description	Subject to the CARES Act and emergency policy from HUD, including program regulations and waivers. ESG-CV funds will be used to prevent, prepare for and respond to coronavirus

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

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

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

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

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

Activities to Increase Resident Involvements

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

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

No

Plan to remove the 'troubled' designation

Not applicable.

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

Barriers to Affordable Housing

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

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

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

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

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

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

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

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

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Strategy to Remove or Ameliorate the Barriers to Affordable Housing

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

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

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

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SP-60 Homelessness Strategy – 91.215(d)

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

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

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

Addressing the emergency and transitional housing needs of homeless persons

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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SP-80 Monitoring – 91.230

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

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

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

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Expected Resources

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

Introduction

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

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

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Anticipated Resources

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

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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	221,083	0	0	221,083	840,722	Grant from HUD to address needs and services for homeless persons or persons at risk of becoming homeless.
Other CDBG-CV	public - federal	Other	3,088,367	0	0	3,088,367	0	$3,088,367 in CDBG-CV funds to prevent, prepare for, and respond to the coronavirus.
Other ESG-CV	Public-federal	Other	5,255,005	0	0	5,255,005		$5,255,055 in ESG-CV funding to prevent, prepare for, and respond to the coronavirus pandemic among individuals and families who are homeless or receiving homeless prevention activities to mitigate impacts of COVID-19

Table 54 - Expected Resources – Priority Table

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

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

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

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

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

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

Discussion

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

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Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Improve Supply of Affordable Housing	2020	2024	Affordable Housing		New Rental Housing Housing Support and Stability Homeownership Opportunities Rehabilitation & Preservation of Existing Housing Assistance for Senior Residents Disaster Planning and Recovery	CDBG: $1,030,153 HOME: $788,521	Rental units constructed: 5 Household Housing Unit Rental units rehabilitated: 8 Household Housing Unit Homeowner Housing Added: 10 Household Housing Unit Housing Code Enforcement/Foreclosed Property Care: 2000 Household Housing Unit
2	Enhance Economic Stability	2020	2024	Non-Housing Community Development		Increase Job Skills Facade Improvements Local Entrepreneurship		

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Increase Social Services	2020	2024	Non-Homeless Special Needs		Housing Support and Stability Assistance for Senior Residents Social Services Youth Activities and Services Disaster Planning and Recovery	CDBG: $401,158	Public service activities other than Low/Moderate Income Housing Benefit: 2300 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 150 Households Assisted
4	Work to End Homelessness	2020	2024	Homeless		Housing Support and Stability Homelessness	ESG: $221,083	Tenant-based rental assistance / Rapid Rehousing: 15 Households Assisted Homeless Person Overnight Shelter: 155 Persons Assisted Homelessness Prevention: 20 Persons Assisted Other: 100 Other

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Create Quality Neighborhoods	2020	2024	Non-Housing Community Development		Housing Support and Stability Assistance for Senior Residents Streets and Streetscapes Parks and Community Space Disaster Planning and Recovery Utilities and Public Infrastructure	CDBG: $708,200	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 125000 Persons Assisted

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Effective Administration	2020	2024	Planning and Administration		New Rental Housing Housing Support and Stability Homeownership Opportunities Rehabilitation & Preservation of Existing Housing Assistance for Senior Residents Increase Job Skills Facade Improvements Local Entrepreneurship Social Services Youth Activities and Services Homelessness Streets and Streetscapes Parks and Community Space Disaster Planning and Recovery Utilities and Public Infrastructure	CDBG: $534,877 HOME: $87,613	Other: 0 Other

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	CDBG COVID Pandemic Response	2020	2022	COVID Pandemic Response	Citywide based on income (Low/Mod)	COVID-19 Impact	CDBG-CV: $3,088,367	Public Services-area benefit: approx. 125,000 Persons Assisted Public Services- 400 persons assisted Economic Development: 20 Business assisted Rental Assistance: 500 assisted
8	ESG COVID Pandemic Response	2020	2022	COVID Pandemic Response	Citywide based on income (Low/Mod)	COVID-19 Impact	ESG-CV: $5,255,005	Tenant-based rental assistance / Rapid Rehousing: 30 Households Assisted Homeless Person Overnight Shelter: 350 Persons Assisted Street Outreach/Other: 200 Other

Table 55 – Goals Summary

Goal Descriptions

1	**Goal Name**	Improve Supply of Affordable Housing
	Goal Description	Create and preserve stable, safe, and resilient affordable housing opportunities for homeowners and renters including special needs groups such as farmworkers, persons with disabilities, and the elderly throughout Ventura County.
2	**Goal Name**	Enhance Economic Stability
	Goal Description	Enhance economic stability and prosperity by increasing economic opportunities for residents through job skills training and promotion of local entrepreneurship.
3	**Goal Name**	Increase Social Services
	Goal Description	Increase access to health and wellness services, youth activities, senior activities, and social service activities for residents.

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4	**Goal Name**	Work to End Homelessness
	Goal Description	Work alongside the Ventura County Continuum of Care to end homelessness within Ventura County by providing housing, emergency shelter, and social services to homeless persons or those at risk of homelessness.
5	**Goal Name**	Create Quality Neighborhoods
	Goal Description	Enhance access to quality, resilient, and livable neighborhoods by improving publicly owned facilities and infrastructure such as parks, streets, sidewalks, and community buildings, including improving accessibility to meet Americans with Disabilities Act (ADA) standards.
6	**Goal Name**	Effective Administration
	Goal Description	Create and maintain effective housing and community development programs that address the priority needs listed within the Consolidated Plan, comply with all U.S. Housing and Urban Development (HUD) requirements, and achieve the goals and objectives set out by each Ventura County jurisdiction.
7	**Goal Name**	CDBG COVID Pandemic Response
	Goal Description	Subject to the CARES Act and emergency policy from HUD, including program regulations and waivers. CDBG-CV funds will be used to prevent, prepare for and respond to coronavirus
8	**Goal Name**	ESG COVID Pandemic Response
	Goal Description	Subject to the CARES Act and emergency policy from HUD, including program regulations and waivers. ESG-CV funds will be used to prevent, prepare for and respond to coronavirus

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Projects

AP-35 Projects – 91.220(d)

Introduction

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

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

Projects

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

Table 56 – Project Information

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

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

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

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AP-38 Project Summary

Project Summary Information

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

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

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

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

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

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

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

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

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

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OMB Control No: 2506-0117 (exp. 09/30/2021)

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

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AP-50 Geographic Distribution – 91.220(f)

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

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

Geographic Distribution

Target Area	Percentage of Funds

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

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

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

Discussion

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

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Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

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

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

1. First time Homebuyer Loan Program

2. Homeownership Assistance Program

3. Rehabilitation of Single-Family and Mobile home Housing Units

4. Rehabilitation of Housing Rental Units

5. Construction of new affordable dwelling units

6. Preservation of 520 public housing rental units and 1,840 Section 8 vouchers (including 15 set aside vouchers for homeless persons and 67 VASH vouchers for veterans)

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

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

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

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

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

Discussion

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

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AP-60 Public Housing – 91.220(h)

Introduction

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

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

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

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

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

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

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

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

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

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

Not Applicable

Discussion

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

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

Introduction

Jurisdictions that receive federal funds for homeless assistance are required to conduct a Point In Time Count (PIT) of homeless persons each year. The 2020 PIT count was conducted on January 29, 2020. The "Ventura County 2020 Homeless Count and Subpopulation Survey: Final Report", published in April 2020. The report is at the following website:
https://s33020.pcdn.co/wp-content/uploads/2020/04/2020-VC-Homeless-Count-Report-Final.pdf
In summary, the PIT count is a snapshot of homeless people who could be enumerated on one specific day. The 2020 PIT counted a total of 379 unsheltered homeless persons in Oxnard.

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

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

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

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

Addressing the emergency shelter and transitional housing needs of homeless persons

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

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

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

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

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

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

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

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

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

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

Discussion

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

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

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

Introduction:

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

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

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

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

Discussion:

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

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barriers over which the City has legal authority, in accordance with applicable law.

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AP-85 Other Actions – 91.220(k)

Introduction:

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

Actions planned to address obstacles to meeting underserved needs

The City will continue to utilize available resources to fund administrative support activities to meet the underserved needs in the community. The City will continue to work with the appropriate state agencies to administer the assets of the former redevelopment agency in the appropriate manner, and to the benefit of the LMI community whenever possible and feasible. Limited availability of funding from federal, state and other sources;
High cost of housing and provisions in the area which increases the difficulty of meeting affordable housing needs;
Reduced or frozen funding from state and other sources due to inadequate state revenue; the housing and credit crisis causing a negative effect;
A tight job market has produced an increased demand for production of new housing which is not being met, increasing home prices. Salaries are not commensurate with the high cost of housing in this market. These two factors combine to exacerbate the affordability crisis; and,
Credit crisis has limited the availability of capital to develop housing for low-and moderate-income households and special needs groups.City staff will address the challenges of existing and new obstacles in PY 2020 by focusing on the following programmatic and administrative areas:Staff will continue to research the availability of future funding resources that leverage the development of affordable housing units, inclusive of grants, bond financing, Section 108 funding and partnering with other affordable housing developers.CDBG and other funds will be used to fund administrative support for programs that serve the needs of LMI citizens citywide. This is especially critical now that no redevelopment agency funding is available, given that redevelopment agencies no longer exist in California.Staff will continue to collaborate with private-sector partners when appropriate in the development and construction of affordable housing.Staff will continue to collaboratively work with the service provider community, non-profit organizations, and neighboring cities and local governmental agencies within the County of Ventura to identify projects that also meet federal community development program eligibility and which can comply with timely draw-down requirements.

Actions planned to foster and maintain affordable housing

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

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

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zone (see Supplement 2) with an inventory of 2,067 units on 38 AAHOP sites
- 66 Vacant and Underutilized Sites (see Supplement 2)

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

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

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

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

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

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

Actions planned to reduce lead-based paint hazards

The City will coordinate activities with the County of Ventura Department of Health and Human Services to reduce lead-based paint hazards in accordance with federal regulations. Any rehabilitation activities on housing units constructed prior to 1978 will have lead hazards identified and actions taken to remove the hazard. The City's Affordable Housing Division does not own or manage any housing units. All units for which HOME and CDBG assistance is provided for homebuyer assistance or homeowner rehabilitation are administered in compliance with HUD's HOME or CDBG regulations for lead-based

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

Actions planned to reduce the number of poverty-level families

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

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

Actions planned to develop institutional structure

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

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

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

Discussion:

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

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developers who have been able to work within the requirement of the inclusionary housing program and produce housing. To further ensure the program does not pose a constraint, the City has included a monitoring process.

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

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Program Specific Requirements

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

Introduction:

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

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

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

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

Other CDBG Requirements

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

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

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

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

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

   Refer to Questions # 3 for Resale Provisions & procedures.
   Recapture:
   Provisions
   • "In the event that the homebuyer fails to satisfy the requirements during the term of the loan, or otherwise defaults, the City shall exercise its legal rights, as set forth in the promissory note and deed of trust, in order to recover the monetary assistance previously provided to the maximum extent permitted by law."
   • "If the recapture provisions are triggered by a sale of the housing unit, (whether voluntary or involuntary –such as foreclosure) or other default, the City shall take all necessary steps to recover the full amount of HOME funds from the net proceeds. The phrase 'net proceeds' is defined as the sales price, minus the loan repayment of the first trust deed (other than HOME funds) and any closing costs."
   The HOME Program regulations allow the City to recapture the entire HOME Subsidy, in the event the loan recipient violates the affordability and or term period requirements. However, should the 'net proceeds' not cover the entire HOME Subsidy or not cover any of the HOME Subsidy, the City is required to forgive the remaining balance of the direct HOME Subsidy.
   • During the term of the loan, the homeowner must repay the loan if it is sold, transferred or refinanced without the City's permission and/or with cash out to the homeowner or the homeowner does not occupy the residence as a primary residence.
   Procedures
   The City utilizes an agreement which includes restrictions, and a promissory note secured by a deed of trust which is recorded with the Ventura County Recorder's Office.
   Staff monitors and requires certification annually by the homeowner that the property is owner-occupied to determine if recapture provisions shall be invoked upon discovery of violations for owner-occupancy or unauthorized transfers.
   The City will exercise the rights stipulated in the promissory note, secured by the deed of trust that was recorded with the County Recorder's Office.

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Should Borrower transfer (as that term is defined in the Note) the Property during the occupancy period, City shall require that Borrower pay from the net proceeds the full amount of the Loan. For purposes of this Loan Agreement, "net proceeds" shall mean the sales price minus loan repayment (other than CDBG funds) and closing costs.
In the event net proceeds are not sufficient to discharge the full amount of the Loan during the occupancy period plus enable the Borrower to recover his or her initial investment in the Property and documented costs of any capital improvements, Borrower shall share the net proceeds with City. The City's share of the net proceeds shall be calculated as follows:
(Amount of Loan / Amount of Loan + Borrower's Investment) = % of Net Proceeds that City is entitled to.
Should the net proceeds not discharge the full amount of the Loan, City shall forgive the remaining balance.

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

   Refer to Question #2 for Recapture provisions and procedures.

   Resale
   Provisions

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

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

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

   Procedures
   The City utilizes a Resale Restriction Agreement (RRA) secured by a deed of trust which is recorded with the Ventura County Recorder's Office.
   Staff monitors and requires certification annually by the homeowner that the property is owner-occupied to determine if resale provisions shall be invoked upon discovery of violations for owner-occupancy or unauthorized transfers.
   If the homeowner defaults or fails to satisfy requirements during the term, the City will exercise the

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rights stipulated in the Resale Restriction Agreement.
Property must be sold to an eligible low-income homebuyer which shall acquire the unit subject to the continuation of restrictions provided in the RRA through an assumption agreement.
The purchase price must be affordable for a low-income household who earns up to 80% of the area median income, provided by HUD. The monthly cost for principal, interest, taxes, insurance, HOA fees, utilities, and maintenance should not be more than 30% of the monthly income for the household or otherwise stated in the RRA. There is no preference to a particular segment of the low-income population.
The resale price is calculated using one of two ways methods described below. The method used is identified in the RRA:
Determined as the affordable housing cost for a family at 80% of AMI paying no more than 30% of the monthly income for the household or in accordance of California Health And Safety Code 50025.5, whichever is lesser, but not less than the original price paid by homebuyer, or
Determination using a CPI method to calculate the increase (or decrease) in value of the property. The U.S. Bureau of Labor Statistics Consumer Price Index – All Urban Consumers for the Los Angeles-Riverside- Orange Counties Area (all items based 1982-1984=100) provides the CPI on the date of the calculation and the CPI on the purchase date. The calculation is the CPI on the date of the calculation minus the CPI on the purchase date, plus the cost of improvements to property evidenced with receipts, less 7% depreciation, plus the costs of bringing the housing unit up to current building codes and in a salable condition.

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

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

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

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

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

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

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

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assessment system, Pathways to Home, that provides coordination intake as well as systems to avoid duplication of effort and redundancies.
Pathways to Home is centralized to provide identical information and system-wide tracking through HMIS, of all homeless individuals who seek and /or receive assistance at any one of the various service providers, or through the County directly.

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

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

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

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

5. Describe performance standards for evaluating ESG.

PERFORMANCE MEASURES

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

• Emergency Shelters: Excluding winter shelters, must be able to document placement of a minimum of 10 percent of the homeless persons or households served in the Program Year into transitional or permanent housing.

• Transitional Housing: must be able to document placement of a minimum of 50 percent of the households who completed the transitional housing program in the Program Year into permanent housing. "Household" is defined as all clients including single individuals and families.

• Rapid Re-housing: must show continued housing of clients receiving assistance for at least three months after receiving assistance. This should be done via case management of clients, documentation and HMIS entry and exit dates.

• Eviction Prevention: must show continued housing of clients receiving assistance for at least three months. This should be done via case management of clients, documentation and HMIS entry and exit dates.

• All clients, with the exception of victims of domestic violence, must be entered into the Regional HMIS within 15 days of receiving service(s), and must be exited from the system within 30 day of program completion or termination.

• MINIMUM STANDARDS: Sub-grantees are expected to have taken steps to meet the Minimum Standards for Homeless Programs within thirty days of executing the Program Year contract.

• BUILDING AND HABITABILITY STANDARDS: Any building for which HESG funding is used for renovation, major rehabilitation or conversion must meet local government safety and sanitation standards. In addition, the Sub-Grantee must meet a number of basic standards to ensure that shelter and housing facilities funded through the HESG program are safe, sanitary and adequately maintained.

• MONITORING: City staff will monitor the use of grant funds through a combination of a thorough review of all submitted reports, review of audit or financial statements, and monitoring and site visits.

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

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

Appendixx - Alternate/Local Data Sources

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

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

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

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

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

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

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

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

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City of Oxnard

Citizen Participation Plan

Amended July 10, 2018
CARES Act Addendum October 6, 2020

Prepared by:

City of Oxnard – Housing Department – Grants Management

435 South D Street, Oxnard, California, 93030

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Introduction

Pursuant to Title 24, Code of Federal Regulations, Part 91.105, HUD entitlement cities are required to adopt a citizen participation plan. Subsection (a) requires that citizen participation plans adopted prior to August 17, 2015 need to incorporate newer provisions of the 24 CFR 91.105. The City of Oxnard originally adopted its Citizen Participation Plan on October 18, 1994. On July 25, 2000 the original document was amended. This amended Citizen Participation Plan will incorporate provisions to comply with 24 CFR 91.105.

Purpose of the Citizen Participation Plan (CPP)

The Citizen Participation Plan sets forth the policies and procedures for citizen participation in the development of the City of Oxnard (City) Consolidated Plan and Annual Action Plan, any substantial amendments to these plans and the preparation of the Consolidated Annual Performance and Evaluation Report (CAPER), and the Assessment of Fair Housing (AFH), in coordination with the Oxnard Housing Authority (OHA).

The City shall provide the public with a reasonable opportunity to comment on the original Citizen Participation Plan and any amendments thereto. Amendments to the Citizen Participation Plan may be considered substantial or less than substantial as determined by the City based on the nature of the amendment and applicable HUD regulations. The 2018 amendment to the Citizen Participation Plan is substantial.

Encouragement of Citizen Participation

A key component of the Citizen Participation Plan is that it must provide for and encourage citizen participation, especially by low- and moderate-income persons, and in particular those persons living in areas designated by the City as a revitalization area or in a slum or blighted areas and residents of predominantly low- and moderate-income neighborhoods, and where CDBG funds are proposed to be used.

The City shall explore alternative public involvement techniques and quantitative ways to measure efforts that encourage citizen participation in a shared vision for change in communities and neighborhoods. Efforts must be taken to encourage the participation of all its citizens, including minorities and non-English speaking persons, and persons with disabilities.

Consolidated Plan and Annual Action Plan Preparation

The Citizen Participation Plan addresses the preparation cycles for the Oxnard Consolidated Plans and Annual Action Plans.

The U.S. Department of Housing and Urban Development (HUD) requires a community receiving funding under Community Planning and Development formula grant programs to submit to HUD a multi-year consolidated plan and annual action plan.

The consolidated plan is a program and funding implementation plan combined in one document that states the City of Oxnard's goals and objectives for housing and community planning and development. In addition, a community must have a consolidated plan approved by HUD before receiving funds under the formula grant programs; Community Development Block Grant (CDBG), including activities under Section 108, such as guaranteed loan funds, Emergency Shelter Grants (ESG), HOME Investment Partnerships (HOME), and Housing Opportunities for Persons With Aids (HOPWA).

The consolidated plan is typically a five-year strategic plan to address unmet public service and housing needs of low-income persons and families within the City. For each of the five years, an annual action plan is developed in preparation for the subsequent grant year which identifies specific activities, goals and funding allocations.

Environmental Reviews

The City maintains a written record of the environmental review undertaken for every project or program receiving federal funds from HUD. This environmental review record is available for public inspection. Certain projects require publication of specific actions or findings, which include a description of the activity, its location, and identification of any measures required to mitigate potentially significant adverse effects. Public comment periods are included in the review process as prescribed by NEPA and 24 CFR Part 58.

Citizen Participation for Section 108 Loan Guarantee Program

In accordance with Section 108 regulations, Subpart M-Loan Guarantees, 24 CFR 570.704, the City will comply with the following pre-submission and citizen participation requirements before submitting an application for Section 108 loan guarantee assistance to HUD. These requirements will also apply to the submission of an Economic Development Initiative (EDI), and Brownfield Economic Development Initiative (BEDI) application.

- The City will develop a proposed application to include the community development objectives and activities the City proposes to pursue and carry out with the Section 108 funds. Each activity will be described in sufficient detail, including the provision under which the project is eligible, the national objective it meets, the amount of funds expected to be used, and the activity's location to allow citizens to determine the degree to which they will be affected. The proposed application will also indicate which activities will generate program income and where citizens may obtain additional information about proposed activities. The proposed application will also include a description of the pledge of grants required under 24 CFR 570.705(b)(2).

- The City will also publish a public notice which will include its proposed application so as give affected citizens an opportunity to examine the application's contents and to make comments. The public notice will also advise citizens on how and where to submit comments as well as notify citizens of when and where a public hearing will be held at which they can provide further input on the proposed application. The public notice will be published at least 30 calendar days in advance of the public hearing.

- A minimum of two (2) public hearings, held at different stages of the Consolidated Plan citizen participation process, will be held for the purpose of obtaining the views of citizens and formulating or responding to proposals and questions. At least one of these hearings will be held before submission of a Section 108 application to HUD to obtain the views of citizens on community development and housing needs. At the hearing, each activity will be described in sufficient detail including: the provision under which the project is eligible, the national objective to be met, the amount of funds expected to be used, and the activity's location so that citizens can determine the degree to which they will be affected. Citizens will have up to 30 calendar days and including the day of the public hearing to comment.

- Once the City has published the public notice and held the public hearing, the City will determine if the proposed application needs to be modified, based on comments and views received, before submitting the application to HUD. Upon completion, the final application will be made available to the public at the City Clerk's office.

Assessment of Fair Housing Plan/Analysis of Impediments Revisions and Administrative Updates (AFH/AI)

The City shall provide community residents with reasonable notice and an opportunity to comment on revisions to the AFH/AI, as specified under 24 CFR 5.164.

The City has determined that an AFH/AI revision is necessary when:

- The material change in circumstances affects the information on which the AFH/AI is based;
- The analysis, fair housing contributing factors, or the priorities and goals of the AFH/AI no longer reflect actual circumstances.

The City will provide affected citizens a period of not less than 30 calendar days to make comments on a significant AFH/AI revision before it is implemented. Acceptable methods of meeting the citizen participation requirements include:

- Publication of the availability of the substantial change(s) in a local newspaper. The publication will provide a link to a City Housing Department web page which will provide more detailed information on the significant revision(s) and how to provide comments.
- Publication of any proposed change shall appear in a local newspaper whose primary circulation is within the area serving the community of affected citizens;
- Advertisement of the availability of the proposed change on the City's website;
- Posting notices in public buildings within the City, which include, but are not limited to, public libraries; or
- Holding meetings with citizens' advisory groups within the area affected by the significant revision.

Notification to the public shall advise citizens of how and where to submit comments on the proposed changes. A summary of these comments, and a summary of comments not accepted and the reasons therefore, shall be attached to the significant revision that is submitted to HUD.

Access to Meetings for Persons with Disabilities and Non-English Speaking Persons

The Citizen Participation Plan shall provide for and encourage participation by all citizens, including minorities, non-English speaking persons, and persons with mobility, visual, or hearing impairments. Persons with disabilities needing special assistance to participate in the meetings shall contact the City Clerk's Office at least 72 hours prior to the meeting to mobility, visual or hearing impairments shall be accommodated.

To accommodate non-English speaking persons, a translator shall be provided at each hearing and other translators may be made available upon request with at least three business days' notice. Requests can be made by email or telephone to Housing Department, Grants Management Division.

Public Outreach and Access

The consolidated plan and annual action plan development processes shall include consultation with organizations that provide community services, public and private organizations, community

based organizations, faith based organizations, philanthropic organizations, businesses and developers.

Commencing with consolidated plans submitted on or after January 1, 2018, consultations must occur with broadband internet service providers, organizations engaged in narrowing the digital divide, agencies that manage flood prone areas, public land or water resources, and emergency management agencies.

Citizens are encouraged to participate in an advisory role in the planning, implementation, and assessment of the projects recommended under the plan(s).

Notices of public hearings meetings will be sent to members of the Inter-Neighborhood Council Committee (INCC), the presidents of the public housing tenant advisory councils.

Funding Recommendations

Prior to the adoption of the Consolidated Plan and/or Annual Action Plan by the City Council, the following information shall be made available to citizens, public agencies and other interested parties:

- Grant funds that will be available or anticipated to be available for the proposed plan (including program income).

- Range of activities that may be undertaken, including the estimated amount that will benefit persons of low- and moderate-income.

A summary of the proposed Consolidated Plan and/or Annual Action Plan shall be published in at least one newspaper of countywide circulation and the announcement may also appear in at least one Spanish language newspaper of general circulation. Public service announcements may also be provided for local radio stations. The summary shall describe the plans and purpose of the plan(s) and include a list of the locations where copies of the entire plan(s) may be examined. As a minimum, digital or hard copies of the proposed plan(s) shall be available for public review at the main Oxnard Public Library, City Clerk's Office and the City's Housing Department offices on 435 South D St., Oxnard, CA.

The Consolidated Plan and/or Annual Action Plan and the Activities to be funded shall be made available on the City's Housing Department, Grants Management web page.

The Consolidated Plan and/or Annual Action Plan shall be made available for public comments for a minimum of 30 days prior to submission to HUD.

Written comments can be mailed to Grants Manager, City of Oxnard Housing Department, 435 South D Street, Oxnard, CA 93030 or emailed to grantsmanagement@oxnard.org.

Displacement of Persons

The Citizen Participation Plan must, as required by 24 CFR Part 91, Section 91.105, "set forth the jurisdiction's plans to minimize displacement of persons and to assist any persons displaced...."

The City will pursue projects which promote affordable housing, i.e., new construction and rehabilitation, which will not dislocate persons or families. (Some temporary relocation may be required for rehabilitation projects). If permanent relocation is necessary (due to the acquisition of an occupied residence planned for major reconstruction or demolition, etc.), the City will comply with the Uniform Relocation and Real Property Acquisition Policies Act of 1970 as amended, which establishes types and levels of assistance required depending upon the circumstances. Certification of compliance is included in the City of Oxnard Consolidated Plan.

The City has on file its Residential Anti-displacement and Relocation Assistance Plan as required under Section 104(d) of the Housing and Community Development Act of 1974, as amended, which pertains to any activity assisted with funding under the CDBG, ESG or HOME programs.

Public Hearings

The public hearings will be held at City of Oxnard Council Chambers and/or in facilities in or adjacent to low/moderate income neighborhoods. Public hearings may be scheduled during the evening to ensure the maximum attendance by residents.

The City shall hold a minimum of two public hearings per plan year (fiscal year). The purpose of the hearings is to obtain public comments, to address housing and community development needs, and to outline the development of proposed activities, to address the unmet needs of low-and moderate-income persons regarding housing, community and economic development and public services.

The first hearing may be held in facilities in or adjacent to low/moderate income neighborhoods or City Council Chambers. The purpose of this initial hearing is to obtain the public comments on housing and community development needs, including priority non-housing community development needs. This meeting is mandatory for all applicants recommended for funding.

An optional public hearing may be held to solicit public comment on activities which could be implemented to address the unmet needs identified at the first public hearing but prior to the

adoption of the proposed plan by the City Council. The purpose of this hearing is to obtain citizens' comments on proposed activities and funding allocations.

The final public hearing will be held to obtain citizens' comments on proposed activities and to present the Consolidated Plan and/or the Annual Action Plan to the City Council for adoption. The final hearing shall be held in the City Council Chambers.

The hearings shall be announced in at least one newspaper of general circulation in English. The announcement will also appear in at least one Spanish language newspaper of general circulation. The hearings may also be announced as a public announcement on radio stations as appropriate and announced through an informational flyer distributed/posted by Housing Authorities, public service and other organizations. At least one Spanish language radio station may be informed and the flyer may be prepared in Spanish. The announcement for the public hearings will also be e-mailed, or mailed upon request to the current list of HUD partners, sub-recipients and other interested parties in the City of Oxnard.

Technical Assistance

The City shall provide, upon request, technical assistance to organizations and individuals representative of low- and moderate-income residents wishing to develop proposals for funding assistance under any of the programs covered by the Consolidated Plan. The City shall determine the level and type of assistance consistent with HUD policies and questions.

Amendments to the Plan

The City shall amend its approved Consolidated Plan and/or Annual Action Plan if:

- A change in its allocation priorities or a change in the method of distribution of funds occurs;
- A decision to carry out an activity using funds not previously described in an action plan covered by the consolidated plan (including program income, reimbursements, repayment, recaptures, or reallocations from HUD); or
- A change in the purpose, scope, location, or beneficiaries of an activity occurs.

Amendments will be considered <u>substantial changes</u> and require official action if;

- Grant funds are allocated to a new activity for the first time;
- A funding increase in a current activity, or a change in the use of funding from one eligible activity to another, of more than $100,000 in CDBG or HOME funding, or more $30,000 in ESG funding; or if,
- A funded activity is cancelled during the program year.

Changes which are less than substantial are changes which represent less than the amounts listed above, and which do not have a significant impact on the project's purpose, scope, location, or beneficiaries. If an activity is not funded in the current year, but is the same or similar to an activity funded in another program year, and the addition is less than amounts above, and there is no significant change in the project (purpose, scope, location, or beneficiaries), it is not considered a substantial change. The authorized City official may approve changes which are less than substantial.

Reallocation of funding among program years is not considered a substantial change.

Program income will be allocated consistent with the Annual Action Plan and with HUD requirements. If program income is greater or less than the approved annual amount it will be cause for an amendment or an increase to funds available in subsequent year.

The City must submit a copy of each amendment to HUD. HUD allows amendments as they occur or at the end of the program year. Letters transmitting copies of amendments must be signed by the official representative of the City authorized to take such action.

Substantial amendments of the Consolidated Plan or Annual Action Plan will require a Public Hearing and City Council approval. Notice of public hearing will be posted on City's Housing Department, Grants Management Division webpage and noticed in a newspaper of general circulation a minimum of 30 days prior to implementation. A public hearing will be held to obtain citizens' comments on the proposed substantial amendment and to present the substantial amendment to the City Council for adoption.

Consolidated Annual Performance and Evaluation Report (CAPER)

The City will prepare the CAPER as required at the close of the grant year which shall be made available for public comment for a minimum of 15 days prior to submission to HUD.

Public comments will be considered and responded to as appropriate with a summary of the comments attached to the CAPER for submittal to HUD.

Availability of Documents

The Consolidated Plan, Annual Action Plans, substantial amendments, CAPER and the Citizen Participation Plan will be available to the public, including the availability of materials in a form accessible to persons with disabilities, upon request.

The Consolidated Plan, Annual Action Plans, CAPER, the Citizen Participation Plan and the Uniform Relocation and Real Property Acquisition Policies Act of 1970 as amended, will be available for review at the City of Oxnard Housing Department, 435 South D Street, Oxnard, CA during working hours.

Citizen Participation Coordinator

The Citizen Participation Coordinator shall be a member of Grants Management Division staff in the Housing Department of the City of Oxnard.

The Citizen Participation Coordinator shall make past and present programmatic and funding information available to citizens during all phases of the HUD Community Planning and Development Program cycle, upon request.

Comments and Complaints

The City shall consider all verbal or written comments or views of citizens received at the public hearings in preparing the final Consolidated Plan, Annual Action Plans, amendments to these plans, Section 108 Loan applications, CAPER or the Citizen Participation Plan.

A summary of these comments or views shall be attached to the final Consolidated Plan, amendment to the Plan, CAPER or Citizen Participation Plan and submitted to HUD as appropriate.

The City shall respond in a timely manner, within 15 days where practical, to all written complaints, grievances and requests for information about the Consolidated Plan.

Written comments, complaints and/or grievances can be submitted to Housing Director, City of Oxnard Housing Department, 435 South D Street, Oxnard, CA 93030.

Contingency Plan in the Event of an Emergency/Disaster

In the event of an emergency or disaster that presents a serious and immediate threat to the health and welfare of the citizens of the City, the noticing requirements for public hearings shall be reduced to ten calendar days.

Reprogramming of funds in the event of such an emergency will require approval by the City Council when they are in session or ratification of the reallocation when the City of Council is in recess.

CITY OF OXNARD
CITIZEN PARTICIPATION PLAN – Addendum
FOR THE 2020 CARES ACT FUNDS, FLEXIBILITIES AND WAIVERS

A. POLICY STATEMENT

1. This Citizen Participation Plan Addendum specifically addresses the special policies and guidelines in support of addressing the impacts of COVID-19 through the use of Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and HOME Investment Partnerships Act (HOME) programs, and the 2020 CARES Act Funds, termed CDBG-CV and ESG-CV.

2. All policies and processes described in the City of Oxnard (hereinafter referred to as "City") Citizen Participation Plan, amended on July 10, 2018, is applicable to all CDBG, ESG and HOME funding sources unless specified in this Addendum.

3. All policies and processes specified in this Addendum are applicable through the adoption date of this Addendum and will expire upon the date specified for the CARES Act of 2020 funding and waivers, by the United States Department of Housing and Urban Development (HUD) department.

B. DEFINITIONS

1. CARES Act Flexibilities and Waivers – HUD Secretary issued statutory and regulatory waivers/alternative requirements for CDBG-CV, ESG-CV and some CDBG, HOME and ESG funds when necessary to expedite or facilitate the use of grant funds to prevent, prepare for, and respond to coronavirus. Prohibits waivers/alternative requirements related to fair housing, nondiscrimination, labor standards, and the environment. (see Appendix A: CARES ACT HUD Waivers Applicable to Citizen Participation Plan)

2. CDBG-CV – Community Development Block Grant funding specifically allocated for the impacts related to COVID-19

3. ESG-CV – Emergency Solutions Grant funding specifically allocated for the impacts related to COVID-19

C. PLANNING PROCESS FOR CONSOLIDATED PLAN DOCUMENTS

1. Public Review and Comment – Documents (Plans) created for the CARES Act of 2020 funds and waivers will be made available to the public for no less than 5 calendar days. Written comments will be accepted during the public comment period. Summaries of comments will be attached to documents requiring public reviews and input.

D. MEETINGS AND HEARINGS

1. During locally, state, or federally declared Stay-At-Home orders, public meetings may occur virtually and will publicly post meeting dates, times, and instructions in advance of the meetings.

Citizen Participation Plan (CPP) Procedural History

1. Originally adopted CPP by City Council on October 18, 1994
2. Modifications to CPP adopted by City Council on July 25, 2000
3. Amended CPP adopted by City Council on July 10, 2018
4. CARES Act Addendum approved by City Council on October 6, 2020

Appendix A

CARES ACT

HUD Waivers

Applicable to Citizen Participation Plan

CARES ACT HUD Waivers Applicable to Citizen Participation Plan

CONSOLIDATED PLAN REQUIREMENTS

1. Citizen Participation Public Comment Period for Consolidated Plan Amendment

Requirement: 30-day Public Comment Period.

Citations: 24 CFR 91.105(c)(2) and (k), 24 CFR 91.115(c)(2) and (i) and 24 CFR 91.401

Explanation: A CPD grantee may amend an approved consolidated plan in accordance with 24 CFR 91.505. Substantial amendments to the consolidated plan are subject to the citizen participation process in the grantee's citizen participation plan. The citizen participation plan must provide citizens with 30 days to comment on substantial amendments.

Justification: Given the need to expedite actions to respond to COVID-19, HUD waives 24 CFR 91.105(c)(2) and (k), 91.115(c)(2) and (i) as specified below, in order to balance the need to respond quickly to the growing spread and effects of COVID-19 with the statutory requirement to provide reasonable notice and opportunity for citizens to comment on substantial amendments concerning the proposed uses of CDBG, HOME, HTF, HOPWA or ESG funds.

Applicability: This 30-day minimum for the required public comment period is waived for substantial amendments, provided that no less than 5 days are provided for public comments on each substantial amendment. The waiver is available through the end of the recipient's 2020 program year. Any recipient wishing to undertake further amendments to prior year plans following the 2020 program year can do so during the development of its FY 2021 Annual Action Plan.

2. Citizen Participation Reasonable Notice and Opportunity to Comment

Requirement: Reasonable Notice and Opportunity to Comment.

Citations: 24 CFR 91.105(c)(2) and (k), 24 CFR 91.115(c)(2) and (i) and 24 CFR 91.401

Explanation: As noted above, the regulations at 24 CFR 91.105 (for local governments) and 91.115 (for States) set forth the citizen participation plan requirements for recipients. For substantial amendments to the consolidated plan, the regulations require the recipient to follow its citizen participation plan to

provide citizens with reasonable notice and opportunity to comment. The citizen participation plan must state how reasonable notice and opportunity to comment will be given.

Justification: HUD recognizes the efforts to contain COVID-19 require limiting public gatherings, such as those often used to obtain citizen participation, and that there is a need to respond quickly to the growing spread and effects of COVID-19. Therefore, HUD waives 24 CFR 91.105(c)(2) and (k), 24 CFR 91.115(c)(2) and (i) and 24 CFR 91.401 as specified below to allow these grantees to determine what constitutes reasonable notice and opportunity to comment given their circumstances.

Applicability: This authority is in effect through the end of the 2020 program year.

In the Superior Court of the State of California

IN AND FOR THE COUNTY OF VENTURA

CERTIFICATE OF PUBLICATION

TYPE OF NOTICE

2020 CONSOLIDATED PLAN/ANNUAL ACTION PLAN -CARES ACT AMENDMENT AND SECOND AMENDMENT

STATE OF CALIFORNIA
COUNTY OF VENTURA

I Luis Ayala **hereby certify that Ventura County VIDA Newspaper, is a newspaper of general circulation within the provision of the Government Code of the State of California, printed and published in the County of Ventura, State of California; that I am the Principal Clerk of said newspaper; that the annexed clipping is a true printed copy and published in said newspaper on the following dates, to wit.**

MAR. 25, 2021

I certify under penalty of perjury that the foregoing is true and correct, at Oxnard, County of Ventura, State of California, on the

25th **day of** March **2021**

(Signature)

CITY OF OXNARD
NOTICE OF PUBLIC HEARING
2020 CONSOLIDATED PLAN/ANNUAL ACTION PLAN and 2020-2024 VENTURA COUNTY REGIONAL CONSOLIDATED PLAN – CARES ACT AMENDMENT and SECOND AMENDMENT

April 27, 2021 at 6:00 or Thereafter

NOTICE IS HEREBY GIVEN that the City of Oxnard City Council (Council) will conduct a public hearing on Tuesday, April 27, 2021 at 6:00 p.m., or as soon thereafter as the matter may be heard, in the City Council Chambers, 305 West Third Street, Oxnard, California. The purpose of the hearing is to provide citizens an opportunity to be heard on the 2020 Annual Action Plan substantial amendments, the CARES Act Amendment and Second Amendment to the 2020 Consolidated Plan/Annual Action Plan.
This Notice of Public Hearing will announce a 30-day public review and comment period that begins on March 25, 2021 and concludes on April 27, 2021. The 30 day notice complies with City of Oxnard's public notice requirement for public hearings and with the City of Oxnard's Citizen Participation Plan.
The City of Oxnard's Citizen Participation Plan requires that substantial amendments to the multi-year Consolidated Plan and/or Annual Action Plan will require a Public Hearing and City Council approval. The United States Department of Housing and Urban Development (HUD) requires that an adopted City of Oxnard Citizen Participation Plan set forth the policies and procedures for citizen participation in any substantial amendment procedure.

1. CARES ACT AMENDMENT (1ST Amendment) – Federal Register Notice FR-6218-N-01waived consistency requirement for entitlement jurisdictions that Annual Action Plans be consistent with their multi-year Consolidated Plan to implement CARES ACT AMENDMENT. This notice is to receive public comments on City of Oxnard's substantial amendment to include CARES ACT allocations in its first year 2020 Annual Action Plan / Consolidated Plan within the 2020-24 Ventura County Regional Consolidated Plan to meet consistency requirement.

2. SECOND (2ND) AMENDMENT to the OXNARD 2020 Annual Action Plan / Consolidated Plan and to the 2020-24 Ventura County Regional Consolidated Plan – increase funding by $352,000 and designate location of funding at 1450 S. Rose Avenue for existing homeless shelter and cancel $352,000 from other locations.

The 2020 CARES Act Amendment to the 2020-24 Ventura County Regional Consolidated Plan and SECOND (2ND) AMENDMENT are available for public review at the following website:
https://www.oxnard.org/city-department/housing/grants-management/.

PUBLIC COMMENTS

Pursuant to the Ventura County Public Health Official's order and Governor's Executive Order N-33-20, all city buildings are temporarily closed to the public. The public is encouraged to view the meeting on the City's website at Oxnard.org/city-meetings, Spectrum channel 10, Frontier channel 35 or YouTube at YouTube.com/oxnardnews. Video recordings are typically available online immediately following the meeting.
The public may provide comments to the City Council via email at cityclerk@oxnard.org no later than 3:00 p.m. on the day of the meeting. Please identify the meeting date and agenda item in the Subject line.
A telephone option for public comments is also available at this time due to the "Stay At Home" order. Requests to speak must be submitted no later than 3:00 p.m. on the day of the meeting. Use the form on the city's website to submit your request: Oxnard.org/city-meetings, or call the City Clerk's Office at (805) 385-7803, or email your request to cityclerk@oxnard.org.
Persons with disabilities needing special assistance to participate in the hearing, or persons requiring a translator, should also contact the City Clerk's Office at least 72 hours prior to the meeting.
For further information, contact Roel Briones, Grants Manager, at (805) 385-7959. Written comments may be addressed to the following:

City of Oxnard - Housing Department
Grants Management Division
435 South D Street
Oxnard, CA 93030

CITY OF OXNARD CALIFORNIA

Published VCVN Date: 03/25/21

CIUDAD DE OXNARD
AVISO DE AUDIENCIA PÚBLICA
PLAN CONSOLIDADO 2020 / PLAN DE ACCIÓN ANUAL y PLAN REGIONAL CONSOLIDADO DEL CONDADO DE VENTURA 2020-2024 - ENMIENDA A LA LEY DE CARES y SEGUNDA ENMIENDA

27 de abril de 2021 a las 6:00 o posteriormente

POR LA PRESENTE SE DA AVISO de que el Concejo Municipal (Concejo) de la Ciudad de Oxnard llevará a cabo una audiencia pública el martes 27 de abril de 2021 a las 6:00 pm, o tan pronto como se escuche el asunto, en las Cámaras del Concejo Municipal, 305 West Third Street, Oxnard, California. El propósito de la audiencia es brindar a los residentes la oportunidad de ser escuchados sobre las enmiendas sustanciales del Plan de Acción Anual 2020, la Enmienda de la Ley CARES y la Segunda Enmienda al Plan Consolidado / Plan de Acción Anual 2020.
Este Aviso de Audiencia Pública anunciará un período de revisión y comentarios públicos de 30 días que comienza el 25 de marzo de 2021 y concluye el 27 de abril de 2021. El aviso de 30 días cumple con el requisito de aviso público de la Ciudad de Oxnard para audiencias públicas y con la Ciudad del Plan de Participación Ciudadana de Oxnard.
El Plan de Participación Ciudadana de la Ciudad de Oxnard requiere que las enmiendas sustanciales al Plan Consolidado de varios años y / o al Plan de Acción Anual requieran una Audiencia Pública y la aprobación del Concejo Municipal. El Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD) requiere que un Plan de Participación Ciudadana adoptado por la Ciudad de Oxnard establezca las políticas y procedimientos para la participación ciudadana en cualquier procedimiento de enmienda sustancial.

1. ENMIENDA DE LA LEY CARES (1ª Enmienda) - Aviso del Registro Federal FR-6218-N-01 eximió el requisito de coherencia para las jurisdicciones con derecho a que los Planes de Acción Anuales sean consistentes con su Plan Consolidado de varios años para implementar la ENMIENDA DE LA LEY CARES. Este aviso es para recibir comentarios públicos sobre la enmienda sustancial de la Ciudad de Oxnard para incluir las asignaciones de CARES ACT en su Plan de Acción Anual / Plan Consolidado del primer año 2020 dentro del Plan Consolidado Regional del Condado de Ventura 2020-24 para cumplir con el requisito de coherencia.

2. SEGUNDA (2DA) ENMIENDA al Plan de Acción Anual / Plan Consolidado de OXNARD 2020 y al Plan Consolidado Regional del Condado de Ventura 2020-24 - aumentar los fondos en $ 352,000 y designar la ubicación de los fondos en 1450 S. Rose Avenue para el refugio para personas sin hogar existente y cancelar $ 352,000 en otros lugares.

La Enmienda de la Ley CARES de 2020 al Plan Consolidado Regional del Condado de Ventura 2020-24 y la SEGUNDA (2DA) ENMIENDA están disponibles para revisión pública en el siguiente sitio web: https://www.oxnard.org/city-department/housing/grants-management/.

COMENTARIOS PÚBLICOS

De conformidad con la orden del funcionario de salud pública del condado de Ventura y la orden ejecutiva del gobernador N-33-20, todos los edificios de la ciudad están temporalmente cerrados al público. Se invita al público a ver la reunión en el sitio web de la ciudad en Oxnard.org/city-meetings, el canal 10 de Spectrum, el canal 35 de Frontier o YouTube en YouTube.com/oxnardnews. Las grabaciones de video suelen estar disponibles en línea inmediatamente después de la reunión.
El público puede enviar comentarios al Ayuntamiento por correo electrónico a cityclerk@oxnard.org a más tardar a las 3:00 p.m. el día de la reunión. Por favor, identifique la fecha de la reunión y el tema de la agenda en la línea de Asunto.
Una opción de teléfono para comentarios públicos también está disponible en este momento debido a la orden de "Quedarse en casa". Las solicitudes para hablar deben enviarse a más tardar a las 3:00 p.m. el día de la reunión. Use el formulario en el sitio web de la ciudad para enviar su solicitud: Oxnard.org/city-meetings, o llame a la Oficina de la Secretaria de la Ciudad al (805) 385-7803, o envíe su solicitud por correo electrónico a cityclerk@oxnard.org.
Las personas con discapacidades que necesiten asistencia especial para participar en la audiencia, o las personas que requieran un traductor, también deben comunicarse con la Oficina de la Secretaria de la Ciudad al menos 72 horas antes de la reunión.
Para obtener más información, comuníquese con Roel Briones, Gerente de Subvenciones, al (805) 385-7959. Los comentarios escritos pueden dirigirse a las siguientes personas:

City of Oxnard - Housing Department
Grants Management Division
435 South D Street
Oxnard, CA 93030

CITY OF OXNARD CALIFORNIA

Published VCVN Date: 03/25/21

AMENDMENT OF THE 2020 -2024 VENTURA COUNTY REGIONAL CONSOLIDATED PLAN FOR CARES ACT

SECOND AMENDMENT OF THE 2020 ANNUAL ACTION PLAN

Housing and Economic Development Committee
April 13, 2021

CITY OF OXNARD CALIFORNIA

CARES ACT FUNDS

REGIONAL CONSOLIDATED PLAN AMENDMENT FOR CARES ACT

CITY OF
OXNARD
CALIFORNIA

SECOND AMENDEMNT OF THE ANNUAL ACTION PLAN

Substantial Amendment to Annual Action Plan per Citizen Participation Plan

*Activity Location Identified:
Oxnard Housing Department, Homeless Division-
Homeless Shelter Improvement at 1450 South Rose Ave
$352,000

QUESTIONS?

Written comments to:
emilio.ramirez@oxnard.org
or
roel.briones@oxnard.org