

City of San Buenaventura



PY 2015
Consolidated Annual
Performance &
Evaluation Report
(CAPER)
FY 2015-2016

Consolidated Plan - First Program Year

September 2016

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan.

91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The City of Ventura awarded 12 projects with Community Development Block Grant (CDBG) funds and 2 projects with HOME funds for the 2015-2016 program year. Two CDBG programs were cancelled, 8 projects successfully met approximately 80% or greater of their projected goals. One Public Facilities and Improvements project started late due to a delayed contract, therefore it carried over to the 2016 program year and one project successfully provided economic development loan approvals and services resulting with 66% of the projected goal (2 out of 3 loans approved for the year).

Other highlights include the Community Based Development Organization (CBDO), Westside Community Development Corporation (WCDC), implementing new programs for the Westside, Ventura's Neighborhood Revitalization Strategy Area (NRSA). Educational workshops were created for the 3 focus areas under CBDO requirements: 1) Homebuyer and homeowner resource workshops, 2) Economic development resources for businesses located on the Westside, and 3) Energy efficiency resources for area residents. Collaborative efforts with existing programs and neighborhood community groups have increased outreach sources to gain momentum on the new programs being provided.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected Strategic Plan	Actual Strategic Plan	Percent Complete	Expected Program Year	Actual Program Year	Percent Complete
Economic Development	Non-Housing Community Development	CDBG: \$150,000	Jobs created/retained	Jobs	15	7	46.67%	2	7	350.00%
Economic Development	Non-Housing Community Development	CDBG: \$85,000	Businesses assisted	Businesses Assisted	75	45	60.00%	26	45	173.08%
Fair Housing Opportunity	Non-Homeless Special Needs	CDBG: \$10,000	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1,250	181	14.48%	231	181	78.35%
Improve Infrastructure	Non-Housing Community Development	CDBG: \$115,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	11,050	11,050	100.00%	11,050	11,050	100.00%
Improve Infrastructure	Non-Housing Community Development	CDBG: \$0	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0				
Improve Public Facilities	Non-Housing Community Development	CDBG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	11,050	11,050	100.00%			
Improve Public Facilities	Non-Housing Community Development	CDBG: \$0	Buildings Demolished	Buildings	1	0	0.00%	1	0	0.00%
Improve Quality of Housing	Affordable Housing	CDBG: \$0	Rental units rehabilitated	Household Housing Unit	75	0	0.00%	28	0	0.00%

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected Strategic Plan	Actual Strategic Plan	Percent Complete	Expected Program Year	Actual Program Year	Percent Complete
Improve Quality of Housing	Affordable Housing	CDBG: \$165,000	Homeowner Housing Rehabilitated	Household Housing Unit	90	11	12.22%	18	15	83.33%
Improve Quality of Housing	Affordable Housing	CDBG: \$0	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	0	0				
Increase Availability of Housing	Affordable Housing	CDBG: \$0 / HOME: \$0	Rental units constructed	Household Housing Unit	0	0				
Provide Non-Homeless Supportive Services	Non-Homeless Special Needs	CDBG: \$149,000	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	11,050	11,050	100.00%	11,050	11,050	100.00%
Provide Services to the Homeless	Homeless	CDBG: \$0 / ESG: \$0	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0				
Provide Services to the Homeless	Homeless	CDBG: \$43,798 / ESG: \$0	Homeless Person Overnight Shelter	Persons Assisted	250	115	46.00%	50	115	230.00%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

High priority activities were reported in the Consolidated Plan as follows:

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

High priorities included the Public Infrastructure and Improvements projects occurring on the Westside, utilizing 25% of the funds budgeted and Economic Development with \$142,519 dollars invested in expanding economic opportunities for low-income residents/business owners with 26 residents attending Womens Economic Ventures (WEV) training, and 2 loans issued through the Economic Development Collaborative Ventura County (EDC-VC) benefitting employees from low- to moderate-income households. Other projects include supporting NRSA resident services and learning opportunities in addition to Fair Housing and homeless services. Owner occupied housing rehabilitation services were provided to 3 homeowners and 8 mobile home owners.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).
91.520(a)

	CDBG	HOME
White	273	10
Black or African American	15	0
Asian	5	0
American Indian or American Native	2	0
Native Hawaiian or Other Pacific Islander	3	0
Total	298	10
Hispanic	120	0
Not Hispanic	230	10

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

In addition to the racial demographics in Table 2, the City and its CDBG and HOME partners collected the following additional racial demographics for a total of 362 individuals (including head of households) for all funded projects:

- Black/African American & White - 2
- American Indian/Alaskan Native & White - 1
- American Indian/Alaskan Native & Black/African American - 1
- Other/Multiracial - 48
- Declined to Answer/Unknown - 2

Total number served through non-Area Benefit CDBG projects is 352 and 10 for HOME.

NRSA projects are open to the residents of the Westside (populated with 11,050 residents within the City limits). WCDC projects within the NRSA have reported serving approximately 600 residents, however, demographic tracking is not required for NRSA projects, as the entire Westside (within the City limits) population is eligible for services based upon over 70% of the households within the community reporting to the U.S. Census Bureau as low-income.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG		3,200,000	306,372
HOME		1,200,000	13,945

Table 3 - Resources Made Available

Narrative

In Program Year 2015, the City was awarded \$704,798 in CDBG funding and \$285,646 in HOME from the U.S. Department of Housing and Urban Development. Additional resources include program income from CDBG projects estimated at \$100,000 for the current year, and CDBG carryover from previous years estimated in the amount of \$200,000 - all for a total of \$1,004,798 for CDBG projects. The City announces a NOFA for HOME funds every other year to increase funding opportunities for local projects, therefore the \$285,646 from program year 2015 will be used in conjunction with program year 2016 HOMD funds.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Westside Neighborhood Revitalization Strategy Area		25	Percentage of CDBG and HOME Allocation to NRSA - Exceeded Goal
Westside Neighborhood Revitalization Strategy Area	24	25	Percentage of CDBG and HOME Allocation to NRSA - Exceeded Goal
Westside Neighborhood Revitalization Strategy Area	35	25	Percentage of CDBG and HOME Allocation to NRSA - Exceeded Goal

Table 4 – Identify the geographic distribution and location of investments

Narrative

Four projects completed this year in the Westside, also known as the City's Neighborhood Revitalization Strategy Area (NRSA). The projects were as follows:

- Westside Community Development Corporation (WCDC) - Neighborhood Revitalization Program
- WCDC - VCCool's Alternative Transportation Program
- City of Ventura/Public Works Department - Avenue Sidewalk Improvements: DeAnza to Shoshone Sidewalk Improvements (PY 2014 Project)
- City of Ventura/Public Works Department - Avenue Sidewalk Improvements: Kellogg Street Sidewalk Improvements

All projects were successfully completed and utilized 100% of their awarded funds with the exception of the Kellogg Street Sidewalk Improvements project, which had a cost savings of \$37,472, and was able to complete on-time with the addition of an extra task within the projected budget.

The City anticipated spending approximately 24% of both CDBG and HOME allocations to NRSA projects and final funding amounts exceeded the plan by 1%.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

Leveraged funds for the combined CDBG and HOME projects exceed \$43 million dollars in private, state, and other sources of funding. HOME-funded projects have the higher leveraged resources topping at \$39.5 million and CDBG leveraged resources reported at approximately \$4.3 million.

In PY 2015, the City expended a total of \$617,461 utilizing a variety of HOME program year funds for rehabilitation and related costs resulting in program year 2015 disbursements of \$131,637 requiring a 25% match liability of \$32,909. Due to prior excess matching funds of \$1,855,395.54, accumulated through former Redevelopment Agency funds, the City has no additional match funds required at this time. The excess match carried over to the next program year is \$1,855,395.54.

HOME program income for the 2015 program year amounted to \$110,728.65. Program income receipts and the City draws balanced by the close of the year with no concerns or problems.

Program Areas	CDBG/HOME Funding	Leverage	Total Funding
Public Services & CBDO Activities	\$139,000	\$342,775	\$481,775
Economic Development Activities	\$250,000	\$474,861	\$724,861
Fair Housing	\$10,000	\$2,210,585	\$2,220,585
Homeless Services	\$43,000	\$277,000	\$320,000
Public Facilities	\$299,706	\$1,021,491	\$1,321,197
Public Infrastructure	\$307,000	\$22,485	\$329,485
HOME Affordable Housing Projects	\$1,089,350	\$39,543,270	\$40,632,620
TOTAL:			\$46,030,523

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	1,888,305
2. Match contributed during current Federal fiscal year	0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	1,888,305
4. Match liability for current Federal fiscal year	32,909
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	1,855,396

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match

Table 6 – Match Contribution for the Federal Fiscal Year

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period	Amount received during reporting period	Total amount expended during reporting period	Amount expended for TBRA	Balance on hand at end of reporting period
\$	\$	\$	\$	\$
0	110,729	110,729	0	0

Table 7 – Program Income

HOME MBE/WBE report

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
Sub-Contracts						
Number	2	0	0	0	2	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	0	0	0			
Number	0	0	0			
Sub-Contracts						
Number	2	1	1			
Dollar Amount	0	0	0			

Table 8 – Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition

Parcels Acquired	0	0
Businesses Displaced	0	0
Nonprofit Organizations Displaced	0	0
Households Temporarily Relocated, not Displaced	0	0

Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	6
Number of Non-Homeless households to be provided affordable housing units	0	4
Number of Special-Needs households to be provided affordable housing units	0	0
Total	0	10

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	0	11
Number of households supported through Acquisition of Existing Units	0	0
Total	0	11

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The City's CDBG and HOME funds contributed to four Affordable Housing Projects:

- **Johnson Gardens** (HOME) - Rehabilitation of 4 units to non-homeless, low-income residents
- **Vince Street Transitional Housing for Veterans** (HOME Rehabilitation) - A 10-unit transitional housing facility for homeless veterans.

Vince Street Transitional Housing for Veterans was awarded \$300,000 in HOME funding in 2012 and reported to have 6 designated HOME units completed within the 2015-2016 program year. This project houses approximately 10 homeless veterans at any given time.

- **Preserve A Home program** (CDBG) - Provided owner-occupied rehabilitation services to 3 units on the Westside of Ventura.

The Preserve A Home program met its objectives although the project often had challenges finding owner-occupied homes that qualified for assistance or finding projects. Homes are served within the NRSA area where the housing units can be 80 years of age and older. The program uses approximately \$10,000 per unit to assist with repairs for operations, labor and materials. The homes identified often need more work than funds allow.

- **Mobile Home Rehabilitation Grant Program (MHRGP)** (CDBG) - Assisted 8 owners with services to rehabilitate their mobile home units.

The Mobile Home Repair Grant Program (MHRGP) was able to complete 8 of the required 15 units under a delayed contract. An extension of the grant was issued to allow completion of the remaining 7 units. There were no problems encountered during this program year.

Discuss how these outcomes will impact future annual action plans.

Affordable Housing continues to be a priority for the City, including projects addressing supportive housing for the homeless, affordable housing for low-income residents, and sustainable housing for low-income homeowners. Collaborative efforts with area non-profits and the Housing Authority include the acquisition and rehabilitation of existing properties to expand housing opportunities, thus sustaining the community through rehabilitation efforts of existing structures as they are acquired.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Persons Served	CDBG Actual	HOME Actual
Extremely Low-income	4	8
Low-income	7	2
Moderate-income	0	0
Total	11	10

Table 13 – Number of Persons Served

Narrative Information

According to HUD guidelines, families served under CDBG and HOME must meet Section 215 Affordable Housing guidelines which state:

[For] Rental Housing: A rental housing unit is considered to be an affordable housing unit if it is occupied by a extremely low-income, low-income, or moderate-income family or individual and bears a rent that is the lesser of (1) the Existing Section 8 Fair Market Rent for comparable units in the area or, (2) 30 percent of the adjusted income of a family whose income equals 65 percent of the median income for the area, except that HUD may establish income ceilings higher or lower than 65 percent of the median income because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes.

[For] Homeownership:

(a) Housing that is for purchase (with or without rehabilitation) qualifies as affordable housing if it (1) is purchased by a extremely low-income, low-income, or moderate-income first-time homebuyer who will make the housing his or her principal residence; and (2) has a sale price that does not exceed the mortgage limit for the type of single family housing for the area under HUD's single family insuring authority under the National Housing Act.

(b) Housing that is to be rehabilitated, but is already owned by a family when assistance is provided, qualifies as affordable housing if the housing (1) is occupied by a extremely low-income, low-income, or moderate-income family which uses the house as its principal residence, and (2) has a value, after rehabilitation, that does not exceed the mortgage limit for the type of single family housing for the area, as described in (a) above.

The City served a total of 21 households through both CDBG and HOME programs, where all families served met the requirements of Affordable Housing Section 215 requirements. City projects utilize the Section 8 annual income limits in evaluating each household for services unless the project serves the City's NRSA with a categorical determination of Area Benefit. One hundred percent of the families served had an annual income of 50% area median income (AMI) or below.

"Worst-case" scenario housing needs for those experiencing a homeless situation, have been displaced or live in dire substandard housing conditions can apply to the Homeless to Home program - a case management program with an end goal of permanent housing, and the HomeShare program where empty-nesters and private owners/renters offer vacant rooms for rent creating cohabitation opportunities for the "home-sharers" and "home seekers" - those with low-, very low-, and extremely low-incomes.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

- The City continues to work with public service agencies and non-profits to ensure that citizens looking for services are referred to agencies that can assist them. In addition, the following activities were undertaken to address priority needs of homeless individuals and families.
- **WINTER WARMING SHELTER:** The City collaborated with the City of Oxnard and the County of Ventura to provide emergency shelter services, including shelter, clothing, meals and social services during the winter months to serve homeless participants throughout the West Ventura County region.

In 2014, the Society of Saint Vincent de Paul notified the City that the 2014-2015 program year would be the last year the Society would manage the temporary shelter in anticipation of pursuing other alternatives for more permanent shelter solutions. In 2015, the Downtown Ventura Organization (DVO) became the fiscal agent to manage CDBG funds and contracted with the Advanced Tactical Training Institute (ATTI) to manage operations of the shelter program. The shelter was located at the Oxnard National Guard Armory building for the second year in a row due to renovations occurring at the Ventura Armory location. The shelter assisted 115 participants reporting Ventura as their last place of residence, and a total of 654 homeless county-wide participants between December 1, 2015 and March 31, 2016.

- **10-YEAR STRATEGY TO END HOMELESSNESS IN VENTURA COUNTY (The Strategy):** The Strategy, endorsed in 2007 by City Council and adopted by the County Board of Supervisors, contains 15 recommendations linked to homeless prevention activities including implementing:
 - a community outreach and education campaign on homelessness
 - additional shelter beds
 - transitional and permanent housing units
 - a countywide street outreach program
 - the adoption of a zero-tolerance plan for discharging clients to the streets, and,
 - eligible mainstream resources for the homeless and those at-risk of becoming homeless

The Strategy provides for homeless prevention services in the County through non-profits, faith-based and governmental organizations for purposes of:

- Rental and utility assistance and eviction prevention funding
- Public assistance
- Food and emergency assistance, and,
- Improved institutional discharge planning and program support, as mentioned above

Although required every other year by HUD, Ventura County conducts annual homeless counts and surveys to analyze various population data in addition to collection background information such as jail/prison release, physical and/or developmental disabilities, persons with chronic health conditions,

and seniors over age 62 as potential barriers to obtaining stable housing. Further information on this topic can be reviewed at the following website:

<http://www.ventura.org/human-services-agency/services-for-homeless-people>

Addressing the emergency shelter and transitional housing needs of homeless persons

Currently the City has no year-round emergency shelter, yet is committed to a minimum of an annual winter shelter to ensure that those experiencing a homeless situation have access to a warm place to sleep during the coldest months of the year.

Through the City's Homeless Subcommittee, a Community Homelessness Workshop was developed where conversations took place for the development of a permanent shelter. Over 250 attendees were represented, and several sessions and interactive discussions occurred for stakeholder input. City staff is expected to return with regular updates on the placement and resources available for the potential site.

The Vince Street Transitional Housing project was finalized in the summer of 2015, providing a 10-bed facility for homeless veterans. One hundred percent occupancy was met immediately after receiving its Certificate of Occupancy.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City awarded \$70,000 for services to low-income individuals and families through Community Partnership Grants Program (CPGP). Resources such as long-term care facilities, Food Share, drug abuse and counseling services, in addition to youth programs were each awarded funds ranging from \$3,000 to \$10,000.

The Winter Warming Shelter program included partnerships with local organizations, that came into the shelter to assess individual and family needs, linking interested parties to resources that could lead to improved health care and transitional and/or permanent housing.

The Ventura County Human Services Agency continues to provide multiple services for all disadvantaged residents, including homeless residents and those at-risk of becoming homeless, in addition to low- and moderate-income families. Services address mental health, public assistance, medical care, and social services.

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

The Ventura County Continuum of Care is working on a coordinated entry system where several agencies and non-profits will coordinate multiple services for the homeless - including creative housing opportunities through the Homeless to Home and HomeShare programs, where individuals are linked to housing opportunities with case management and home sharing with private homeowners, behavioral and medical health resources, Temporary Aid for Needy Families (CalWORKs), and other resources to increase support toward stability.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

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

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

HACSB reported an increase of RAD conversions, reducing the number of public housing units by 241, to date with 475 public housing units left. RAD converts public housing units to a mix of private/public ownership between the HACSB and its non-profit organization, Homecomings, Inc. The RAD program assists with affordable housing by converting public housing units into a mix of public/private units for purposes of leveraging equity so that those funds can be used to renovate and repair their own facilities. HACSB states that RAD conversions are also good for the environment, as the requirements for sustainability and energy efficiency are higher than the public requirements, alone.

Other units under the RAD umbrella include the following:

- Castillo del Sol - 39 Rental Units
- Chapel Lane - 38 Rental Units
- Encanto del Mar - 37 Rental Units
- Soho - 12 Rental Units

Westview Village, one of the largest public housing complexes, will also become a RAD property in 2017 with 95 new units converting under the RAD program.

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

HACSB continuously creates ways to engage residents. There are several programs that support residents and their families that promote growth within their respective personal goals. Some of the programs are listed below and can be found at the Housing Authority of the City of San Buenaventura website: http://hacityventura.org/ResidentServices/residentservices_rac.html

Self Sufficiency Programs - Self Sufficiency programs are programs in support of improving financial stability through educational, housing, and nutritional programs that often generate funding opportunities in support of homeownership and educational funding sources directly provided to public

housing residents.

Housing Authority Commission and Resident Advisory Councils - Both groups support and involve public housing residents in regular planning for general Housing Authority services. Currently there are two boards that residents may join:

- Resident Advisory Council - Made up of 5 different regional councils, citywide, made up of public housing residents, and, the
- Citywide Resident Advisory Board (CWRAB) - Residents that make recommendations in regard to the development of the citywide Public Housing Authority Plan.

Other Housing Authority Events and Activities - The Housing Authority periodically holds community events for residents, provide scholarship opportunities for residents entering higher educational institutions, and coordinate economic opportunities between existing business owners and residents.

Actions taken to provide assistance to troubled PHAs

HACSB is not recognized as a troubled PHA. It is recognized for finding creative means for increasing their number of low-income and affordable housing units for the long waiting list of applicants to obtain stable housing.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

Under State law, a Housing Element must address, and where legally possible, remove governmental constraints affecting the maintenance, improvement, and development of housing. The City's 2014-2021 Housing Element identifies the following programs that are designed to mitigate governmental constraints on residential development and facilitate development of housing affordable to low- and moderate-income households including families, seniors and persons with special needs.

According to the City's Housing Element created in 2014, the City is comprised of 67% single family homes, 27% multi-family units and 6% mobile homes, Recreational Vehicles (RVs), boats and trailers. The Housing Element also reports the continuing concern of older properties and their signs of deferred maintenance and need for repairs in addition to the lack of incentive for landlords to maintain or improve their rental properties because of the strong rental market.

Other information includes a Housing Plan detailing the goals of Housing Conservation efforts to include citizen involvement in addressing the maintenance and improvement of housing stock and neighborhood quality, preserving and maintaining architecturally significant buildings and neighborhoods, building partnerships with housing providers in support of long-term affordable housing opportunities, and to support the affordability of mobile homes through a Rent Stabilization Ordinance, as mobile homes are considered within the City to be part of the affordable housing stock.

Goals of removing government constraints include:

- providing regulatory and or financial incentives to off-set costs for affordable housing development and to seek out new incentives for projects through streamlined permit processing and reduced fees, and, flexibility in development standards to accommodate new models and approaches to affordable housing such as multi-families co-habiting under one residence, live/work housing models, and assisted living facilities.

Some of the Housing Element updates for the 2015 program year report are:

1. City Council adopted an ordinance that established a Senior Mobile Home park Overlay zone that applies to 8 of the 16 mobile home parks within the City.
2. The Housing Authority began RAD conversions (see CR-30 - Public Housing), converting and rehabilitating 101 public housing units to low-income rentals to include a new affordability period.
3. A series of workshops with special interest groups (e.g. homelessness) were held to plan for the development of non-traditional housing methods to assist in increasing the number of affordable units.
4. City Council held a Community Homeless Workshop on April 18, 2016, recommending initial studies for the development of a permanent shelter.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The City identified two strategies to address Non-Homeless Special Needs Populations. First, the City is committed to improve access to services and educational opportunities for low- and moderate-income persons. Second, the City will continue the CPGP to providing grants for social services, such as senior and youth services, social/recreational/educational activities, emergency assistance and abuse intervention.

Non-CDBG Funded Programs

During PY 2015, the City funded 11 agencies through the CPGP totaling \$70,000, providing a variety of services to at-risk populations, including services to seniors and youth, counseling programs, emergency food assistance, substance abuse, mental health and domestic violence programs, in addition to programs that address the needs of the disabled.

CDBG Funded Programs

The following programs received CDBG funding to address special needs populations:

- Westside CBDO also provided a bicycle repair co-op for the Westside, in collaboration with a local Westside nonprofit, VCCool that provided services to those utilizing bicycles as a primary means of transportation. Youth and those in homeless situations were assisted through bartering/trade services to keep their bicycles in good working condition. (\$25,000)
- Westside Avenue Library Services offering youth after-school programs, computer literacy programs, and English as a Second Language program (ESL) to empower all in an educational setting.(\$84,000)
- Kellogg Sidewalk Improvements - Sidewalk and road improvements near a projected park site included an extended the sidewalk to meet American Disabilities Act (ADA) requirements and a new parking design to slow traffic down for safer pedestrian flow. (\$115,000)
- DeAnza to Shoshone Sidewalk Improvements - Sidewalk improvements created curb and gutter improvements and supported ADA requirements. (\$192,000)

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

Addressing Non-Homeless Special Needs

The elderly, persons with physical and/or developmental disabilities, persons living with HIV/AIDS, female head of households, large households, homeless and at-risk persons, are all recognized in the Regional Consolidated Plan (Con Plan) as a segment of the population that has more difficulties in finding decent, affordable housing and require special supportive services due to their special needs.

Another special population with the City are Farmworker families. The City's HOME funds were awarded in both 2013 and 2015 in support of the following Farmworker projects:

- Azahar Place out 30 units out of 60 total units;
- Snapdragon Place - 25 out of 50 total units for Farmworker housing. Snapdragon Place is currently under development of the final 22 units. Twenty-eight units were completed in

The City also funded a variety of public services activities through the CPGP including programs to meet the needs of the disabled.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

Economic Development Activities

The City addresses priority economic development needs through the economic development Business Assistance Program, which has the three business loan options.

- The **Commercial Rehabilitation** loan program provides funding for business owners to complete facade and interior enhancements to their building. This loan program is not CDBG-funded.
- The **Code Compliance** loan program provides funds for business owners to use in correcting code issues. This loan program is not CDBG-funded.
- The **Business Assistance Micro-Enterprise Program** supports small businesses with start-up and expansion funding and technical assistance for both microenterprise businesses and non-microenterprise businesses. This loan program is CDBG-funded, with the purpose of creating new jobs for low- and moderate-income persons. The **Microloan** program provides loans and technical assistance to microenterprises (businesses with 5 or fewer employees, including the owner/s) and to small businesses (more than 5 employees) willing to hire employees from low-income households. **Job Creation** - During PY 2015, two Business Assistance Micro-Loans were issued. Job creation data will be reported as accomplishments for these two loans in future program years. The Economic Development Collaborative of Ventura County (EDC-VC), which administers the Business Assistance Program, implements income certification procedures, documents income eligibility, and monitors job creation. During PY 2015, 14 businesses were assisted through the use of CDBG funds and 2 loans were approved. The Women's Economic Venture Program provides technical assistance and supports micro-enterprise businesses through a non-CDBG loan program. During PY 2015, technical assistance was provided to 22 participants for business development; eighteen business plans were completed.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

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

Internal Partners such as the City's Public Works, and Parks, Recreation and Community Partnerships (PRCP) departments both work collectively with CDBG funding, in addition to other federal- and state-funded resources to assist in improving the conditions of primarily low-income communities such as the Westside and the newly annexed Montalvo area. Internal partners continue to design and construct creative public infrastructure and facilities modifications, in addition ADA resources for disabled

residents and targeted low-income communities. Extended sidewalks, new and increased lighting, additional youth programs, and utilize Crime Prevention Through Environmental Design (CPTED) are examples of ways the departments have improved the safety of the communities.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The City and the HACSB collaborate for purposes of the affordable housing programs offered to City residents. This includes the Mobile Home Rehabilitation Program (MHRGP), the Homebuyer Assistance Program (HBAP) - currently inactive, in addition to managing covenants, conditions, and restrictions (CC&Rs) regarding the Income Restricted units.

Other coordinated efforts include collaboration with the County and non-profits on managing the City's homeless resources for becoming stably housed. City staff encourage collaborative efforts amongst organizations to increase efficient resources for individuals and families. The Preserve A Home project collaborates with WDCD in order to outreach to owner-occupant residents of the Westside who are in need of housing repairs.

The City also has representatives that regularly attend the Ventura Social Services Task Force (VSSTF) with the goal of managing objectives of the 10-Year Plan to End Homelessness, and participates in assisting with the local Continuum of Care (CoC) committee.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The City of Ventura contracts with the Housing Rights Center (HRC) of Los Angeles to provide fair housing services to all area residents, regardless of income. HRC provides fair housing services in order to prevent or eliminate discriminatory housing practices, and to comply with the federal requirements of the Fair Housing Act of 1988. In PY 2015, HRC served 181 Ventura residents with housing-related concerns. Ten individuals presented allegations or questions regarding housing discrimination to HRC. Seven were appropriately counseled or referred to other service providers, while HRC had open investigations for the remaining three. HRC successfully conciliated two of the cases and closed the third for lack of an enforcement option. HRC provided the City with an outreach and education workshop and monthly reports on services provided.

CR-40 - Monitoring 91.220 and 91.230

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

On June 11, 2016, City Council directed staff to follow up on the April 18th Homeless Subcommittee Workshop to ensure system of care recommendations are managed and reported back periodically. The recommendations include (not comprehensive):

-Staff to present potential steps for a community driven process to address opportunities, barriers, and gaps in the system of care

-Adopt a homeless services and housing policy statement to include actions implementing Housing Element Programs and production goals, acknowledge services gaps and the need for private funding for temporary bridge housing of all types w/emphasis on shelter beds and transitional housing units, committing to the CoC Pathways to Home coordinated entry program, and confirming the City's commitment to the previously adopted Safe and Clean Public Places Initiative.

-Staff to produce an ordinance allowing shelter services in new zone or overlay.

-Plan for a 2016-2017 Winter Warming Shelter, and

-Continue work towards a housing development for Veterans

City Council identified long-range developments and resources for stably housing those in experiencing homeless situations. CDBG and HOME programs continue to fund affordable housing and shelter resources for homeless and those at-risk of becoming homeless.

City staff will continue to invite Minority and Women Business Enterprises (M/WBE) to bid on contracting opportunities within the City's CDBG and HOME programs that call for the need of goods and services, and as mentioned in the Regional Consolidated Plan, Appendix C, page C-2.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

As prescribed in the Code of Federal Regulations, Title 24, Part 91 - Citizen Participation and Consultation, the draft CAPER Public Notice was sent on Monday, September 12, 2016 to the following places for Citizen review and notification of where to find the report:

- the Ventura County Star
- Ventura County Libraries: E.P. Foster and Ventura Avenue Library
- the Westside Community Development Corporation
- the Westside Community Council

Additionally, the CAPER document was posted on the City's website and a printed version of the report was made available to the public in Ventura City Hall, Room 117, during normal business hours.

**No public comments were received.*

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The City utilizes public input in developing priorities for the CDBG and HOME funding. Considering the programs spend all funding in support of priority needs, no changes were needed. Geographically, the jurisdiction is a coastal city with increasing housing rates, rentals and for sale, thus affordable housing is still unattainable to many. While the HACSB continues to work diligently in finding creative methods of housing residents listed on their waiting lists, the reported waiting list is approximately at 9,000. CDBG and HOME funds continue to decrease annually, and state funding is competitive and limited, thus leaving jurisdictions with less public leverage to work with for projects attempting to improve the conditions of those experiencing homelessness, and supportive opportunities for low-income families.

The City has to work with less and increase creativity in managing resources for lower-incomed residents and strengthen collaborative efforts in hopes that private funding will surface to address additional aid to those residents who need it the most.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?	No
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[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

There were two projects funded in 2015: Johnson Gardens and Snapdragon, Phase II. The Johnson Gardens rehabilitation project completed in August of 2016 and will be scheduled for an on-site inspection during this program year. Snapdragon Place Phase II is still under construction.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

The City includes its Affirmative Marketing provisions in all HOME contracts and support of Fair Housing and Equal Employment Opportunities.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

In 2015 the HOME program received \$110,728.65 in Program Income. Ten percent of the Program Income was used for administrative costs, while the remaining 90% was allocated to HOME funded Housing Authority - Johnson Gardens Projects, which rehabilitated 4 units for low-income seniors.

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

Not Applicable

CR-60 - ESG 91.520(g) (ESG Recipients only)

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

Recipient Name	VENTURA/SAN BUENAVENTURA
Organizational DUNS Number	039974761
EIN/TIN Number	956000807
Identify the Field Office	LOS ANGELES

Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance

ESG Contact Name

Prefix

First Name

Middle Name

Last Name

Suffix

Title

ESG Contact Address

Street Address 1

Street Address 2

City

State

ZIP Code

Phone Number

Extension

Fax Number

Email Address

ESG Secondary Contact

Prefix

First Name

Last Name

Suffix

Title

Phone Number

Extension

Email Address

2. Reporting Period—All Recipients Complete

Program Year Start Date 07/01/2015

Program Year End Date 06/30/2016

3a. Subrecipient Form – Complete one form for each subrecipient

Subrecipient or Contractor Name

City

State

Zip Code

DUNS Number

Is subrecipient a victim services provider

Subrecipient Organization Type

ESG Subgrant or Contract Award Amount

CR-65 - Persons Assisted

4. Persons Served

4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 14 – Household Information for Homeless Prevention Activities

4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 15 – Household Information for Rapid Re-Housing Activities

4c. Complete for Shelter

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 16 – Shelter Information

4d. Street Outreach

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 17 – Household Information for Street Outreach

4e. Totals for all Persons Served with ESG

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 18 – Household Information for Persons Served with ESG

5. Gender—Complete for All Activities

	Total
Male	
Female	
Transgender	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 19 – Gender Information

6. Age—Complete for All Activities

	Total
Under 18	
18-24	
25 and over	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 20 – Age Information

7. Special Populations Served—Complete for All Activities

Number of Persons in Households

Subpopulation	Total	Total Persons Served – Prevention	Total Persons Served – RRH	Total Persons Served in Emergency Shelters
Veterans				
Victims of Domestic Violence				
Elderly				
HIV/AIDS				
Chronically Homeless				

Persons with Disabilities:				
Severely Mentally Ill				
Chronic Substance Abuse				
Other Disability				
Total (unduplicated if possible)				

Table 21 – Special Population Served

CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

10. Shelter Utilization

Number of New Units – Rehabbed	
Number of New Units – Conversion	
Total Number of bed - nighths available	
Total Number of bed - nights provided	
Capacity Utilization	

Table 22 – Shelter Capacity

11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

CR-75 – Expenditures

11. Expenditures

11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2013	2014	2015
Expenditures for Rental Assistance			
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance			
Expenditures for Housing Relocation & Stabilization Services - Services			
Expenditures for Homeless Prevention under Emergency Shelter Grants Program			
Subtotal Homelessness Prevention			

Table 23 – ESG Expenditures for Homelessness Prevention

11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2013	2014	2015
Expenditures for Rental Assistance			
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance			
Expenditures for Housing Relocation & Stabilization Services - Services			
Expenditures for Homeless Assistance under Emergency Shelter Grants Program			
Subtotal Rapid Re-Housing			

Table 24 – ESG Expenditures for Rapid Re-Housing

11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2013	2014	2015
Essential Services			
Operations			
Renovation			
Major Rehab			
Conversion			
Subtotal			

Table 25 – ESG Expenditures for Emergency Shelter

11d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	2013	2014	2015
Street Outreach			
HMIS			
Administration			

Table 26 - Other Grant Expenditures

11e. Total ESG Grant Funds

Total ESG Funds Expended	2013	2014	2015

Table 27 - Total ESG Funds Expended

11f. Match Source

	2013	2014	2015
Other Non-ESG HUD Funds			
Other Federal Funds			
State Government			
Local Government			
Private Funds			
Other			
Fees			
Program Income			
Total Match Amount			

Table 28 - Other Funds Expended on Eligible ESG Activities

11g. Total

Total Amount of Funds Expended on ESG Activities	2013	2014	2015

Table 29 - Total Amount of Funds Expended on ESG Activities