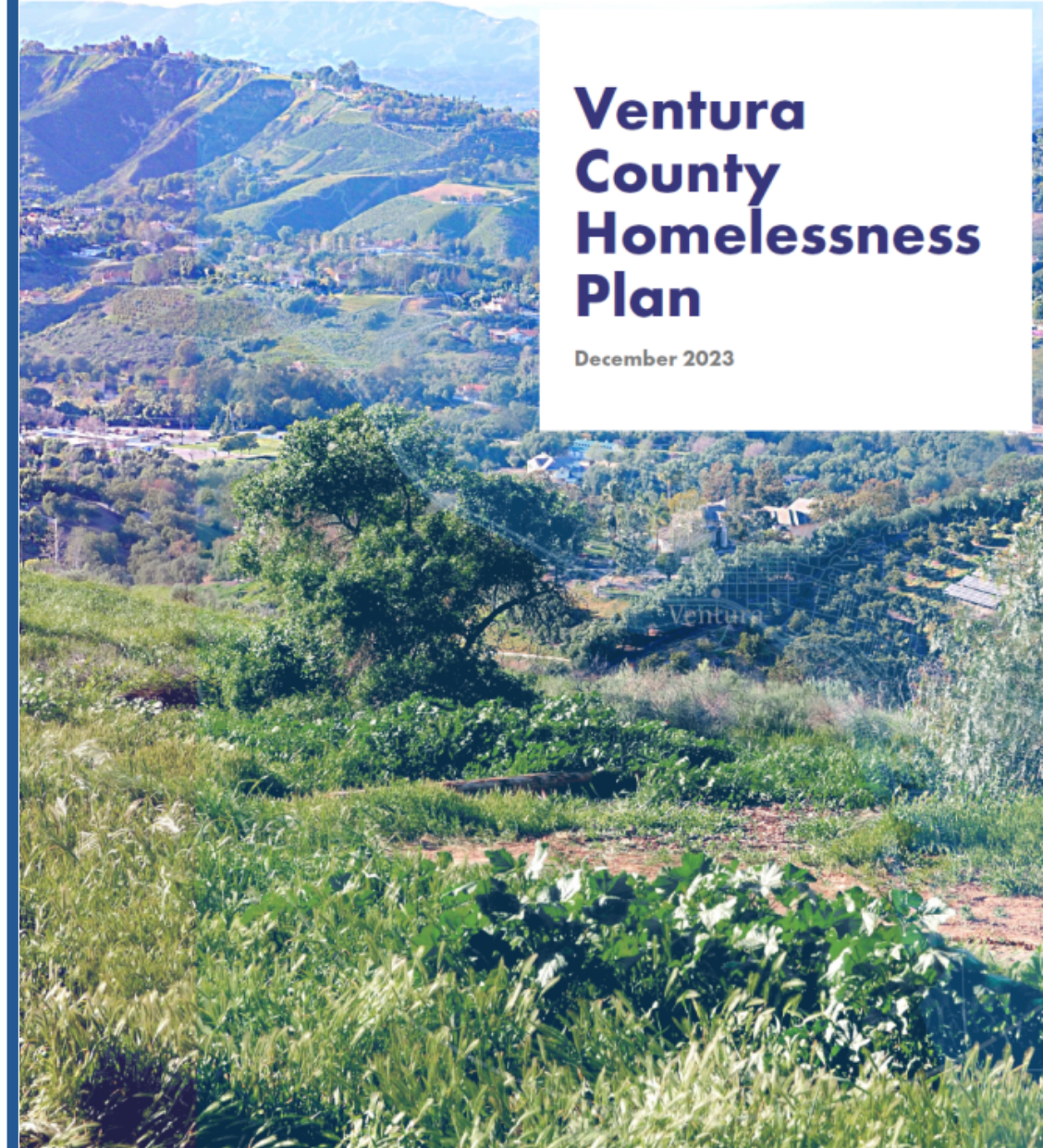


Ventura County Homelessness Plan

Next Steps

1. Action Area 1: Housing Prioritization & Funding
2. Action Area 2: Regional Coordination & Leadership
3. Action Area 3: Outreach & Service Delivery
4. Action Area 4: Data-Driven Decision Making
5. Action Area 5: Representation & Inclusivity

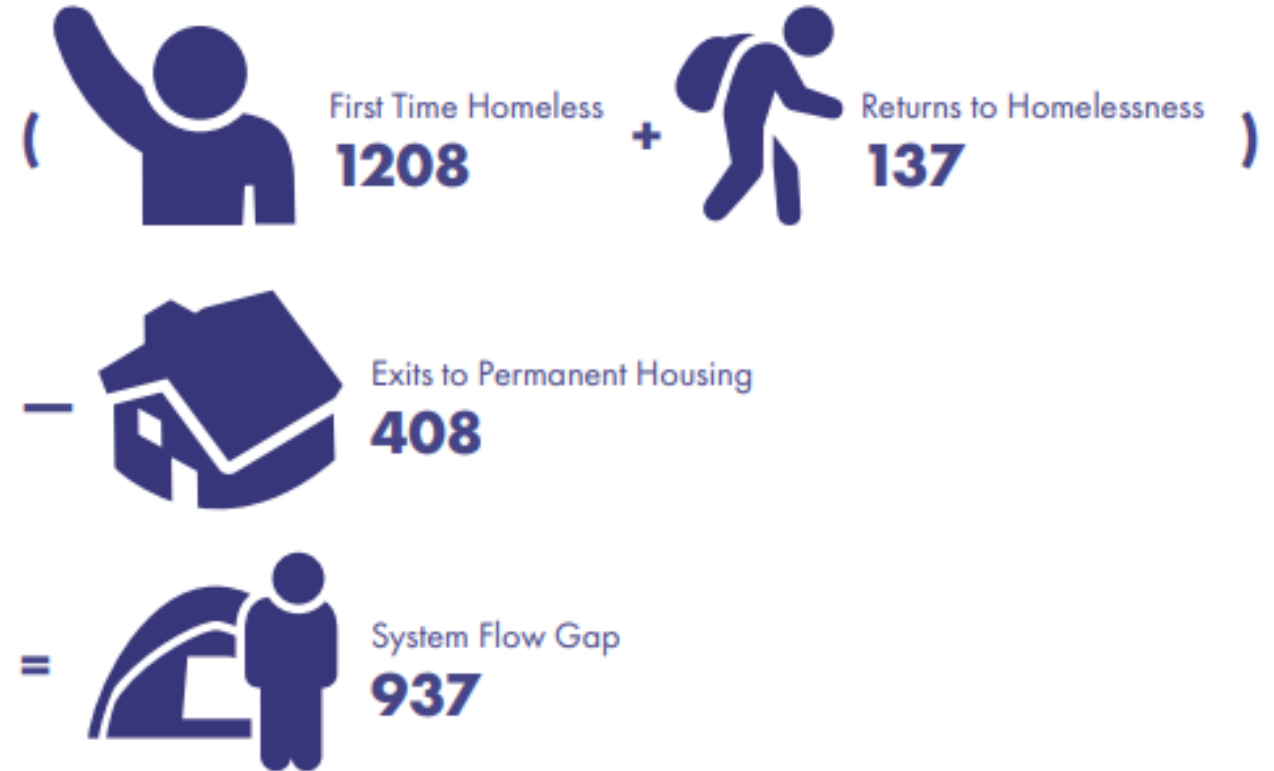


System Flow Imbalance in Ventura County

*(First Time Homelessness +
Returns to Homelessness)
– Exits to Permanent Housing*

System Flow Gap

(based on 2022 data)



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1. Utilize a 1:4:10 ratio
2. Align shelter investments with ratio
3. Permanent funding source to support affordable housing development
4. Homeless prevention assistance
5. Fair housing services
6. Wrap-around services for Permanent Supportive Housing (PSH)

Homelessness prevention

Proposed HSA Program with Homeless Housing Assistance Program - 5 Funding



- Block Grant \$6.877M to Ventura County and CoC
- Prevention and Housing High Priorities
- Recommend HSA applies for up to \$2.6M to support, for 2 years:
 - 2 new Homeless Services Social Workers - 6 mos. case mgt./HH
 - Assisting 250 HH @ \$7,525 each with rental assistance
 - Flexible subsidies to assist 250 HH @ \$1,000 each
- FY 23/24 reports 98% HH remained stably housed with RRH and HP assistance

Tenant Protections/Right to Counsel

- Housing Rights Center of LA provides Fair Housing Services as required to access HUD funding
- Housing Elements increasingly require testing for discrimination
- Expand and enhance program to include:
 - Housing discrimination
 - Tenant/landlord complaints
 - Illegal evictions/rent increases
 - Access to legal services
- Work with self-help, legal aid and Public Defender to establish services to meet local need
- Augment funding with new \$100K contribution to support the program



Ventura County Homelessness Plan

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1. Create and hire a Homelessness Solutions Director
2. Create and hire a Housing Solutions Director
3. Ad Hoc Coordinating Committee

Coordination and Collaboration

Homelessness Solutions Director

- Quarterback/County Coordinator
- Leadership & Reporting
- Program Development & Implementation
- Strategic Planning & Oversight
- Representation & Advocacy
- Encampment Response & Community Engagement
- Collaborative Committees

Housing Solutions Director

- Resource Development & Facilitation
- Policy Development & Evaluation
- Land Utilization
- ProHousing Designations
- Innovative Housing Typologies
- Equitable Distribution
- Collaboration & Coordination
- Supervision & Grant Management

Ventura County Homelessness Plan

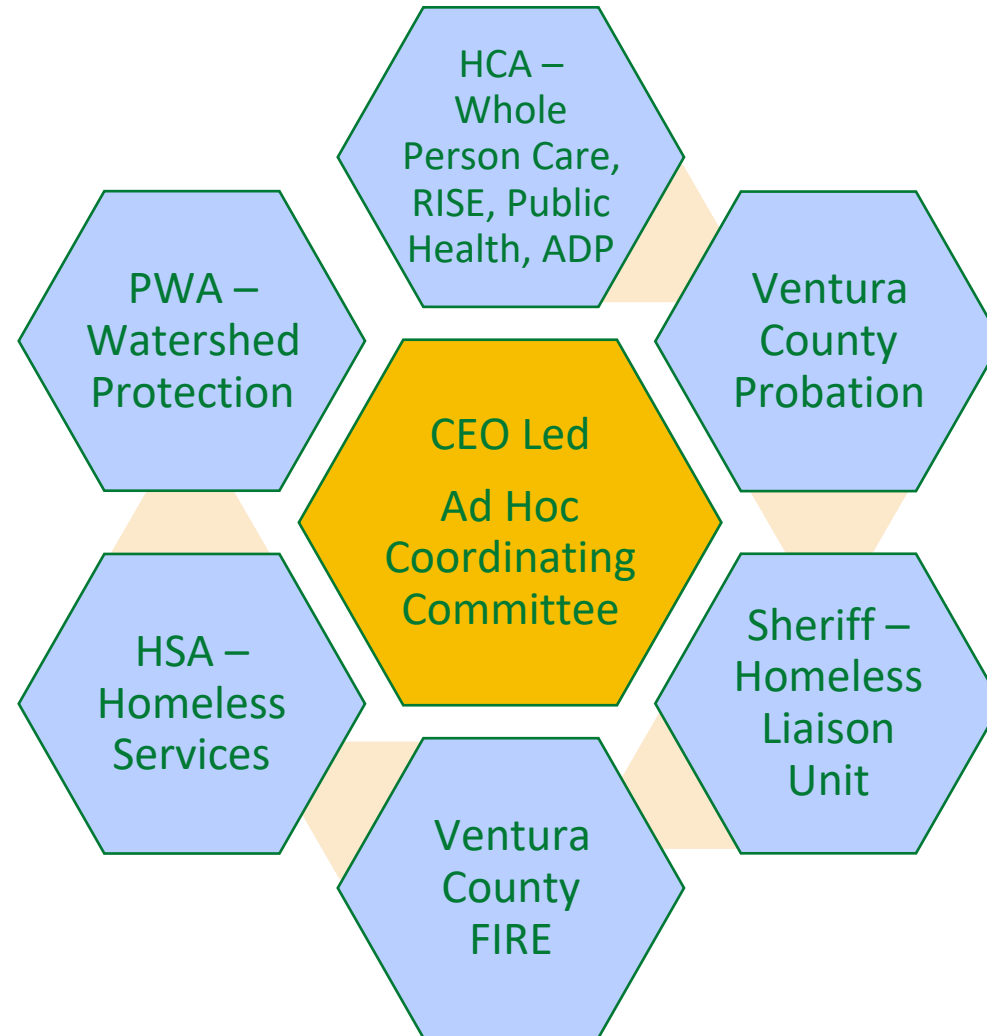
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1. Coordination of Multi-Disciplinary Team (MDT) outreach
2. Sheriff Homeless Liaison Unit Expansion
3. Permanent Supportive Housing (PSH) Services Support

Multi-Disciplinary Teams

Participating County Agencies



Ventura county homeless liaison unit

Expansion to the Unincorporated Area County-Wide



Functions Include

- Improving quality of life for persons experiencing homelessness
- Reducing calls for service and investigative resources
- Providing security for directed outreach staff
- Organizing cleanup of encampments once vacated
- Conducting vulnerable population surveys
- Attending meetings to educate and inform the public and partner agencies
- Enforcing local ordinances

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1. Homeless Management Information System (HMIS) vendor upgrades
2. Regular reporting on a dashboard for public transparency
3. Housing and shelter investments based on local data

County Investments in Housing

Project Name	Location	Support Provided	No. of PSH Units	No. of Transitional Housing Units	No. of Affordable Units	Other/Special Populations Served	Estimated Completion
Central Terrace	Oxnard	\$875,000 Community Development Block Grant - Disaster Recovery (CDBG-DR)	35	0	51		Spring 2024
Westview Village Phase II	Ventura	\$805,549 CDBG-DR, \$1,226,458 HOME	5	0	44	preference for seniors	Spring 2024
Casa Aliento	Oxnard	\$10,898,333 Homekey (County Lead Applicant), \$3,400,000 State CDBG-Coronavirus, \$806,400 HOME-American Rescue Plan, \$9,043,715 No Place Like Home (NPLH), \$1,000,000 Housing and Disability Advocacy Program	69	0	0		Summer 2024

County Investments in Housing

Project Name	Location	Support Provided	No. of PSH Units	No. of Transitional Housing Units	No. of Affordable Units	Other/Special Populations Served	Estimated Completion
Casa Pacifica Stepping Stones	Unincorp. County	\$5,918,136 Homekey (County Lead Applicant), \$640,000 General Funds	-	27	0	Transitional Housing - Transition Aged Youth	Summer 2024
Mesa Ojai	Unincorp. County	\$4,229,800 Homekey (County Lead Applicant), \$806,400 Permanent Local Housing Allocation (PLHA), \$1,200,000 American Rescue Plan Act	0	12	0	Transitional Housing - Transition Aged Youth	Summer 2024
People's Place	Santa Paula	\$1,000,000 CDBG-DR, \$380,000 Farmworker General Fund Set-Aside, \$1,394,892 HOME	0	0	69	farmworkers	Summer 2024

County Investments in Housing

Project Name	Location	Support Provided	No. of PSH Units	No. of Transitional Housing Units	No. of Affordable Units	Other/Special Populations Served	Estimated Completion
Valentine Road	Ventura	\$5,500,000 General Funds and \$5,000,000 General Fund Construction Financing	72	0	62		Rolling occupancy, starting Summer 2024
Casa de Carmen	Oxnard	\$2,935,265 General Funds	56	110*	0	*emergency shelter	Fall 2024
Rancho Sierra Senior Apartments	Unincorp. County	\$284,391 HOME, \$751,263 PLHA, \$6,398,736 NPLH	24	0	25	Senior housing	Fall 2024
Dolores Huerta Gardens	Oxnard	\$380,000 Farmworker General Fund Set-Aside	15	0	42	Veterans, farmworkers	Spring 2025
Camino de Salud	Unincorp. County	\$955,874 PLHA	24	0	24		Spring 2026

County Investments in Housing

Project Name	Location	Support Provided	No. of PSH Units	No. of Transitional Housing Units	No. of Affordable Units	Other/Special Populations Served	Estimated Completion
Fillmore Terrace	Fillmore	\$1,939,794 HOME	13	0	36		Summer 2026
Cypress Place Phase II	Oxnard	\$9,309,628 No Place Like Home	20	0	40		Spring 2027
Arroyo Spring Apartments	Moorpark	\$1,050,000 HOME; \$401,120 HOME-American Rescue Plan	0	0	148	Victims of Domestic Violence	Fall 2027
Vanguard	Oxnard	\$13,000,000 General Funds	65	75*	0	*recuperative care	unknown
GRAND TOTALS		\$91,530,754	398	224	541		

Non-Congregate Emergency Shelter/Interim Housing



Alternative PSH Tiny Homes

LifeArk



Champion Homes
(Mesa)



Traditionally Built Housing

Ormond Beach Villas



Willett Ranch



Development and Soft Cost Ranges

65 Units - No Site Development Costs					
Housing/Shelter Type	Notes	One Time Capital Cost	10-Year Operating Cost	Total 10-Year Investment	Avg. cost/unit/yr
Interim Shelter - LifeArk or similar ¹	Assumes free land	\$ 4,294,615	\$ 24,050,000	\$ 28,344,615	\$ 43,607
Alternative PSH (LifeArk or similar with kitchens and baths) ²	Assumes free land	\$ 8,385,000	\$ 4,667,650	\$ 13,052,650	\$ 20,081
65 units traditional PSH (traditional build or modular) ³	Integrated into community, scattered site, restricted for 55 years	\$11,933,090	\$ -	\$ 11,933,090	\$ 18,359
Agreements with Housing providers to subsidize 65 units for PSH ⁴	Units available as vacancies occur; subsidy based upon 60% AMI and \$3,100/unit for supportive services	\$ -	\$ 10,907,000	\$ 10,907,000	\$ 16,780

LIFECYCLE COST – SHELTER AND HOUSING

(All scenarios presume 65 units)

	One-Time Capital Costs	10-Year Operational Gap	Total 10 Year Investment	10 yr. Cost/Unit	Pros	Cons	Comments
Interim Shelter (LifeArk or similar)	\$ 4,294,615	\$ 24,050,000	\$28,344,615	\$ 43,607	<ul style="list-style-type: none"> • Relatively fast development (12-24 mos.) • Lower up-front cost • Reduces unsheltered homeless 	<ul style="list-style-type: none"> • Most expensive lifecycle cost • Participant stays are temporary (ideally less than 24 mos.) • No reduction in total homelessness 	Assume public or donated land, an average capital cost of \$66k and \$37K unit operational cost/unit/year. Excludes site development and soft cost as these are site-specific.
Alternative PSH - Tiny Home with kitchens and baths	\$ 8,385,000	\$ 4,667,650	\$13,052,650	\$ 20,081	<ul style="list-style-type: none"> • Relatively fast development (12-24 mos.) • Lower up-front cost • Reduces homelessness by creating permanent housing 	<ul style="list-style-type: none"> • Reduced density relative to traditional housing options 	Assumes public or donated land, an average capital cost of \$129k and \$7.2K operational cost/unit/year. Excludes site development and soft cost as these are site-specific.
Traditionally Built PSH	\$11,933,090	\$ -	\$11,933,090	\$ 18,359	<ul style="list-style-type: none"> • Units dedicated for a minimum of 55 years • Operational costs included in County investment • Integrates population into the community • Opportunity to serve entire County 	<ul style="list-style-type: none"> • Longer time-horizon for creation of units - estimated 2-5 years depending upon project • Timing dependent upon development pipeline 	Estimate reflects County's average investment in traditional affordable housing of \$183,585/unit in PSH, leveraging an average cost/unit of ±\$722K/unit in our current cycle, and \$576K/unit over the past 5 years. This investment supports development of the entire project, including site development and soft costs excluded from interim/alternative PSH. PSH created among multiple projects, with smaller numbers of PSH incorporated into larger affordable housing complexes.
Agreements w/housing providers to convert affordable units to PSH	\$ -	\$ 10,907,000	\$10,907,000	\$ 16,780	<ul style="list-style-type: none"> • Least expensive option for creation of new dedicated PSH units • Integrates population into the community 	<ul style="list-style-type: none"> • No control over timing of unit availability • Does not result in net increase in # units 	The subsidy based upon the difference between affordable one-bedroom rent for HH at 60% AMI less what a single person living on social security could afford. An additional subsidy of \$3,100 per unit per year added for housing provider to provide supportive services.

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1. Prioritize lived experience inclusion in planning and decision making
2. Compensation for participation through Continuum of Care grant funding

In summary

Recommendations

- Consider staff's recommendations to implement the Updated Plan to Prevent and End Homelessness as outlined in Exhibit 1;
- Authorize the Human Services Agency to Apply for up to \$2.6M in HHAP-5 Funding to support Homelessness prevention for two years; and
- Adopt the resolution authorizing the creation of 15 full-time positions.