



COUNTY *of* VENTURA

COUNTY EXECUTIVE OFFICE
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October 29, 2024

Board of Supervisors
County of Ventura
800 South Victoria Avenue
Ventura, CA 93009

SUBJECT: Adoption of a Resolution Acknowledging the Completion of the People's Place Project; and Adoption of a Resolution Acknowledging the Completion of the Westview Village Phase II Project.

Recommendations:

1. Adopt the attached resolution (Exhibit 1) acknowledging the completion of the People's Place project; and
2. Adopt the attached resolution (Exhibit 2) acknowledging the completion of the Westview Village Phase II project.

Fiscal/Mandates Impact:

There are no additional fiscal mandate/impacts associated with this item.

Background:

In December of 2017, severe wildfires impacted counties across Southern California, including the Thomas Fire in Ventura and Santa Barbara Counties, the Rye and Creek Fires in Los Angeles County, and the Lilac Fire in San Diego. These fires burned a total of 308,383 acres of land, destroying more than 750 Ventura County homes and damaging 180 more. These disasters were designated as Federal Emergency Management Agency Major Disaster Declarations DR-4344 in October 2017 and DR-4353 in December 2017.

In April of 2018, the U.S. Department of Housing and Urban Development (HUD) announced that the State of California would receive \$124 million in Community Development Block

Grant-Disaster Recovery (CDBG-DR) funding to support long-term recovery efforts following the devastation from these disasters. As required by HUD, the State of California Department of Housing and Community Development (HCD) prepared an Action Plan setting forth the activities to be funded with the CDBG-DR funding. In the Action Plan, two programs were included to address the unmet housing recovery needs: the Disaster Recovery Multifamily Housing Program (DR-MHP) and the Owner-Occupied Housing Rehabilitation and Reconstruction Program. The Owner-Occupied Housing Rehabilitation and Reconstruction Program was administered directly by HCD.

Under the DR-MHP, the County of Ventura was awarded \$2,756,047, via a subgrant from HCD, to support the development of affordable rental housing for low-income households.

On July 28, 2020, your Board adopted a resolution authorizing the County Executive Office to enter into a Master Standard Agreement with HCD for DR-MHP funds in response to the 2017 Thomas Fire. On May 11, 2021, in response to a project solicitation process, your Board awarded DR-MHP funds to three Ventura County affordable housing projects: the Central Terrace Apartments, People's Place, and Westview Village Phase II.

July 28, 2020, Meeting Link: <https://bit.ly/3Yc54pv>
May 11, 2021, Meeting Link: <https://bit.ly/4dz2SMY>

Discussion:

In early 2022, the three DR-MHP projects started closing on their construction financing and commencing construction, starting with Westview Village Phase II, a 50-unit affordable housing project located in Ventura sponsored by the Housing Authority of the City of San Buenaventura and followed by People's Place, a 69-unit affordable housing development located in Santa Paula, sponsored by People's Self-Help Housing Corporation. By August of 2022, construction was underway at the third project, the Central Terrace Apartments, an 87-unit affordable housing complex located in the City of Oxnard, sponsored by Many Mansions.

Collectively, these projects created 203 new units of affordable housing, including 40 units of housing designated for people experiencing homelessness and 22 units of farmworker housing.

All three projects completed construction this year and began leasing to tenants in the spring and summer months. People's Place and Westview Village Phase II have received their final Certificates of Occupancy from their respective jurisdictions and are preparing to close their permanent financing. Prior to releasing the final payments to the project developers and closing out the grants, HCD requires the County to provide resolutions for each project documenting its completion. Your Board is asked to approve the attached exhibits documenting completion of People's Place (Exhibit 1) and Westview Village Phase II (Exhibit 2).

The Central Terrace Apartments has received a temporary Certificate of Occupancy, with final Certificate of Occupancy anticipated in late 2024 or early 2025. The County Executive Office will bring a resolution for the Central Terrace Apartments before your Board for approval upon receipt of a final Certificate of Occupancy from the City of Oxnard.

Strategic Plan:

Strategic Priorities:

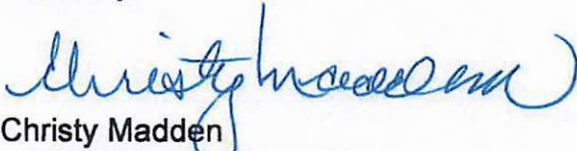
- Reliable Infrastructure and Sustainability
- Address Homelessness and Lift Up the Most Vulnerable

The recommendations presented above support the expansion of affordable housing options and availability and support the creation of long-term housing options for persons experiencing homelessness.

This item has been reviewed by the offices of the County Executive Office, Auditor-Controller and County Counsel.

If you have questions regarding this item, please contact Tracy McAulay at 805-232-1371.

Sincerely,



Christy Madden
Sr. Deputy Executive Officer



Sevet Johnson, PsyD.
County Executive Officer

Exhibit 1 Resolution acknowledging completion of People's Place
Exhibit 2 Resolution acknowledging completion of Westview Village Phase II