



COUNTY of VENTURA

COUNTY EXECUTIVE OFFICE
SEVET JOHNSON, PsyD
County Executive Officer

Mike Pettit
Assistant County Executive Officer

Scott Powers
County Chief Financial Officer

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County Human Resources Director
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April 29, 2025

County of Ventura Board of Supervisors

SUBJECT: Public Hearing Regarding the Ventura County 2025-2029 Regional Consolidated Plan, Ventura County 2025 Analysis of Impediments to Fair Housing Choice, and Ventura County Entitlement Area Fiscal Year 2025-26 Annual Action Plan; Direct County Executive Office Staff to Consider Public Comment and to Finalize the Regional Consolidated Plan, Analysis of Impediments and Annual Action Plan and Authorize the County Executive Officer or Designee to Sign and Transmit the Required Documents to the United States Department of Housing and Urban Development (LEVINE ACT ITEM).

RECOMMENDATIONS:

It is recommended that your Board:

1. Conduct a Public Hearing on the Ventura County 2025-2029 Regional Consolidated Plan (RCP), Ventura County 2025 Analysis of Impediments to Fair Housing Choice (AI), and Ventura County Entitlement Area Fiscal Year 2025-26 Annual Action Plan (AAP);
2. Direct County Executive Office staff to Consider Public Comment and to Finalize the RCP, AI and AAP and Authorize the County Executive Officer (CEO) or designee to Sign and Transmit the Required Documents to the United States Department of Housing and Urban Development;
3. Authorize the County Executive Officer (CEO) or designee to modify the AAP to accommodate program changes and adjust funding recommendations consistent with the Citizen Participation Plan;
4. Authorize the CEO or designee to modify the RCP and AI as necessary throughout the five-year planning cycle to accommodate minor changes, consistent with the Citizen Participation Plan;
5. Authorize the CEO or designee to execute the County's standard agreements for Community Development Block Grant and HOME Investment Partnerships Program Funds, and other related documents, including, but not limited to, real estate instruments (deeds of trust, promissory notes, declarations of restrictive covenants, loan documents, and subordination agreements) and consultant services contracts, upon review and approval by County Counsel; and

6. Authorize the CEO to certify environmental review documents for all reviews that rise to the level of a National Environmental Protection Act Environmental Assessment or Environmental Impact Statement for projects identified in the AAP.

FISCAL/MANDATES IMPACT:

	FY 2025-26
Revenues	3,058,786.00
Costs	3,058,786.00
Net County Costs	-

Funding Source: U.S. Department of Housing and Urban Development (HUD)
 Match Requirement: None for CDBG, 25% for HOME (match satisfied by grant recipients)

*Appropriations are included in the FY 2025-26 Preliminary Budget and will be adjusted to reflect final HUD allocations, if necessary

CDBG 1,531,843.00
 HOME 1,526,943.00
 3,058,786.00

DISCUSSION:

The County of Ventura and its five small cities, Fillmore, Moorpark, Ojai, Port Hueneme, and Santa Paula, form the Ventura County Urban Entitlement Area (Urban EA), which receives an annual allocation of United States Department of Housing and Urban Development (HUD) funds subject to United States congressional appropriations under the Community Development Block Grant (CDBG) and HOME Investment Partnerships Program Funds (HOME) programs. Each of these programs is designed to meet specific needs of low- to moderate-income persons by facilitating the development of viable urban communities (CDBG funds), and the provision of affordable housing (HOME funds).

Starting in 2020, the County of Ventura partnered with the Cities of Camarillo, Simi Valley and Thousand Oaks (Consortium Cities) to create the HOME Consortium. The HOME Consortium expanded the service area for HOME funds to include the Urban EA and the Consortium Cities and increased the overall allocation of HOME funds provided to the County.

The federal government requires that each member of the Urban EA develop a Five-Year Consolidated Plan, which serves as the official application to HUD for CDBG and HOME funds. The development of the 2025-2029 Regional Consolidated Plan (RCP) was a collaborative effort between the Urban EA and the Cities of Camarillo, Oxnard, San Buenaventura (Ventura), Simi Valley, and Thousand Oaks (Participating Cities), with the County serving as the lead entity. MDG Associates LLC, a California limited liability company (MDG), prepared the RCP and Ventura County 2025 Analysis of Impediments to Fair Housing Choice (AI) in collaboration with County staff and Participating Cities.

Ventura County 2025-2029 Regional Consolidated Plan and Analysis of Impediments to Fair Housing Choice

On April 8, 2025, your Board received a report by MDG and held a public hearing to provide input and consider public comments on the draft RCP and AI. The draft RCP was posted online and has been available for public review since March 21, 2025. Today, your Board is asked to receive any final public comments before approving the documents and authorizing submission of all required documents to HUD.

Through this process, the following regional goals were identified in the draft RCP as high priority (in no particular order or ranking):

- **Goal 1: Improve the Supply of Affordable Housing** - Develop and maintain affordable housing opportunities for low- and moderate-income homeowners and renters.
- **Goal 2: Increase and Improve Social Services** - Increase and improve access to public service programs targeting low- and moderate-income residents.
- **Goal 3: Work to End Homelessness** - In partnership with the Ventura County Continuum of Care, work to end homelessness within Ventura County by providing housing, emergency shelter and social services to homeless persons or those at risk of homelessness.
- **Goal 4: Create and Maintain Quality Neighborhoods** - Enhance and maintain access to livable neighborhoods by improving and maintaining public facilities and infrastructure.
- **Goal 5: Promote Economic Development** - Promote economic growth and resilience in small businesses and within the workforce in targeted areas.
- **Goal 6: Effective Administration** - Maintain effective housing and community development programs to carry out HUD Community Planning and Development funded programs and activities.

The AI is a review of impediments that are barriers to affordable housing. The AI is aligned with the 2021-2029 Housing Element, a requirement for the State of California, and identifies

issues and meaningful actions to address barriers to affordable housing relative to those impediments to affordable housing.

Further discussion of the RCP and AI can be found in the April 8, 2025, Board letter and the full RCP and AI are included as Exhibits 1 and 2.

FY 2025-26 Ventura County Entitlement Area Annual Action Plan

State and local government grantees that receive annual block grants for community development and affordable housing must engage stakeholders and the public regarding the community's needs in these areas. Grantees report the results of their citizen participation and consultation efforts in Consolidated Annual Performance and Evaluation Reports. Development of the proposed Annual Action Plan (AAP) was initiated on November 13, 2024, at a public hearing conducted by County Executive Office staff with representatives from the County's Urban EA and Consortium Cities in attendance. Preliminary funding recommendations were presented, and another opportunity for public comment was provided at a staff-level public meeting on March 20, 2025. The resulting draft AAP (Exhibit 3) includes those projects and recommendations summarized in Exhibit 4 and further described in Exhibit 5; the draft AAP is posted online and has been available for public review since March 28, 2025.

Funding Recommendations for CDBG and HOME Funds

In promoting the County's CDBG and HOME programs' missions, staff's recommendations to your Board aim to improve individuals' and families' quality of life by supporting vulnerable populations' basic needs and enhancing community safety and housing quality. The exhibits show the number of individuals or families served and units or facilities built with program funds. Progress toward the five-year RCP objectives will be monitored quarterly and annually. Through your Board's leadership and collaboration with the Urban EA and Consortium Cities, emphasis remains on supporting projects that serve our most vulnerable residents with housing and services.

Funding for public services, including services for seniors, youth, persons experiencing homelessness, and other vulnerable populations, is capped at 15% of the total CDBG allocation. Unallocated funds will be programmed at a future time.

CONCLUSION:

The RCP and AI were posted for public comment between March 21, 2025, to April 28, 2025. Alongside this period, your Board is requested to accept a report from MDG on the preparation of these documents, provide feedback, and open a public hearing to gather comments from the public regarding the draft documents.

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CEO staff would like to extend their gratitude to MDG, the Urban EA, Participating Cities, County agencies, non-profit community-based organizations, housing authorities, and members of the public for their valuable contributions in assisting with the preparation and review of the draft HUD planning documents presented to your Board today

STRATEGIC PLAN:

Strategic Priorities:

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

The recommendations presented in this item support providing long-term affordable housing options for individuals and enhance infrastructure to enable vibrant and sustainable communities.

This letter has been reviewed by the County Executive Office, the Auditor-Controller's Office and reviewed and approved as to form by County Counsel. If you have any questions, please contact Kimberlee Albers at 805-654-2455 or Tracy McAulay at 805-232-1371.

Sincerely,



Kimberlee Albers
Deputy Executive Officer
Homelessness Solutions Director



Sevet Johnson, PsyD
County Executive Officer

Exhibit 1 – Ventura County 2025-2029 Regional Consolidated Plan Draft
Exhibit 2 – 2025 Ventura County Analysis of Impediments to Fair Housing Choice Draft
Exhibit 3 – FY 25-26 Annual Action Plan
Exhibit 4 – FY 25-26 CDBG Recommendations and Analyses
Exhibit 5 – FY 25-26 HOME Recommendations and Analyses

cc: Urban EA Cities
Participating Cities