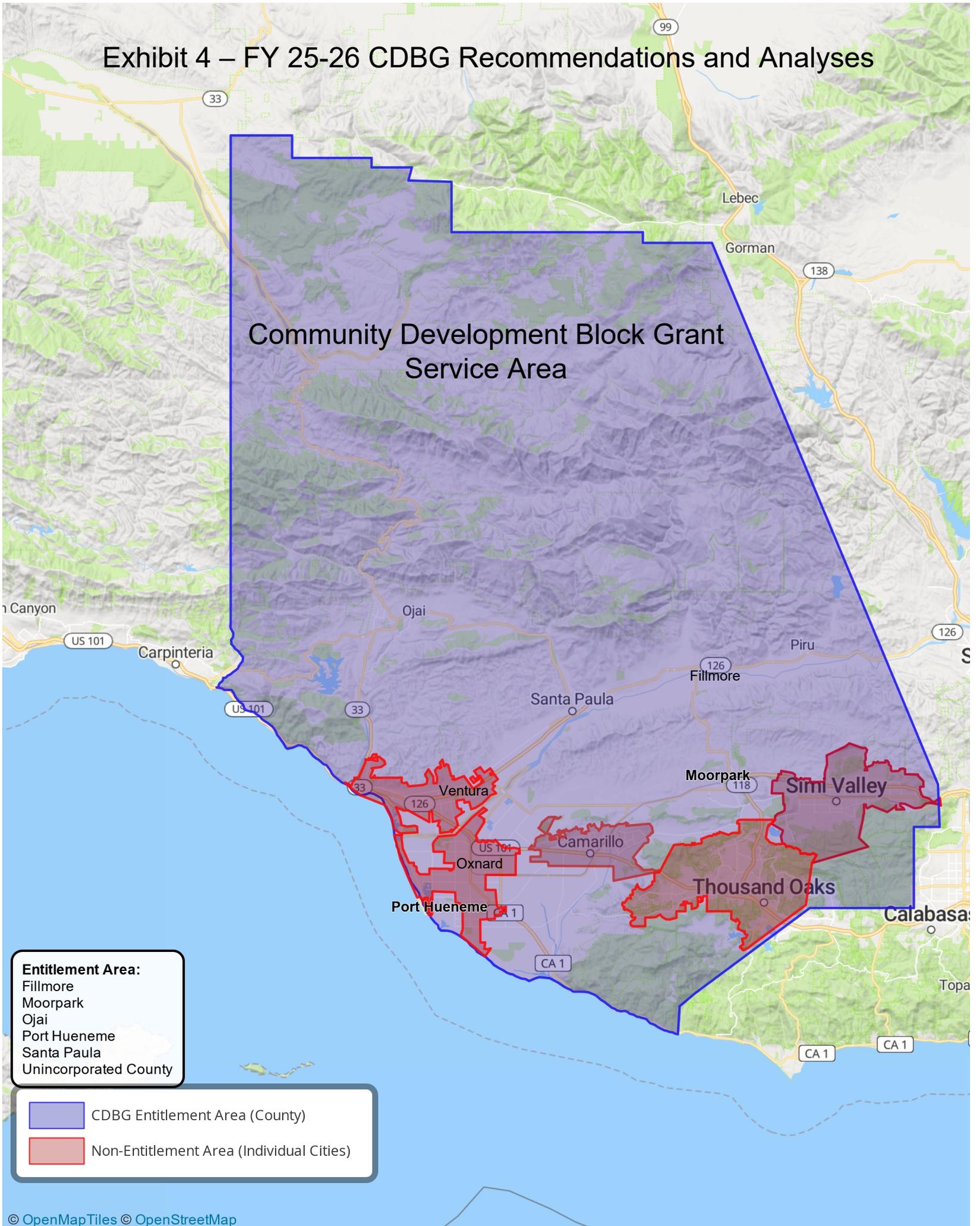


# Exhibit 4 – FY 25-26 CDBG Recommendations and Analyses



## FY 2025-26 CDBG Funding Recommendations

\* Recommendations will be adjusted to reflect final HUD allocations

Project Type	Area Served	District	Applicant	Activity Title	2025-26 Requested	2025-26 Recommendations	
<b>Public Service Activities - Maximum Available (APPROXIMATE) - 15%: \$214,326</b>							
OS	F, M, S	4	Catholic Charities	Moorpark Community Services Center (Moorpark Pantry Plus)	25,000	25,000	
OS	F	3	Many Mansions	Community Services - Mountain View Apartments	25,000	-	
SS	U	5	Many Mansions	Community Services - Rancho Sierra Senior Apartments	30,000	30,000	
HS	U (J)	1	Mesa	TAY Transitional Housing and Supportive Services	100,000	65,000	
OS	F, P, S, U	3, 5	Mixteco Indigena Community Organizing Project (MICOP)	Domestic Violence Education for Mixteco/Indigenous Community	40,000	-	
HS	F, S	3	Spirit of Santa Paula	Homeless Services	369,054	90,000 **	
<b>MAXIMUM PUBLIC SERVICE FUNDS AVAILABLE (APPROXIMATE) - 15%: \$214,326</b>					<b>Subtotal:</b>	<b>589,054</b>	<b>210,000</b>

<b>Unrestricted</b>						FIRST TIER	SECOND TIER*** (MAX)
HRP	J	1	Area Housing Authority of the County of Ventura (AHACV)	Summer Street Apartments Rehabilitation	307,000	-	307,000
HRP	J	1	Cabrillo Economic Development Corporation (CEDC)	Montgomery Oaks Apartments Rehabilitation	100,000	-	100,000
HRP	U	3	Cabrillo Economic Development Corporation (CEDC)	Valle Naranjal Apartments	100,000	-	100,000
PFI	F	3	City of Fillmore	Sheills Park - Parking Lot	550,000	-	-
PFI	F	3	City of Fillmore	Sheills Park - Restroom Rehabilitation	500,000	-	-
PFI	F, U	3	Fillmore-Piru Veterans Memorial District	Fillmore-Piru Veterans Memorial Facility Renovation	2,000,000	-	-
HRP	C	All	Habitat for Humanity of Ventura County	Habitat Home Repair	375,000	100,000	375,000
AHO	F	3	People's Self-Help Housing (PSHH)	Fillmore Terrace	930,000	800,000	930,000
ED	C	All	Upwards	Boost	176,000	-	-
AHO	C	All	Ventura County Community Development Corp. (VCCDC)	Hope to Home (Homebuyer Assistance)	240,000	-	240,000
<i>Unallocated / (Potential Shortfall)</i>						<b>33,075</b>	
<b>UNRESTRICTED CDBG FUNDS AVAILABLE (APPROXIMATE): \$928,749</b>					<b>Subtotal:</b>	<b>5,278,000</b>	<b>933,075</b>

<b>Program Administration - Maximum Available (20%): \$285,768</b>						
PA	C		Housing Rights Center	Fair Housing Program	22,293	22,293
PA	C		County - Community Development Department	Program Administration	263,475	263,475
<b>MAXIMUM ADMINISTRATIVE FUNDS AVAILABLE - 20%: \$285,768</b>					<b>Subtotal:</b>	<b>285,768</b>

**FY 2025-26 Anticipated CDBG: 1,428,843**

\* Potential additional FY 2025-26 allocation - for budget purposes: 103,000

FY 2025-26 Budget: 1,531,843

\*\* Funding recommendation is subject to a new Shelter Cost Share Agreement, per Analyses and Recommendations

\*\*\* Second Tier activities may be awarded funds should additional funding be made available by HUD and/or First Tier activities fail to meet milestones.

**Project Type (from Annual Action Plan):**

- AHO - Affordable Housing Opportunities
- DPR - Disaster Planning and Recovery
- ED - Economic Development
- HRP - Housing Rehabilitation and Preservation
- HS - Homeless Services
- OS - Other Supportive Services
- PA - Planning and Administration
- PFI - Public Facilities and Infrastructure
- SS - Senior Services
- YS - Youth Services

**Area Served:**

- C - Countywide Entitlement Area
- F - Fillmore
- J - Ojai
- M - Moorpark
- P - Port Hueneme
- S - Santa Paula
- U - Unincorporated

**CDBG PROGRAM  
Project Summaries and Analyses  
FY 2025-26**

<b>APPLICANT:</b>	<b>Catholic Charities</b>						
<b>PROJECT:</b>	<b>Moorpark Community Service Center (Moorpark Pantry Plus)</b>						
	<b># of EA Low-Mod Beneficiaries – 2,307 persons</b>						
	F	M	J	PH	SP	U	Non-EA
	47	2,213			47		350

<b>Funding</b>	
Requested Funding	<b>\$25,000</b>
<b>Recommended Funding</b>	<b>\$25,000</b>

**Goal Addressed: Increase and Improve Social Services; Priority Need Addressed: Supportive Services**

**Summary**

Catholic Charities of Los Angeles, Inc.'s Moorpark Community Service Center, also known as Moorpark Pantry Plus, provides essential safety net services to stabilize low-income households in Moorpark and the surrounding area. The center provides supplemental food, clothing, and evacuation preparation, as well as utility and rent assistance. Moorpark Pantry Plus operates several programs to empower low-income parents to motivate their children to stay in school to excel. The pantry offers Easter, Thanksgiving, Christmas and Birthday baskets and gifts to support low-income parents in providing stable, enjoyable experiences for their children. Moreover, the center also provides information and referrals to immigrant clients for legal assistance.

**Analysis**

Supportive Services are a high priority need. Catholic Charities provides services to low-and very-low-income residents regardless of race, ethnicity, gender or religious beliefs, and is the only non-profit provider of these services in the Moorpark area. This request is to provide a portion of the Program Coordinator's salary.

Recommend funding.

**CDBG PROGRAM  
Project Summaries and Analyses  
FY 2025-26**

<b>APPLICANT:</b>	<b>Many Mansions</b>						
<b>PROJECT:</b>	<b>Community Services – Mountain View Apartments</b>						
	<b># of EA Low-Mod Beneficiaries – 170 persons</b>						
	F	M	J	PH	SP	U	Non-EA
	170						

<b>Funding</b>	
Requested Funding	\$25,000
<b>Recommended Funding</b>	<b>\$0</b>

**Goal Addressed: Increase and Improve Social Services; Priority Need Addressed: Supportive Services**

**Summary**

Mountain View Apartments in Fillmore opened in 2022 providing a mixture of one, two and three-bedroom units for a total of 77 units. Of these, all 76 resident units are designated for very low and extremely low-income households; eight of which are Permanent Supportive Housing (PSH) units reserved for chronically homeless with a mental disability. The remaining unit is occupied by the community manager. Residents include farmworkers, families with children, and seniors.

Service delivery at Mountain View began with the implementation of Supportive Services for residents in the eight designated PSH units. Shortly thereafter, weekly Youth Programs were launched to engage and support the resident youth population. Building on this foundation, Many Mansions would like to utilize CDBG funds to expand its offerings with the introduction of the Community Services Program in Program Year 2025-26. The program intends to enhance access to critical social services, foster skills development, and build economic resilience. Workshops on financial literacy, job readiness, and other topics empower residents, while onsite resource fairs will connect families with local service providers. Additionally, residents will receive assistance in securing mainstream benefits, such as Supplemental Security Income (SSI), Social Security Disability Insurance (SSDI), Medi-Cal, and the Supplemental Nutrition Assistance Program (SNAP), improving household income and reducing food insecurity. Intensive, individualized support is also provided when needed.

**Analysis**

Supportive Services are a high priority need. However, due to an oversubscription of requests for Public Services for Board defined vulnerable populations (defined as persons who are homeless, very low-income, elderly, and/or victims of domestic violence, abuse, or trafficking), funding is not recommended at this time.

**CDBG PROGRAM  
Project Summaries and Analyses  
FY 2025-26**

<b>APPLICANT:</b>	<b>Many Mansions</b>						
<b>PROJECT:</b>	<b>Community Services – Rancho Sierra Senior Apartments</b>						
	<b># of EA Low-Mod Beneficiaries – 38 persons</b>						
	F	M	J	PH	SP	U	Non-EA
						38	

<b>Funding</b>	
Requested Funding	\$30,000
<b>Recommended Funding</b>	<b>\$30,000</b>

**Goal Addressed: Increase and Improve Social Services; Priority Need Addressed: Supportive Services**

**Summary**

Rancho Sierra Apartments is a new housing development in the unincorporated county near Camarillo. After significant construction delays, it is expected to open in July 2025 providing a total of 49 units of housing. 24 units are reserved for Permanent Supportive Housing (PSH) for formerly homeless seniors with a mental disability. The remaining 25 units will be filled by extremely low-income (ELI) seniors (at or below 30% AMI). The intention is for PSH residents to receive services with funding provided from CoC/HHAP and other such grants.

In the Applicant’s experience, the remaining ELI residents benefit significantly from additional services, therefore they are seeking CDBG funds to allow them to offer a Community Services program to these residents. The program is being modeled on their existing Supportive Services program, launched at nine sites in Thousand Oaks in 2023. In addition to offering general resources and engagement opportunities, the program has an intense focus on residents who do not have a background of chronic homelessness but experience similar vulnerabilities.

**Analysis**

Supportive Services are a high priority need, and very low-income and elderly persons are considered vulnerable populations. Applicant has demonstrated success with a similar program in Thousand Oaks.

Recommend funding.

**CDBG PROGRAM  
Project Summaries and Analyses  
FY 2025-26**

<b>APPLICANT:</b>	<b>Mesa</b>						
<b>PROJECT:</b>	<b>TAY Transitional Housing and Supportive Services</b>						
	<b># of EA Low-Mod Beneficiaries – 12 persons</b>						
	F	M	J	PH	SP	U	Non-EA
						12	

<b>Funding</b>	
Requested Funding	\$100,000
<b>Recommended Funding</b>	<b>\$65,000</b>

**Goal Addressed: Work to End Homelessness; Priority Need Addressed: Homelessness**

**Summary**

Mesa, opened in Summer 2024, is located on a 10-acre property on the outskirts of Ojai with a 3,500 square-foot residence with two bedrooms and 10 tiny homes, providing interim housing for 12 transition aged youth. There is 24-7 on-site staff coverage to provide transitional housing and supportive services to eligible young adults aged 18-24 who are currently homeless or at risk of becoming homeless.

**Analysis**

Homelessness is a high priority need, and homeless persons are considered a vulnerable population. Transitional housing and supportive services for this often-overlooked population is a very high need in the County. Mesa is committed to stopping this cycle of homelessness, and transition homeless Transitional Age Youth (TAY) to permanent housing within 24 months. While housing first is imperative, Mesa’s holistic, trauma-informed program design will support participants’ overall health, academic achievement, and vocational skills - with the eventual goal that they live independently and thrive.

Due to an oversubscription of requests for Public Service funding, funding at a reduced level is recommended.

**CDBG PROGRAM  
Project Summaries and Analyses  
FY 2025-26**

<b>APPLICANT:</b>	<b>Mixteco Indigena Community Organizing Project (MICOP)</b>						
<b>PROJECT:</b>	<b>Domestic Violence Education for Mixteco/Indigenous</b>						
	<b># of EA Low-Mod Beneficiaries – 200 persons</b>						
	F	M	J	PH	SP	U	Non-EA
	15			30	30	125	0

<b>Funding</b>	
Requested Funding	\$40,000
<b>Recommended Funding</b>	<b>\$0</b>

**Goal Addressed: Increase and Improve Social Services; Priority Need Addressed: Supportive Services**

**Summary**

This project uses CDBG funds to support and augment MICOP’s Domestic Violence (DV) prevention and early intervention program, Voz de La Mujer Indígena (Voz). Voz works alongside MICOP’s network of wellness programs to reduce and respond to DV within the indigenous migrant community while providing long-term support to DV survivors. The three pillars of Voz are Case Management, Peer Support, and Outreach and Education.

Because Voz staff are hired directly from the community, they can provide linguistically and culturally responsive support to individuals who may be hesitant to seek assistance through traditional channels. Referred services will include the Oxnard Police Department, the Ventura County Behavioral Health Department, the Family Justice Center, and MICOP’s Viviendo con Amor Program (Living with Love).

The project includes the use of in-person or telephone peer support, which is designed to break isolation often felt by DV survivors, and to aid in trauma-informed recovery. Included in this activity is the re-implementation of safe spaces for group education and support using cultural and creative activities. Safe spaces involve the use of community-defined cultural and creative group activities in order to cultivate healing and wellbeing while providing opportunities for mutual support and education among DV survivors. Safe space activities may include, for example, painting, traditional dances and music, facilitated dialogs, and cultural crafts.

**Analysis**

Supportive Services are a high priority need, and victims of domestic violence are considered a vulnerable population. Applicant has previously received County CDBG funds. During this time, there have been ongoing compliance and timeliness issues with beneficiary reporting and reimbursement requests.

The Applicant was awarded \$2,000,000 from MacKenzie Scott’s “Yield Giving” organization in early 2024, ensuring these valuable services will continue in our community. Funding is not recommended.

**CDBG PROGRAM  
Project Summaries and Analyses  
FY 2025-26**

<b>APPLICANT:</b>	<b>Spirit of Santa Paula</b>						
<b>PROJECT:</b>	<b>Homeless Services</b>						
	<b># of EA Low-Mod Beneficiaries – 352 persons</b>						
	F	M	J	PH	SP	U	Non-EA
	30				320	2	

<b>Funding</b>	
<b>Requested Funding</b>	<b>\$369,054</b>
<b>Recommended Funding</b>	<b>\$90,000</b>

**Goal Addressed: Work to End Homelessness; Priority Need Addressed: Homelessness**

**Summary**

Applicant operates the year-around Harvard Homeless Shelter in Santa Paula, and also assists homeless and low-income clients through their food pantry, hot meals program, and street outreach activities.

Case managers work closely with guests to create personalized plans, guiding them toward self-sufficiency. This includes clearing credit issues and unpaid tickets, securing employment, and accessing essential services such as health and mental health services, which significantly increases their chances of obtaining stable housing. In partnership with Food Share, food is provided for both the shelter and food pantry, ensuring that clients have access to nutritious meals. Public Health visits the shelter monthly to deliver essential medical services to clients. Every Friday, they provide meals at the Santa Paula One Stop.

Funds will support a portion of year-round operations for the Harvard Homeless Shelter and Resource Center (Street Outreach) Programs.

**Analysis**

Homelessness is a high priority need, and homeless persons are considered a vulnerable population. The program addresses a significant need in the Santa Clara Valley area. Applicant has embraced the use of HMIS, ensuring all clients are entered in the system. Applicant also participates in Pathways to Home and the Coordinated Entry System and enjoys strong political and community support. In 2023-24, Applicant entered into an Operating Agreement with the City of Santa Paula for shelter operations. The cities of Santa Paula, Fillmore, and County of Ventura also entered into a Financial Support Agreement to fund shelter operations.

Due to an oversubscription of requests for Public Service funding, funding at a reduced level is recommended. Funding recommendation is subject to a new Shelter Cost Share Agreement between the City of Santa Paula and the County of Ventura, wherein CDBG funds offset other shelter operations support.

**CDBG PROGRAM  
Project Summaries and Analyses  
FY 2025-26**

<b>APPLICANT:</b>	<b>Area Housing Authority of the County of Ventura (AHACV)</b>						
<b>PROJECT:</b>	<b>Summer Street Apartments Rehabilitation</b>						
	<b># of EA Low-Mod Beneficiaries – 10 households</b>						
	F	M	J	PH	SP	U	Non-EA
			10				

<b>Funding</b>	
Requested Funding	\$307,000
<b>Recommended Funding Second Tier Only</b>	<b>Up to \$307,000</b>

**Goal Addressed: Improve the Supply of Affordable Housing; Priority Need Addressed: Housing Rehabilitation**

**Summary**

Summer Street Apartments is an affordable housing complex in Ojai, constructed in 1971 and home to 10 low-income families. Applicant is requesting CDBG funds for a roof replacement; existing roofs are mission style clay tiles on the first floor/overhang while the main building has asphalt shingles. They will also replace the existing aluminum framed single-pane windows with double-pane vinyl windows for energy conservation and efficiency, saving the resident families on energy costs.

A 2024 Property Condition Assessment Report lists the main building roof in need of immediate repair due to significant deterioration and an active leak. The windows can be expected to last through the term with periodic repairs as part of routine maintenance.

**Analysis**

Housing Rehabilitation is a high priority need. Applicant has extensive experience in using CDBG funds for multi-family rehabilitation projects and is well versed in the requirements and regulations. Although the windows are not in immediate need of replacement due to failure, energy efficiency upgrades in Ojai, which is subjected to heavy rain, high winds and very hot summers, are warranted.

Due to limited CDBG funds, this Activity is recommended for second tier funding. In the event first tier Activities fail to meet deadlines and/or milestones, reprogramming to this Activity is recommended on a phased basis based on project readiness in an amount up to \$307,000.

**CDBG PROGRAM  
Project Summaries and Analyses  
FY 2025-26**

<b>APPLICANT:</b>	<b>Cabrillo Economic Development Corporation (CEDC)</b>						
<b>PROJECT:</b>	<b>Montgomery Oaks Apartments Rehabilitation</b>						
	<b># of EA Low-Mod Beneficiaries – 20 households</b>						
	F	M	J	PH	SP	U	Non-EA
			20				

<b>Funding</b>	
Requested Funding	\$100,000
<b>Recommended Funding Second Tier Only</b>	<b>Up to \$100,000</b>

**Goal Addressed: Improve the Supply of Affordable Housing; Priority Need Addressed: Housing Rehabilitation**

**Summary**

Montgomery Oaks is a 21-unit community built in 1993; the 20 units restricted for low-income families are comprised of two- and three-bedrooms. The remaining unit is for the onsite property manager.

Applicant is seeking CDBG funds to replace failed windows, identified as in unsatisfactory condition during the 2023 Property Needs Assessment. Originally installed in 2008, the failed vinyl framed, dual-pane, Low-E windows are now foggy, some have etched glass, and none provide the energy efficiency for which they were designed.

**Analysis**

Housing Rehabilitation is a high priority need. Applicant has extensive experience in using CDBG funds for multi-family rehabilitation projects and is well versed in the requirements and regulations.

Due to limited CDBG funds, this Activity is recommended for second tier funding. In the event first tier Activities fail to meet deadlines and/or milestones, reprogramming to this Activity is recommended on a phased basis based on project readiness in an amount up to \$100,000.

**CDBG PROGRAM  
Project Summaries and Analyses  
FY 2025-26**

<b>APPLICANT:</b>	<b>Cabrillo Economic Development Corporation (CEDC)</b>						
<b>PROJECT:</b>	<b>Valle Naranjal Apartments</b>						
	<b># of EA Low-Mod Beneficiaries – 65 households</b>						
	F	M	J	PH	SP	U	Non-EA
						65	

<b>Funding</b>	
Requested Funding	\$100,000
<b>Recommended Funding Second Tier Only</b>	<b>Up to \$100,000</b>

**Goal Addressed: Improve the Supply of Affordable Housing; Priority Need Addressed: Housing Rehabilitation**

**Summary**

The Valle Naranjal Apartments, built in 2012 on the site of a former bracero labor camp, consists of 66 units of farmworker housing for low- to moderate-income families, and is home to approximately 250 residents. CDBG funds are being requested to install battery-backup for existing solar panels to increase Disaster Resiliency and Hazard Mitigation, as well as to install a walkway between buildings to improve ADA access. Approximately 10% of the residents have disabilities.

**Analysis**

Housing Rehabilitation is a high priority need. The Apartments are located in an area designated as a high fire risk. Accordingly, such zones in the State of California are very difficult and expensive to insure. Until this issue is resolved, CDBG is one of the few available resources for capital improvements at this property. Applicant has extensive experience in using CDBG funds for multi-family rehabilitation projects and is well versed in the requirements and regulations. This project received a Program Year 2024-25 second tier award of up to \$250,000 to repair storm damage that eroded the storm water channel and sinkhole.

Due to limited CDBG funds, this Activity is recommended for second tier funding. In the event first tier Activities fail to meet deadlines and/or milestones, reprogramming to this Activity is recommended on a phased basis based on project readiness in an amount up to \$100,000. Funds can be used for the storm water channel and sinkhole repair, as well as solar battery-backup.

**CDBG PROGRAM  
Project Summaries and Analyses  
FY 2025-26**

<b>APPLICANT:</b>	<b>City of Fillmore</b>						
<b>PROJECT:</b>	<b>Sheills Park Parking Lot Rehabilitation</b>						
	<b># of EA Low-Mod Beneficiaries – 2,740 persons</b>						
	F	M	J	PH	SP	U	Non-EA
	2,740						

<b>Funding</b>	
Requested Funding	\$550,000
<b>Recommended Funding</b>	<b>\$0</b>

**Goal Addressed: Create and Maintain Quality Neighborhoods; Priority Need Addressed: Public Facility Maintenance**

**Summary**

Applicant proposes to use CDBG funds to remove all existing asphalt paving in the parking lot. Remove the base material and replace with new compacted base material and a new asphalt section to original lines and grades including ADA compliance.

**Analysis**

Public Facility Maintenance is a high priority need. Applicant lacks recent experience and expertise in using CDBG funds for this type of activity. It is recommended the Applicant work closely with the CDBG program manager to familiarize themselves with requirements and regulations prior to reapplying in a future cycle.

Funding is not recommended at this time.

**CDBG PROGRAM  
Project Summaries and Analyses  
FY 2025-26**

<b>APPLICANT:</b>	<b>City of Fillmore</b>						
<b>PROJECT:</b>	<b>Sheills Park Restroom Rehabilitation</b>						
	<b># of EA Low-Mod Beneficiaries – 2,740 persons</b>						
	F	M	J	PH	SP	U	Non-EA
	2,740						

<b>Funding</b>	
Requested Funding	\$500,000
<b>Recommended Funding</b>	<b>\$0</b>

**Goal Addressed: Create and Maintain Quality Neighborhoods; Priority Need Addressed: Public Facility Maintenance**

**Summary**

Applicant proposes to use CDBG funds for restroom reconstruction at Sheills Park. The project will focus on plumbing, partitions, and fixtures replacement, and reconditioning the restrooms overall.

**Analysis**

Public Facility Maintenance is a high priority need. Applicant lacks recent experience and expertise in using CDBG funds for this type of activity. It is recommended the Applicant work closely with the CDBG program manager to familiarize themselves with requirements and regulations prior to reapplying in a future cycle.

Funding is not recommended at this time.

**CDBG PROGRAM  
Project Summaries and Analyses  
FY 2025-26**

<b>APPLICANT:</b>	<b>Fillmore-Piru Veterans Memorial District (VMD)</b>						
<b>PROJECT:</b>	<b>Fillmore-Piru Veterans Memorial Facility Renovation</b>						
	<b># of EA Low-Mod Beneficiaries – 12,280 persons</b>						
	F	M	J	PH	SP	U	Non-EA
	10,245					2,035	

<b>Funding</b>	
Requested Funding	\$2,000,000
<b>Recommended Funding</b>	<b>\$0</b>

**Goal Addressed: Create and Maintain Quality Neighborhoods; Priority Need Addressed: Public Facility Maintenance**

**Summary**

The Fillmore-Piru Veterans Memorial District (VMD) operates this facility as the main community center for the Fillmore-Piru region. The facility is utilized throughout the year by many organizations, including the Veterans of Foreign War, American Red Cross, youth clubs, churches, service organizations and community activities. Built in 1954, it is in need of major renovations.

With assistance from the County, the VMD has obtained a CDBG Mitigation – Resilient Infrastructure Program (MIT-RIP) Grant from HCD in the amount of \$1,231,400. The MIT-RIP grant will allow critical improvements to the facility that will allow it to function as a Community Resilience Center (CRC) in times of emergency. These critical improvements include roof replacement; possible seismic retrofit & structural repairs; asbestos & mold remediation; ADA upgrades; electrical upgrades; fire code & energy compliance.

In 2022-23 the VMD was awarded \$852,412 in County CDBG Entitlement funds for additional upgrades not funded by MIT-RIP including HVAC system upgrade; lighting upgrades (interior & exterior); flooring repair/refurbishment; windows and doors; kitchen renovation; restroom renovation; surveillance system; and internet upgrades.

**Analysis**

Public Facility Maintenance is a high priority need. As of early February 2025, Applicant still has significant balances of their State MIT-RIP and County CDBG 2022.23 allocations. The State has indicated a possibility of additional MIT-RIP funding for this Activity becoming available in summer 2025.

Additional County CDBG funding is not recommended at this time.

**CDBG PROGRAM  
Project Summaries and Analyses  
FY 2025-26**

<b>APPLICANT:</b>	<b>Habitat for Humanity</b>						
<b>PROJECT:</b>	<b>Home Repair Program</b>						
<b># of EA Low-Mod Beneficiaries – 15 households</b>							
	F	M	J	PH	SP	U	Non-EA
	4	1	2	1	4	3	22

<b>Funding</b>	
Requested Funding	\$375,000
<b>Recommended Funding</b>	<b>\$100,000 and up to \$375,000</b>

**Goal Addressed: Improve the Supply of Affordable Housing; Priority Need Addressed: Housing Rehabilitation**

**Summary**

Program serves low and very low-income homeowners who are unable to afford critical home repairs to make their homes safe, clean, and comfortable. Repair work may include, but is not limited to: safety issues, code enforcement, light fixture replacement, flooring, plumbing, electrical work, walk-in shower, grab-bar installation and weatherization improvements, including roofing. Program allows residents of the County’s Entitlement Area to avoid having to lose their home due to costly repairs. Most beneficiary recipients are disabled, veterans, and seniors.

**Analysis**

Housing Rehabilitation is a high priority need. The program satisfies the need for a home improvement program required by the County’s Housing Element.

Based on historical program expenditures, unexpended funds from the prior year, and limited anticipated CDBG funds, recommend funding at an initial amount of \$100,000. In the event first tier Activities fail to meet deadlines and/or milestones, reprogramming to this Activity is recommended on a phased basis based on project readiness in an amount up to \$375,000.

**CDBG PROGRAM  
Project Summaries and Analyses  
FY 2025-26**

<b>APPLICANT:</b>	<b>People's Self-Help Housing (PSHH)</b>						
<b>PROJECT:</b>	<b>Fillmore Terrace</b>						
<b># of EA Low-Mod Beneficiaries – 49 households</b>							
	F	M	J	PH	SP	U	Non-EA
	49						

<b>Funding</b>	
Requested Funding	\$930,000
<b>Recommended Funding</b>	<b>\$800,000 and up to \$930,000</b>

**Goal Addressed: Improve the Supply of Affordable Housing; Priority Need Addressed: Development of New Affordable Housing**

**Summary**

The proposed Fillmore Terrace development will consist of 50 dwelling units, serving working class individuals and families including farm worker households earning between 30%-60% of the Area Median Income (AMI). The project will contain 13 supportive housing units within the proposed 50 units. The proposed unit mix is 22 one-bedroom units, 14 two-bedroom units, and 14 three-bedroom units. The site will contain several resident serving amenities such as a community room, computer lab, children's space, management offices, and outdoor courtyards and play spaces.

Applicant intends to use CDBG funds for resident relocation of an existing single-family home on the property, as well as site demolition, clearance, and hazard remediation.

**Analysis**

Development of New Affordable Housing is a high priority need. Acquisition, demolition, remediation and relocation are some of the very few ways that CDBG funds can be used to assist new housing developments.

The feasibility of this project is highly dependent on receiving CDBG funding since it will help secure the final piece of financing: low-income housing tax credits. CDBG will increase the project's final tax credit tiebreaker, making it more likely to receive these crucial funds. The County has already committed nearly \$2M in HOME funds for the construction phase.

First tier funding is recommended, depending on the County's allocation from HUD, in an amount of \$800,000 and up to \$930,000. In the event Applicant fails to secure the necessary tax credits or be otherwise unable to begin expending funds by December 2025, the CDBG allocation may be forfeited and funds redistributed to other Activities identified as second tier.

**CDBG PROGRAM  
Project Summaries and Analyses  
FY 2025-26**

<b>APPLICANT:</b>	<b>Upwards</b>						
<b>PROJECT:</b>	<b>Boost</b>						
<b># of EA Low-Mod Beneficiaries – 29 persons</b>							
	F	M	J	PH	SP	U	Non-EA
	4	4	4	4	4	9	646

<b>Funding</b>	
Requested Funding	\$176,000
<b>Recommended Funding</b>	<b>\$0</b>

**Goal Addressed: Promote Economic Development; Priority Need Addressed: Economic Support for Small Businesses & Job Training**

**Summary**

WeeCare, Inc., dba Upwards, is a for-profit company formed in 2017 and headquartered in Coral Springs, Florida. Operations are in all 50 states. They are engaged in providing technology-driven childcare solutions aimed at increasing accessibility to care services for families and supporting the empowerment of caregivers. Operations include connecting families with caregivers tailored to meet specific needs, facilitating access to care through various supports such as tuition subsidies and workplace benefits, and collaborating with employers and government entities to enhance the availability and capacity of care services.

The program empowers low-to-moderate-income women and minority childcare providers by offering personalized coaching and cutting-edge digital tools. These resources help providers optimize their operations, increase their revenue, and efficiently manage their businesses. The program's personalized guidance covers areas like marketing, enrollment management, accounting, and curriculum planning to elevate the quality of care. This allows providers to spend less time on administrative tasks and more time delivering quality care. By doing so, the program facilitates the creation of quality jobs and affordable childcare slots, directly benefiting marginalized households.

**Analysis**

Economic Support for Small Businesses & Job Training is a low priority need. Applicant has recently received a CDBG grant from the City of Santa Barbara and is in the process of determining reimbursable expenses, supporting documentation, and beneficiary reporting. As a for-profit company, it is difficult to determine whether CDBG compliance can be achieved. While this is a promising program, the recommendation is for the Applicant to work with the CDBG program manager and provide updates on the status of their Santa Barbara Activity throughout the current program year.

Funding is not recommended at this time.

**CDBG PROGRAM  
Project Summaries and Analyses  
FY 2025-26**

<b>APPLICANT:</b>	<b>Ventura County Community Development Corporation (VCCDC)</b>						
<b>PROJECT:</b>	<b>Hope to Home</b>						
	<b># of EA Low-Mod Beneficiaries – 6 households</b>						
	F	M	J	PH	SP	U	Non-EA
	2			2	2		6

<b>Funding</b>	
Requested Funding	\$240,000
<b>Recommended Funding Second Tier Only</b>	<b>Up to \$240,000</b>

**Goal Addressed: Improve the Supply of Affordable Housing; Priority Need Addressed: Housing Services**

**Summary:**

Funds will support the Applicant's Hope to Home Homebuyer Assistance Program (HAP). Up to \$40,000 in HAP is provided to low-to-moderate-income Ventura County families, leveraging additional grants and partnership funding to increase a family's purchasing power, provide the ability to live and work locally, and help bridge the homeownership affordability gap.

VCCDC's free education and homeownership services of budgeting, financial literacy, foreclosure prevention, and homeownership counseling influence positive homeownership outcomes. VCCDC's 1% default rate over the years of service underscores the impact of stabilizing and empowering at-risk communities, improving quality of life metrics, and minimizing racial wealth divide through homeownership.

The extremely low rental vacancy rates in the County, coupled with a lack of affordable housing, makes it difficult to obtain housing. This program helps support income-eligible families that are capable of sustaining homeownership by providing supplemental homebuyer assistance funds, resulting in affordable mortgages. The largest obstacle to homeownership for most residents is coming up with the down payment. This program provides a path to homeownership thus freeing up limited rental property.

**Analysis**

Housing Services is a high priority need. The County's 2021-2029 Housing Element, adopted by the Board of Supervisors on October 12, 2021, specifically requires the County to offer a first-time homebuyer assistance program, identifying CDBG as a funding source for that program.

Due to limited CDBG funds, unexpended funds from the prior year, and an award recommendation for County PLHA funds of \$300,000, this Activity is recommended for second tier funding. In the event first tier Activities fail to meet deadlines and/or milestones, reprogramming to this Activity is recommended on a phased basis based on project readiness in an amount up to \$240,000.