

**Exhibit 3  
CDBG PROGRAM  
Project Summaries and Analyses  
FY 2024-25**

<b>APPLICANT:</b>	<b>Big Brothers Big Sisters of Ventura County, Inc.</b>						
<b>PROJECT:</b>	<b>Keeping Kids Connected – Youth-Led Mentoring</b>						
	<b># of EA Low-Mod Beneficiaries – 35 persons</b>						
	F	M	J	PH	SP	U	Non-EA
	10		0	10	10	0	50

<b>Funding</b>	
Requested Funding	\$32,000
<b>Recommended Funding</b>	<b>\$0</b>

**Goal Addressed: Increase Social Services; Priority Need Addressed: Youth Activities and Services**

**Summary**

Big Brothers Big Sisters of Ventura County (BBSVC) is requesting funding to continue the agency's youth-led mentoring program in Fillmore and Santa Paula, and expand it to Ojai and Port Hueneme. This activity will provide three options for participants, who may select one option or all three. (1) Matches youth with a corporate/professional mentor. (2) Youth are provided a social service internship within an administrative department at BBSVC. (3) Small peer group trade development.

BBSVC has served youth and their families for over 50 years in Ventura County. Fillmore, Port Hueneme, and Santa Paula areas are predominantly low/moderate-income areas; Ojai is not. Applicant uses client-based software which includes collection, reporting, and analysis of data on the length, strength, and quality of matches, individual youth outcomes through goal-setting, and the SOR (Strength of Relationship) and COS/YOS (Child Outcomes Survey/Youth Outcomes Survey) tools.

**Analysis**

Applicant has received County CDBG funds since Program Year 2021-22. Quarterly status reports and draw requests were incomplete, incorrect, and/or late. In addition, youth services is considered a lower priority than other recommended activities. Applicant appears to have significant resources available without the need for County CDBG funds; the County currently provides in excess of \$500,000 per year from various other departments. Due to an oversubscription of requests for high-priority Public Service funding coupled with subrecipient's sub-par administrative performance, this activity is not recommended for funding.

**Exhibit 3  
CDBG PROGRAM  
Project Summaries and Analyses  
FY 2024-25**

<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 – 2,082 persons</b>						
	F	M	J	PH	SP	U	Non-EA
	51	1,980			51		729

<b>Funding</b>	
Requested Funding	<b>\$25,000</b>
<b>Recommended Funding</b>	<b>\$20,000</b>

**Goal Addressed: Increase Social Services; Priority Need Addressed: Social 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, rental, 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**

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.

High performing subrecipient. Reduced funding recommended, based on current year drawdowns.

**Exhibit 3  
CDBG PROGRAM  
Project Summaries and Analyses  
FY 2024-25**

<b>APPLICANT:</b>	<b>Livingston Memorial Visiting Nurse Association &amp; Hospice</b>						
<b>PROJECT:</b>	<b>Subsidized Care for Low-Income Ventura County Residents</b>						
	<b># of EA Low-Mod Beneficiaries – 149 persons</b>						
	F	M	J	PH	SP	U	Non-EA
	23	21	18	9	48	30	416

<b>Funding</b>	
Requested Funding	\$20,000
<b>Recommended Funding</b>	<b>\$0</b>

**Goal Addressed: Increase Social Services; Priority Need Addressed: Social Services**

**Summary**

Livingston's Subsidized Care program provides home health care services including skilled nursing, physical and occupational therapy, caregiving, and medical social work to qualifying patients who lack the income or insurance to cover the cost of needed care. Patients are certified homebound by their primary care provider and Livingston's visiting clinicians help them to heal, recover and convalesce in the safety and privacy of their own home, which lowers a patient's chances of being readmitted to the hospital. We are the only nonprofit home health care and hospice provider in Ventura County. Livingston has provided subsidized care to Ventura County residents since their founding in 1947.

**Analysis**

Home health care is inherently difficult to fund with CDBG, due to HUD's reporting requirements conflicting with HIPAA laws. The manner in which the applicant is reimbursed for services by MediCal, etc. is also inconsistent with CDBG reimbursement requirements. Although the program addresses an important need for indigent hospice care, Applicant appears to have significant resources available without the need for County CDBG funds at a level significant enough to overcome onerous administrative requirements. The County currently provides \$75,000 per year in Tobacco Settlement Program funds. Due to the complexity of CDBG compliance, an oversubscription of requests for CDBG Program Service funds, and other County financial support currently provided, funding is not recommended.

**Exhibit 3  
CDBG PROGRAM  
Project Summaries and Analyses  
FY 2024-25**

<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	xxx

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

**Goal Addressed: Increase Social Services; Priority Need Addressed: Assistance for Senior Residents**

**Summary**

Rancho Sierra Apartments is a new housing development in the unincorporated county, near Camarillo. Expected to open in Fall 2024, it will provide 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**

Vulnerable, extremely low-income seniors are a very high-priority community. Applicant has demonstrated success with a similar program in Thousand Oaks. Activity is new to our EA. Recommend funding.

**Exhibit 3  
CDBG PROGRAM  
Project Summaries and Analyses  
FY 2024-25**

<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>\$54,326</b>

**Goal Addressed: Increase Social Services; Priority Need Addressed: Other – Formerly Homeless TAY**

**Summary**

Mesa is located on a 10-acre property on the outskirts of Ojai with an existing 3,500 square-foot residence. They will provide interim housing for a minimum of 12 transition aged youth in existing bedrooms and 10 new tiny homes, scheduled to be installed in Spring 2024. There will be 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**

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 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, \$54,326 in grant funding is recommended.

**Exhibit 3  
CDBG PROGRAM  
Project Summaries and Analyses  
FY 2024-25**

<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 – 90 persons</b>						
	F	M	J	PH	SP	U	Non-EA
	5			35	10	40	64

<b>Funding</b>	
Requested Funding	\$35,000
<b>Recommended Funding</b>	<b>\$25,000</b>

**Goal Addressed: Increase Social Services; Priority Need Addressed: Social 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**

Victims of DV are a very vulnerable population, and the added isolation caused by language and communication barriers adds an even greater disadvantage. MICOP’s program is therefore not only unique in the County, but also extremely valuable.

Applicant has received County CDBG funds since Program Year 2019-20. During this time, they have generally provided timely status reports, although lately these have been incorrectly reporting beneficiaries. Their requests for reimbursement of expenses continue to be untimely. Due to an oversubscription of requests for Public Service funding, coupled with marginal performance, a reduced grant award of \$25,000 is recommended. Continued poor performance may put potential future CDBG funding at risk.

**Exhibit 3  
CDBG PROGRAM  
Project Summaries and Analyses  
FY 2024-25**

<b>APPLICANT:</b>	<b>Peoples' Self-Help Housing Corporation</b>						
<b>PROJECT:</b>	<b>Housing the Homeless and Homeless Prevention - El Patio</b>						
	<b># of EA Low-Mod Beneficiaries – 3 persons</b>						
	F	M	J	PH	SP	U	Non-EA
			1	2			37

<b>Funding</b>	
Requested Funding	\$30,000
<b>Recommended Funding</b>	<b>\$0</b>

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

**Summary**

El Patio provides permanent, affordable housing to those transitioning out of homelessness, low-income individuals, and persons living with physical, developmental, and invisible disabilities. Funds would support staffing expenses for in-house clinical social workers and case managers, sustaining operation of the Supportive Housing Program (SHP) at the property. Clinical case management and homelessness prevention will be provided through the co-development of case management plans to establish wrap-around services, assisting vulnerable populations in building agency and promoting housing resiliency. Free clinical case management, counseling, and financial literacy programming are available to all residents through SHP, preventing recidivism and enhancing long-term health outcomes.

The facility offers 40 single-room, furnished efficiency studio apartments, many of which have project-based Section-8 vouchers through the Housing Authority of the City of San Buenaventura.

**Analysis**

El Patio is located in the City of Ventura, which receives its own direct allocation of CDBG funds from HUD. Although supportive housing has proven to be a cost-effective way to reduce the use of community services such as emergency rooms, psychiatric facilities, prisons, and shelters, very few County EA residents benefit from this program. This activity is also eligible for both CoC and HHAP funding, both of which are county-wide.

Due to the oversubscription of requests for Public Service funding within our EA, and availability of more appropriate funding sources, CDBG funding is not recommended.

**Exhibit 3  
CDBG PROGRAM  
Project Summaries and Analyses  
FY 2024-25**

<b>APPLICANT:</b>	<b>Spirit of Santa Paula</b>						
<b>PROJECT:</b>	<b>Homeless Services</b>						
	<b># of EA Low-Mod Beneficiaries – 305 persons</b>						
	F	M	J	PH	SP	U	Non-EA
	30				275		

<b>Funding</b>	
Requested Funding	\$161,787
<b>Recommended Funding</b>	<b>\$85,000</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:

Employment and permanent housing search assistance is provided. Food Rescue, under contract with CalRecycle and in coordination with Food Share, supports two food pantries per week. The Resource Center (street outreach) for unsheltered homeless visitors provides takeout meals, sanitary facilities and weekly showers at a local church partnering with Ventura County Healthcare Agency's One Stop Whole Person Care, and weekly Laundry services.

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

**Analysis**

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, and other operational support available to the Applicant at this time (such as HHAP), funding at a reduced level is recommended.

**Exhibit 3  
CDBG PROGRAM  
Project Summaries and Analyses  
FY 2024-25**

<b>APPLICANT:</b>	<b>Turning Point Foundation</b>						
<b>PROJECT:</b>	<b>Our Place Safe Haven</b>						
	<b># of EA Low-Mod Beneficiaries – 13 persons</b>						
	F	M	J	PH	SP	U	Non-EA
	1	1	3	2	4	2	51

<b>Funding</b>	
Requested Funding	\$45,000
<b>Recommended Funding</b>	<b>\$0</b>

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

**Summary**

Our Place Safe Haven Shelter (OPSH) provides year-round emergency shelter, housing navigation, case management and other supportive services for homeless, mentally ill adults and TAY as well as other homeless services such as street outreach and drop-in services. These programs address the housing needs of mentally ill adults, moving clients from homelessness to permanent housing, while linking them with the necessary medical and mental health care as well as other needed support services. This program is designed to not only fulfill basic and immediate needs (showers, laundry facilities, telephone and mail access, and food), but provides critical supportive services and case management focused on engaging clients to successfully obtain and maintain permanent housing.

**Analysis**

OPSH is located outside of the County’s CDBG Entitlement Area (EA), in the City of San Buenaventura EA. Although the program addresses a significant need for specialty shelter services (Safe Haven) which is an essential service in the Continuum of Care’s Coordinated Entry System, considerable other funding sources are available to support this activity (County CoC, HHAP, etc.).

Due to the oversubscription of requests for Public Service funding within our EA, along with significant alternative of more appropriate funding sources, funding is not recommended at this time.

**Exhibit 3  
CDBG PROGRAM  
Project Summaries and Analyses  
FY 2024-25**

<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	\$250,000
<b>Recommended Funding</b>	<b>Up to \$250,000</b>

**Goal Addressed: Improve the Supply of Affordable Housing; Priority Need Addressed: Rehabilitation and Preservation of Existing Housing Units**

**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. Recent storms and fires in the area have caused damage to the property (storm water run off and a sinkhole) and have dramatically increased insurance costs leaving little resources for capital improvements. CDBG funds are being requested for the design/build of a new storm water channel and to repair sinkhole damage; install battery-backup for solar panels to increase Disaster Resiliency and Hazard Mitigation; and other rehabilitation that improves resident safety and comfort.

**Analysis**

Maintaining existing affordable housing 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 anticipated CDBG funds, phased funding is recommended, beginning with an initial amount necessary to meet immediate needs for design and Environmental Review.

CDBG Workout Plan Contingency: Based on timeliness of other funded activities and this activity's need and timeliness, it is recommended this grant be increased up to \$250,000, as needed for the Program Year, total. However, should Applicant fail to meet milestones in a timely manner, funding may be reallocated to activities with a greater immediate need.

**Exhibit 3  
CDBG PROGRAM  
Project Summaries and Analyses  
FY 2024-25**

<b>APPLICANT:</b>	<b>City of Fillmore</b>						
<b>PROJECT:</b>	<b>Boys and Girls Club Window Replacement</b>						
	<b># of EA Low-Mod Beneficiaries – 400 persons</b>						
	F	M	J	PH	SP	U	Non-EA
	400						

<b>Funding</b>	
Requested Funding	\$172,509
<b>Recommended Funding</b>	<b>\$0</b>

**Goal Addressed: Create Quality Neighborhoods; Priority Need Addressed: Youth Activities and Services**

**Summary**

Applicant is requesting funding to replace window panes and wood framing at a City-owned building, leased to the Boys and Girls Club. Although the building is not currently registered with any historical building registry, the City will consult with the Ventura County Cultural Heritage Commission to review the proposed improvements for “compliance with old buildings.” Currently the windows are in such disrepair that the panes of glass fall from the window frames and pose significant dangers to the users of the building, which include both Boys and Girls Club participants as well as youth basketball (seasonal).

**Analysis**

This building is solely used for youth services, which is considered a lower priority than other recommended activities.

Significant CDBG resources have been allocated to Fillmore in recent years (over \$1.6M since 2020). Applicant lacks recent experience and expertise in using CDBG funds for this type of activity. It is recommended they 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.

**Exhibit 3  
CDBG PROGRAM  
Project Summaries and Analyses  
FY 2024-25**

<b>APPLICANT:</b>	<b>City of Fillmore</b>						
<b>PROJECT:</b>	<b>Delores Day Park Restroom Reconstruction</b>						
	<b># of EA Low-Mod Beneficiaries – 2,610 persons</b>						
	F	M	J	PH	SP	U	Non-EA
	2,610						

<b>Funding</b>	
Requested Funding	\$280,000
<b>Recommended Funding</b>	<b>\$0</b>

**Goal Addressed: Create Quality Neighborhoods; Priority Need Addressed: Parks and Community Space**

**Summary**

Applicant proposes to use CDBG funds to demolish existing restrooms and replace with a new pre-fabricated restroom building within the same concrete building pad.

**Analysis**

Parks and Community Spaces are considered a lower priority than other recommended activities.

Significant CDBG resources have been allocated to Fillmore in recent years (over \$1.6M since 2020). Applicant lacks recent experience and expertise in using CDBG funds for this type of activity. It is recommended they 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.

**Exhibit 3  
CDBG PROGRAM  
Project Summaries and Analyses  
FY 2024-25**

<b>APPLICANT:</b>	City of Fillmore						
<b>PROJECT:</b>	Sheills Park Restroom Rehabilitation						
	<b># of EA Low-Mod Beneficiaries – 5,905 persons</b>						
	F	M	J	PH	SP	U	Non-EA
	5,905						

<b>Funding</b>	
Requested Funding	\$220,000
<b>Recommended Funding</b>	<b>\$0</b>

**Goal Addressed: Create Quality Neighborhoods; Priority Need Addressed: Parks and Community Space**

**Summary**

Applicant proposes to use CDBG funds to rehabilitate the existing restrooms by removing the stall dividers and plumbing and replace with new plumbing fixtures and new stall dividers. Update finishes to interior and exterior of restroom building as needed.

**Analysis**

Parks and Community Spaces are considered a lower priority than other recommended activities.

Significant CDBG resources have been allocated to Fillmore in recent years (over \$1.6M since 2020). Applicant lacks recent experience and expertise in using CDBG funds for this type of activity. It is recommended they 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.

**Exhibit 3  
CDBG PROGRAM  
Project Summaries and Analyses  
FY 2024-25**

<b>APPLICANT:</b>	City of Fillmore						
<b>PROJECT:</b>	Shiells Park Parking Lot Rehabilitation						
	<b># of EA Low-Mod Beneficiaries – 5,905 persons</b>						
	F	M	J	PH	SP	U	Non-EA
	5,905						

<b>Funding</b>	
Requested Funding	\$190,320
<b>Recommended Funding</b>	<b>\$0</b>

**Goal Addressed: Create Quality Neighborhoods; Priority Need Addressed: Parks and Community Space**

**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**

Parks and Community Spaces are considered a lower priority than other recommended activities.

Significant CDBG resources have been allocated to Fillmore in recent years (over \$1.6M since 2020). Applicant lacks recent experience and expertise in using CDBG funds for this type of activity. It is recommended they 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.

**Exhibit 3  
CDBG PROGRAM  
Project Summaries and Analyses  
FY 2024-25**

<b>APPLICANT:</b>	<b>Habitat for Humanity</b>						
<b>PROJECT:</b>	<b>Home Repair Program</b>						
	<b># of EA Low-Mod Beneficiaries – 20 households</b>						
	F	M	J	PH	SP	U	Non-EA
	5	1	1	1	5	7	0

<b>Funding</b>	
Requested Funding	\$500,000
<b>Recommended Funding</b>	<b>\$150,000 and up to \$500,000</b>

**Goal Addressed: Improve the Supply of Affordable Housing; Priority Need Addressed: Rehabilitation and Preservation of Existing Housing Units**

**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. The majority of beneficiary recipients are disabled, veterans, and seniors.

**Analysis**

The program satisfies a high priority goal in the Consolidated Plan by promoting the preservation of existing housing stock, as well as serving as a required home improvement program for 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 \$150,000.

CDBG Workout Plan Contingency: If need for funds exceeds the allocated amount, and based on timeliness of other funded activities, it is recommended this grant be increased up to \$500,000, as needed for the Program Year, total. However, should Applicant fail to receive adequate applications from eligible homeowners, funding may be reallocated to activities with a greater immediate need.

**Exhibit 3  
CDBG PROGRAM  
Project Summaries and Analyses  
FY 2024-25**

<b>APPLICANT:</b>	<b>Housing Authority of the City of Santa Paula (HACSP)</b>						
<b>PROJECT:</b>	<b>EI Dorado Apartments Rehabilitation Project</b>						
	<b># of EA Low-Mod Beneficiaries – 18 households</b>						
	F	M	J	PH	SP	U	Non-EA
					18		

<b>Funding</b>	
Requested Funding	\$191,875
<b>Recommended Funding</b>	<b>\$0</b>

**Goal Addressed: Improve the Supply of Affordable Housing; Priority Need Addressed: Rehabilitation and Preservation of Existing Housing Units**

**Summary**

Applicant proposes to use CDBG funds to replace roofing at the EI Dorado Apartments.

**Analysis**

Although maintaining existing affordable housing is a high priority need, Applicant did not provide sufficient information to demonstrate a funding gap. Also, Applicant lacks experience and expertise in using CDBG funds for rehabilitation. It is recommended they 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.

**Exhibit 3  
CDBG PROGRAM  
Project Summaries and Analyses  
FY 2024-25**

<b>APPLICANT:</b>	<b>Housing Authority of the City of Santa Paula (HACSP)</b>						
<b>PROJECT:</b>	<b>Harvard Place Apartments Rehabilitation Project</b>						
	<b># of EA Low-Mod Beneficiaries – 40 households</b>						
	F	M	J	PH	SP	U	Non-EA
					40		

<b>Funding</b>	
Requested Funding	\$156,470
<b>Recommended Funding</b>	<b>\$0</b>

**Goal Addressed: Improve the Supply of Affordable Housing; Priority Need Addressed: Rehabilitation and Preservation of Existing Housing Units**

**Summary**

Applicant proposes to use CDBG funds to perform a variety of improvements, including installation of guard railings, cold and hot water re-piping, installation of gas shut-off valves on gas meters, replacement heat pump with high efficiency units, install laundry room ventilation and upgrade bathroom exhaust to Energy Star/dual related modules.

**Analysis**

Although maintaining existing affordable housing is a high priority need, Applicant did not provide sufficient information to demonstrate a funding gap. Also, Applicant lacks experience and expertise in using CDBG funds for rehabilitation; several of the proposed items in the Scope of Work appear to be ineligible for CDBG funds. It is recommended they 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.

**Exhibit 3  
CDBG PROGRAM  
Project Summaries and Analyses  
FY 2024-25**

<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</b>	<b>\$160,000 and up to \$240,000</b>

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

**Summary:**

Funds will support the Applicant’s Hope to Home Down Payment Assistance (DPA) Program. Up to \$40,000 in DPA from this program is provided to low-to-moderate-income Ventura County families, leveraging additional DPA from other 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 in 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.

**Analysis**

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 DPA 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.

In addition, 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 down payment assistance program, identifying CDBG as a funding source for that program.

Based on historical program expenditures, unexpended funds from the prior year, and limited anticipated CDBG funds, recommend funding at an initial amount of \$160,000.

CDBG Workout Plan Contingency: If need for funds exceeds the allocated amount, and based on timeliness of other funded activities, it is recommended this grant be increased up to \$240,000, as needed for the Program Year, total. However, should Applicant fail to receive adequate applications from eligible homebuyers, funding may be reallocated to activities with a greater immediate need.

**Exhibit 3  
CDBG PROGRAM  
Project Summaries and Analyses  
FY 2024-25**