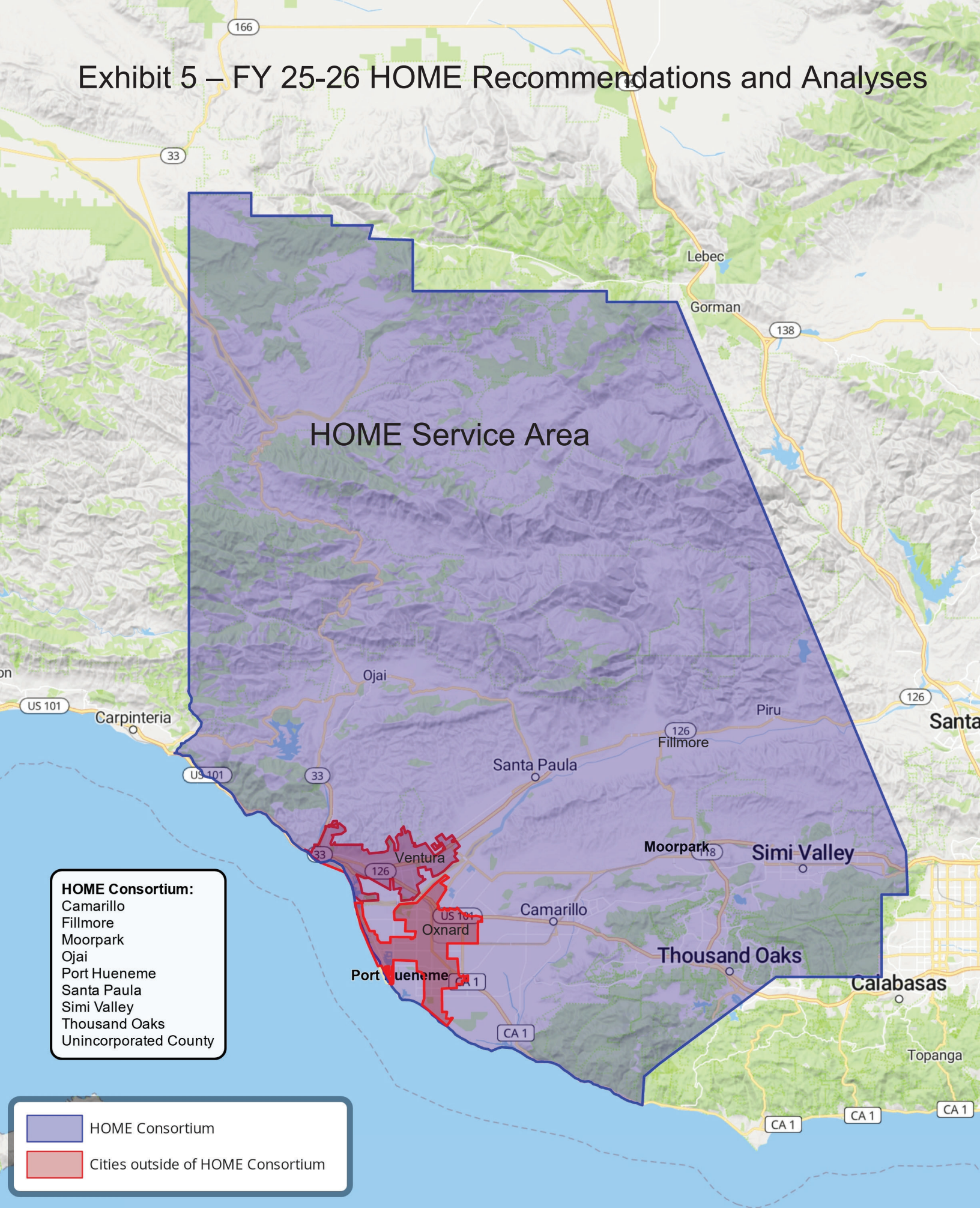


Exhibit 5 – FY 25-26 HOME Recommendations and Analyses



** Recommendations will be adjusted to reflect final HUD allocations*

FY 2025-26 Budget:

HOUSING PROGRAMS
Project Summaries and Analyses
FY 2025-26

APPLICANT:	City of Camarillo										
PROJECT:	Tenant Based Rental Assistance										
		Estimated # of Low-Mod Beneficiaries – 375 persons									
		F	C	SV	TO	M	J	PH	SP	U	Non-EA
			8								

Funding Request & Recommendation	
Requested:	\$100,000
Recommended:	\$0

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

Summary

The City of Camarillo is proposing to utilize HOME funds to create a Tenant Based Rental Assistance (TBRA) pilot program serving very low-income residents experiencing homelessness in the City of Camarillo. TBRA would be provided to pay the difference between 30% of a household's income and market rent to support households exiting from the City's motel voucher program or individuals experiencing unsheltered homelessness for a three- to six-month period.

The City proposes to hire a consultant to prepare guidelines for the program and the City staff would underwrite each household served to ensure they are income eligible and experiencing homelessness at the time the assistance would be provided.

Analysis

While TBRA programs are eligible to be funded with HOME funding, the HOME Consortium Agreement between the County and the three consortium member cities (Camarillo, Simi Valley and Thousand Oaks) currently identifies high priority activities as activities which address the creation and preservation of affordable rental and homeownership housing. TBRA is not identified as a high priority activity. Because sufficient applications were received proposing high priority activities, funding is not recommended for this program. The applicant is eligible to re-apply for funds in a future funding cycle.

HOUSING PROGRAMS
Project Summaries and Analyses
FY 2025-26

APPLICANT:	Habitat for Humanity											
PROJECT:	Affordable Home Development in Ojai											
			Estimated # of Low-Mod Beneficiaries – 8 persons									
			F	C	SV	TO	M	J	PH	SP	U	Non-EA
								6			2	

Funding Request & Recommendation	
Requested:	\$500,000
Recommended:	\$500,000

Goal Addressed: Development of Affordable Housing; Priority Need Addressed: Development of New Affordable Housing

Summary

Habitat for Humanity is proposing to develop one single family home (two bedrooms + one bathroom at ~1,100 square feet) and four “tiny homes” (one bedroom + one bathroom at ~510 square feet each) on a parcel of land owned by the City of Ojai, located at 408 N. Montgomery Street. Upon completion, the homes would be sold at an affordable price to low-income households at or below 60% of the Area Median Income (AMI). Eligible households would be identified by Habitat for Humanity. Each homeowner would invest between 250-500 hours of “sweat equity” assisting with the construction of the homes. Homeowners would also participate in financial education classes and homeownership counseling free of charge.

Analysis

Development of affordable housing is identified as a high priority need in the draft 2025-29 Regional Consolidated Plan. Habitat for Humanity is recertifying its status as a Community Housing Development Organization (CHDO) under the HOME program.

This project was the top scoring project for HOME funds this round. Staff is recommending the Project be funded with the full request of \$500,000.

This recommendation is subject to increases or decreases based upon the final amount of HOME funding allocated to the County from HUD. Funding is also subject to several conditions, including but not limited to: compliance with all HOME requirements, completion of the National Environmental Policy Act environmental review, subsidy layering and receipt of all other financing commitments.

HOUSING PROGRAMS
Project Summaries and Analyses
FY 2025-26

APPLICANT:	Santa Paula Housing Authority, Homes and Hope, and Cabrillo Economic Development Corporation (CEDC)												
PROJECT:	Topa Vista Villas												
				Estimated # of Low-Mod Beneficiaries – 283 persons									
				F	C	SV	TO	M	J	PH	SP	U	Non-EA
				20				8			226		10

Funding Request & Recommendation	
Requested:	\$1,350,000
Recommended:	\$0

Goal Addressed: Development of Affordable Housing; Priority Need Addressed: Development of New Affordable Housing

Summary

The Santa Paula Housing Authority, in partnership with Homes and Hope and CEDC, is proposing to construct a 112-unit rental housing development located at 500 & 550 West Harvard Blvd. in Santa Paula, CA. The project is designed to provide homes affordable to households earning 60% AMI and below. The unit mix consists of 55 one-bedroom units (525 sq. ft.), 28 two-bedroom units (700 sq. ft.), and 29 three-bedroom units (900 sq. ft.). Twenty-eight (28) units would be reserved for households experiencing homelessness.

Topa Vista Villas is designed with a range of on-site amenities including a community room for activities, an interior courtyard with picnic tables and BBQ stations, a children's playground, centralized laundry facilities, and a rooftop deck on the central building. Additional features include bicycle storage, bike safety programming, EV parking, and dedicated services offices for resident support programs.

Analysis

Unfortunately, the project is not eligible for HOME funding from the County because the site was acquired after submission of an application but before the National Environmental Policy Act (NEPA) review could be completed.

Note: this project is eligible for the State of California Permanent Local Housing Allocation (PLHA) and is being recommended by staff to be funded with PLHA funds.

HOUSING PROGRAMS

Project Summaries and Analyses

FY 2025-26

APPLICANT:	People’s Self Help Housing Corporation										
PROJECT:	Hillcrest Homes										
		Estimated # of Low-Mod Beneficiaries – 78 households (approximately 300 people)									
		F	C	SV	TO	M	J	PH	SP	U	Non-EA
			50	50	175	25					

Funding Request & Recommendation	
Requested:	\$1,291,000
Recommended:	\$599,193

Goal Addressed: Development of Affordable Housing; Priority Need Addressed: Development of New Affordable Housing

Summary

People's Self Help Housing Corporation is proposing to develop 78 for-sale townhomes on a parcel of land owned by the City of Thousand Oaks, located at 384 Erbes Road. The proposed townhomes will be three stories with attached garages with a unit mix of eight 4-bedrooms, 30 3-bedrooms, 32 2-bedrooms and eight 1-bedrooms. Upon completion, the homes would be sold at an affordable price to households earning 80-120% AMI. Eligible households would be identified and underwritten by the VCCDC and homebuyer counseling would be provided free of charge.

Analysis

This applicant is a certified CHDO with the County and the proposed project is within the County's HOME service area. This project addresses the critical need for middle-income, for-sale housing, a limited resource in the community. Although the applicant did not directly apply for HOME funding in the 2025-26 annual funding cycle, the applicant indicated they would be interested in HOME or PLHA funding in their 2025-26 funding application.

It is recommended that the project receive the 2024-25 CHDO set-aside allocation (\$183,189) of HOME funding as the County did not have any CHDO applicants in the prior year's funding cycle. In addition, it is recommended that the Project receive the 15% CHDO HOME set-aside for FY 2025-26. Any remaining HOME funds, after full funding of the Habitat for Humanity project, will be directed towards this project.

The HOME recommendation is subject to increases or decreases based upon the final amount of HOME funding allocated to the County from HUD. Funding is also subject to several conditions, including but not limited to: compliance with all HOME requirements, completion of the National Environmental Policy Act environmental review, subsidy layering, and securing all other necessary financing commitments.

Note: this project is eligible for the State of California Permanent Local Housing Allocation (PLHA) and is being recommended by staff to be funded with PLHA funds as well.

C = Camarillo
M = Moorpark
OX = Oxnard
SP = Santa Paula
TO = Thousand Oaks
V = Ventura
Non-EA = not in the Entitlement Area (Oxnard, Ventura)

F = Fillmore
J = Ojai
PH = Port Hueneme
SV = Simi Valley
U = Unincorporated