



# Homelessness and Housing Ventura County

*Current State, Initiatives and Consultant  
Services*



# Current State of Homelessness



## HOUSING CHALLENGES IN VENTURA COUNTY

- ▶ The median rent for a two-bedroom apartment is \$2,653; one needs an income of \$107,000/year to not be rent-burdened

*(Southern California Association of Governments, 2022)*

- ▶ Last year rents increased 10.9%, more than double the previous year while vacancy rates dropped to 1.37% (a vacancy rate of 5% is generally considered a balanced market)

*(Dyer Sheehan Group, 2022)*

- ▶ Median home purchase prices were reported at \$800,000 in August 2022, up from \$755,000 in July 2021 and \$650,000 in July 2020

<https://data.vcstar.com/real-estate-market-report/sales/ventura-county/county-06111/>

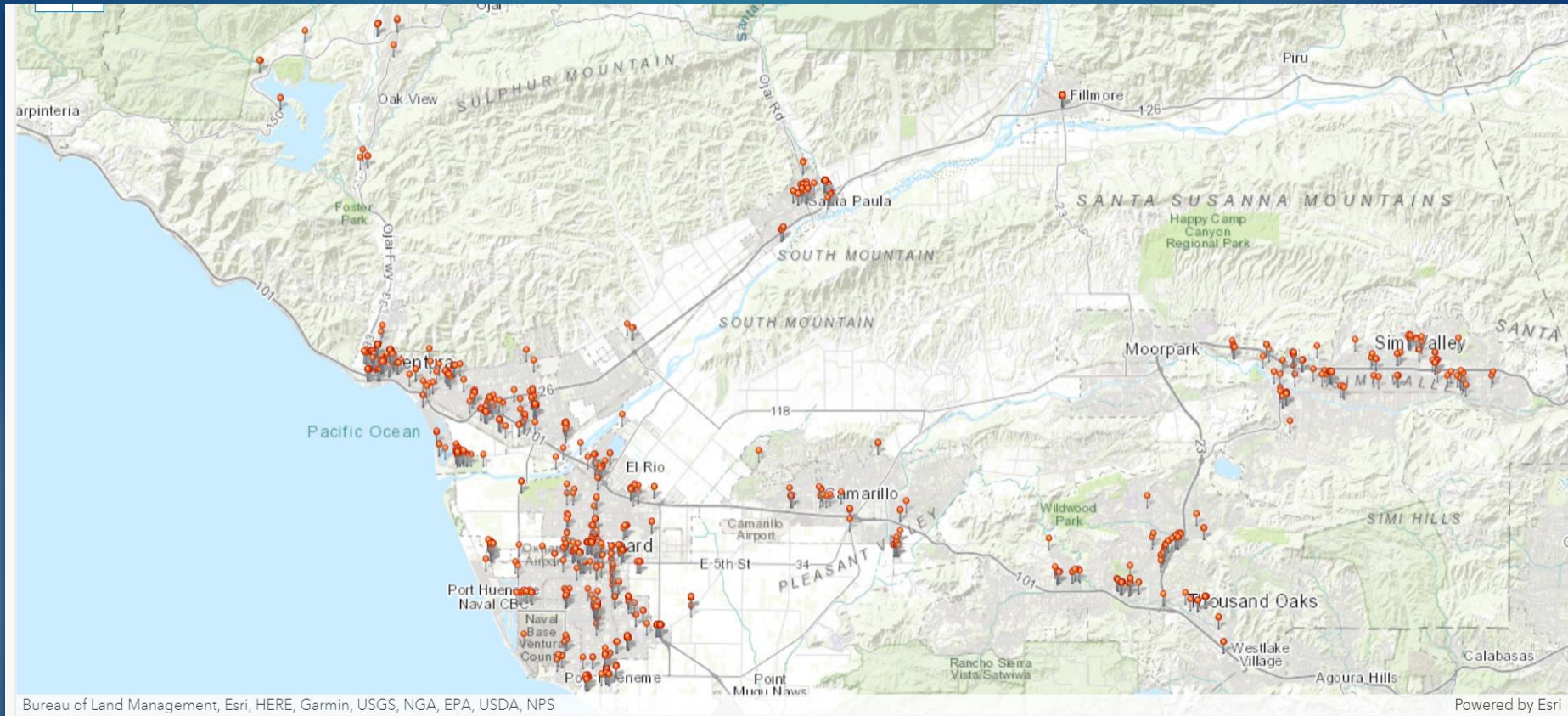
## HOUSING VOUCHER PAYMENTS AND FAIR MARKET RENT

	Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom
FY22 FMR	\$1,507	\$1,792	\$2,218	\$3,101	\$3,655
FY21 FMR	\$1,269	\$1,519	\$1,923	\$2,690	\$3,189
Avg. 2021 Rent*	\$1,716	\$2,039	\$2,427	\$2,952	N/A

<https://www.huduser.gov/portal/datasets/fmr.html>

- ▶ FMR – Fair Market Rent – Amount paid by federal subsidies
- ▶ Market Rate Vacancy Countywide at or below 2%
- ▶ Average Ventura County Rent for 1 BR apt. up 10.4% since July 2020

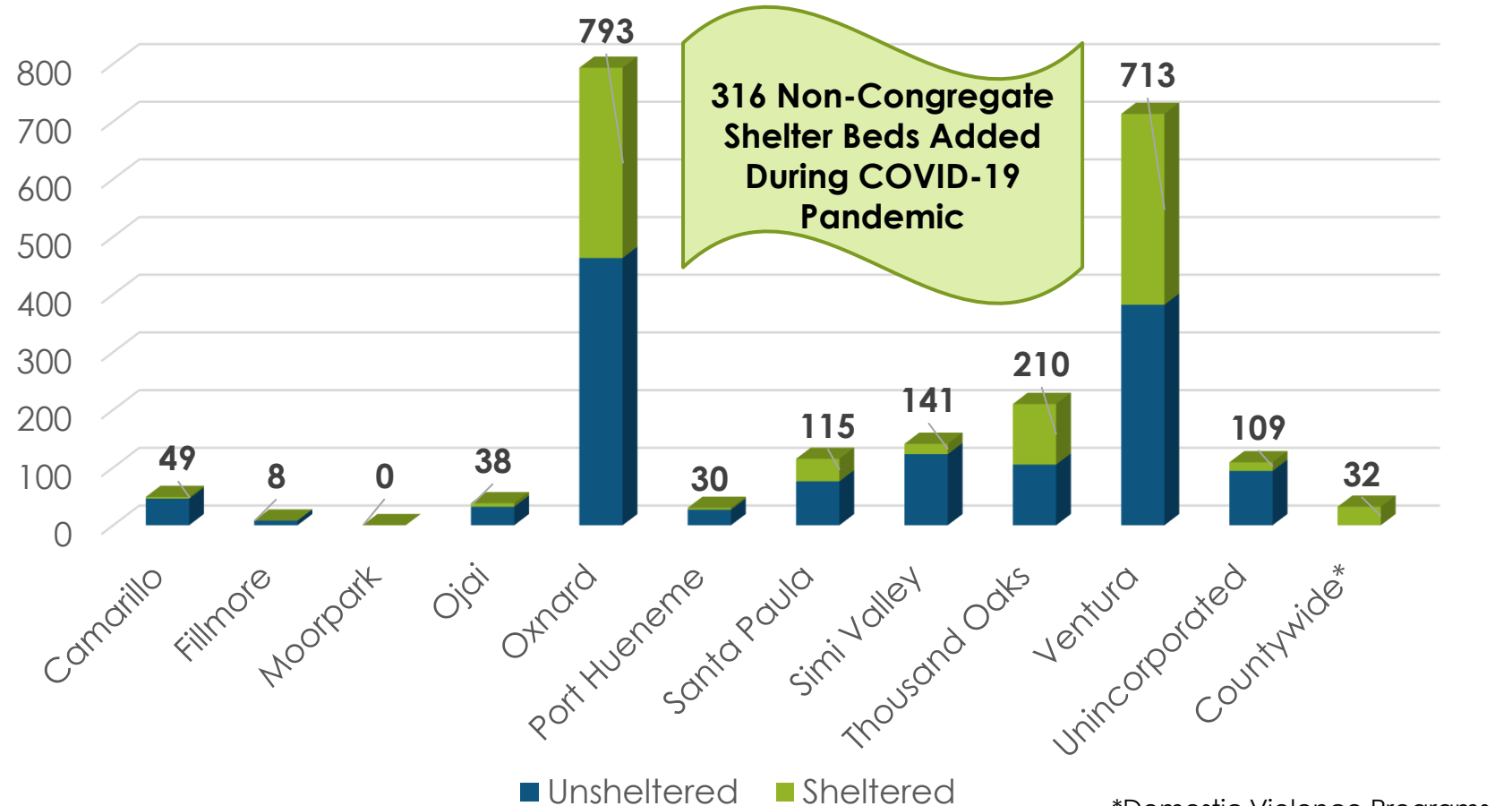
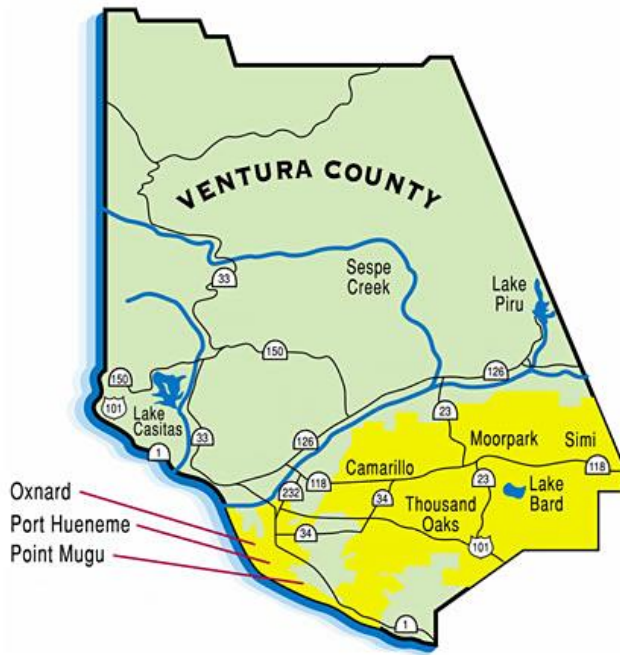
\* Dyer Sheehan Group, Ventura County Apartment Market Survey



# 2022 Map of Point-In-Time Count Surveys

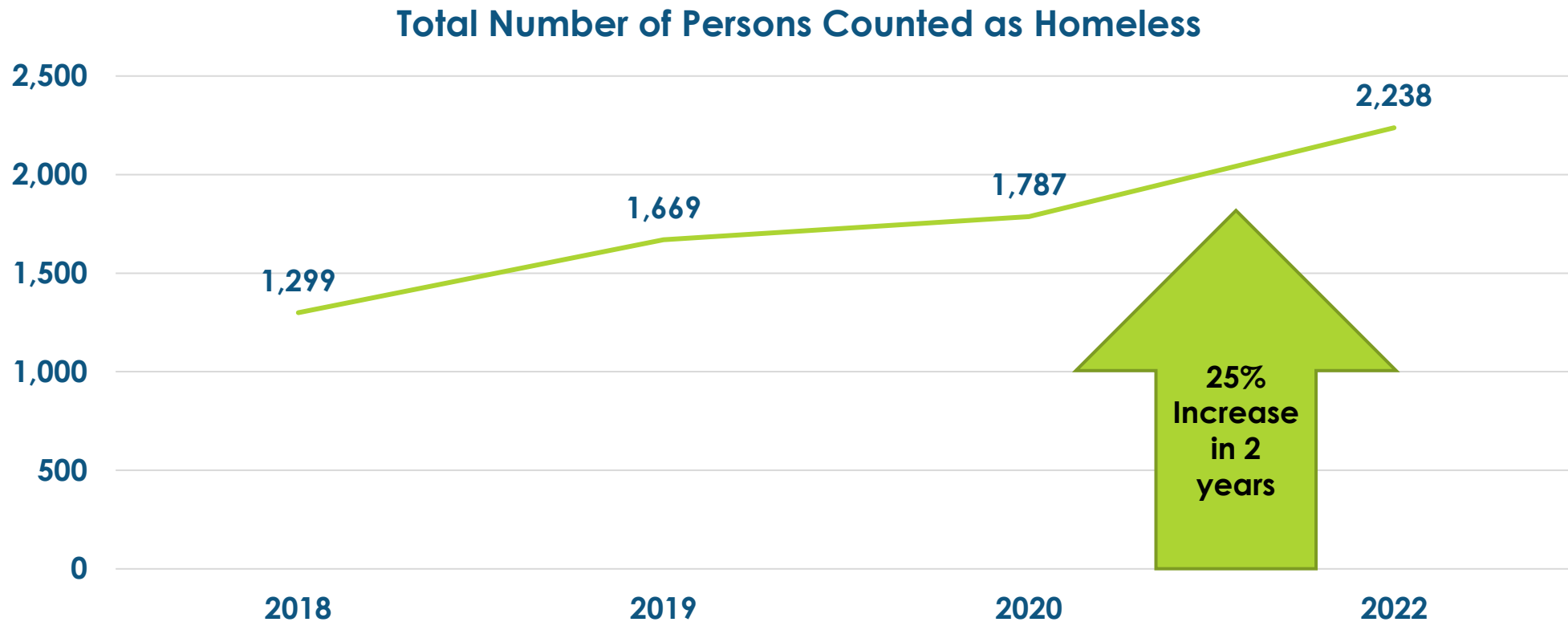


# 2022 Homeless Count by Jurisdictions



\*Domestic Violence Programs

# Homeless Count Totals 2018 – 2022\*



*\*No count was conducted in 2021, as approved by HUD, due to the COVID-19 pandemic.*

# Who is Homeless In Ventura County?

## **Total Homeless Persons: 2,238**

**Emergency Shelter 727**

**Transitional Housing 155**

**Unsheltered 1,356**

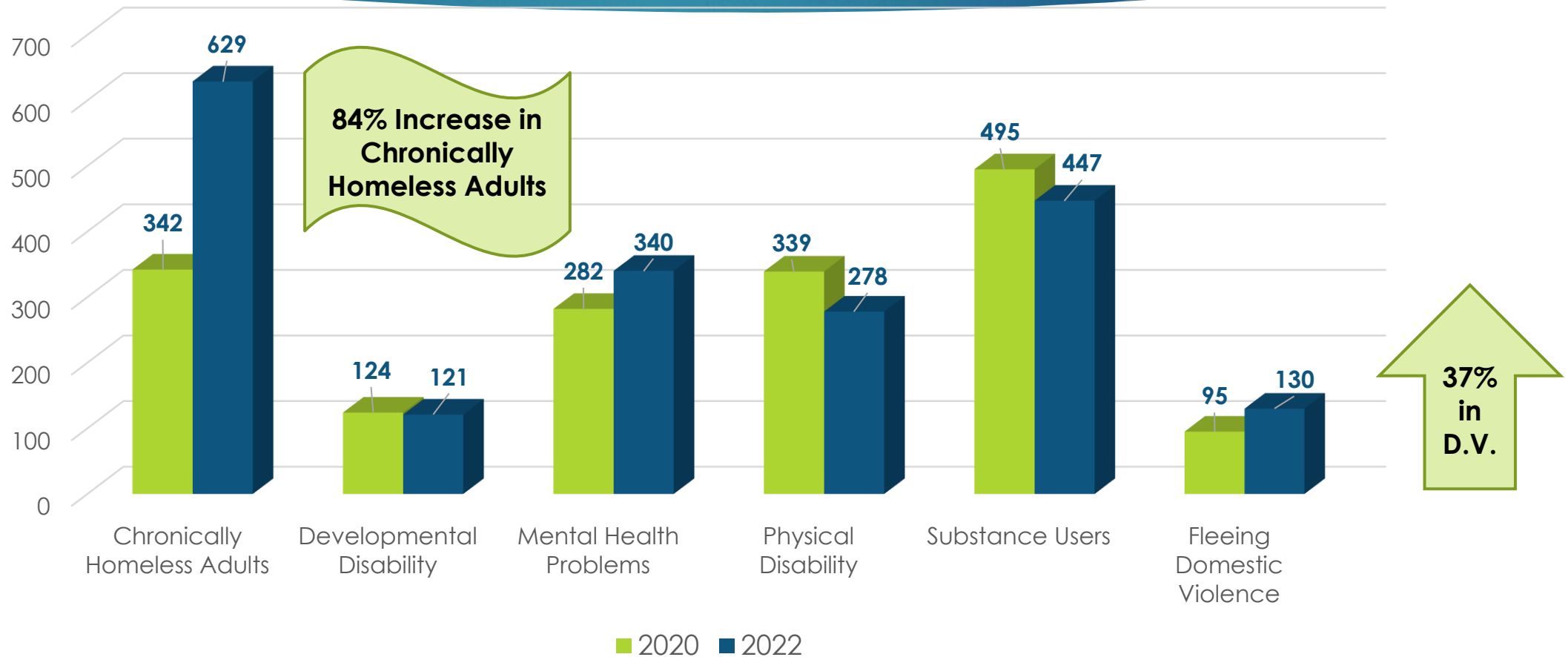
- ▶ Sleeping in places not meant for human habitation (streets, parks, vehicles, garages, encampments)
- ▶ Emergency Shelter or Transitional Housing programs

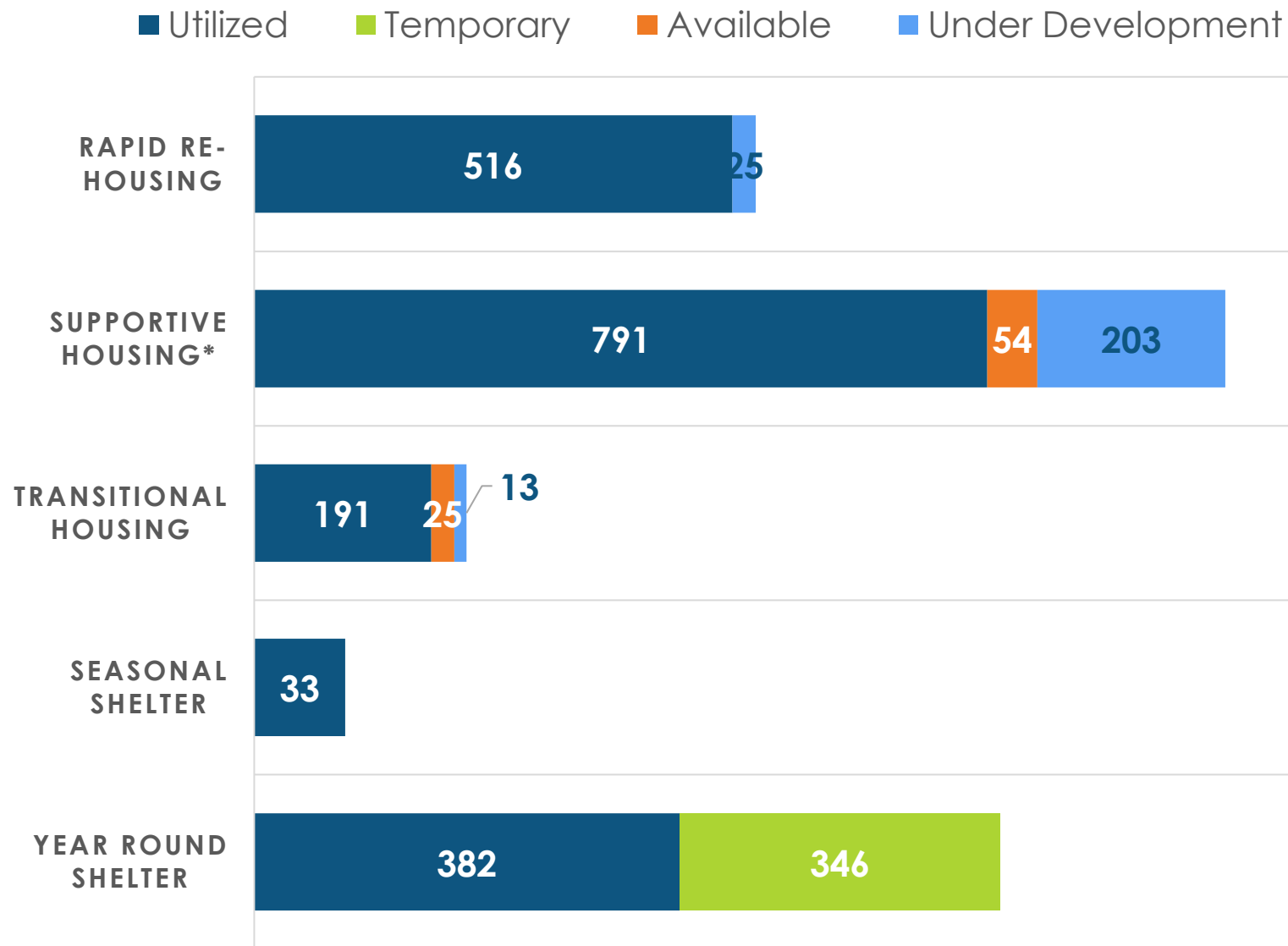
## **Total At-Risk of Homelessness: 13,986**

- ▶ Doubled-up, couch-surfing, paying for motel rooms
- ▶ Jail, hospital, treatment facility



# Unsheltered Survey Subpopulation Data





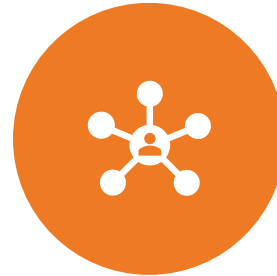
*\*Available inventory includes Veteran Affairs Supportive Housing (VASH) Vouchers Only*

## 2022 Housing Inventory Count

# What is the Continuum of Care?



The CoC is a **regional planning body** of representative stakeholders with the **goal of ending homelessness**;



The **County of Ventura** provides staff support to the **Countywide** Continuum of Care, collaborating with all partners;



Make **data-driven** decisions on **funding** and **policy** recommendations;



**Collaboration** and **Partnerships** are key to all of the Continuum of Care efforts

# Pathways to Home:

## Ventura County's Coordinated Entry System

### SCREENING

TRIAGE

DIVERSION

PREVENTION

### ASSESSMENT

ELIGIBILITY

NEEDS

VULNERABILITY  
ASSESSMENT

### REFERRAL

DIRECT REFERRALS  
THROUGH HMIS



# Coordinated Entry System Pathways to Home

Year-End 2022

34 participating  
partner agencies

2,650 referrals to  
programs/services

879 persons  
assisted with  
housing assistance

60% of referrals to  
Rapid Re-Housing  
and Homelessness  
Prevention

96 placements in  
supportive housing



# Current Initiatives

SEEKING A BALANCED SYSTEM



# 2022 Programs/Activities

## Coordinated Entry and Outreach

- ▶ Coordinated Entry
  - ▶ 34 Participating Agencies in CES
  - ▶ 2,650 referrals to programs/services
- ▶ Outreach and Engagement
  - ▶ Strategic CoC investments to expand backpack medicine, homeless liaison units, and public health outreach teams
  - ▶ New initiative to partner with people with lived expertise

## Prevention and Diversion

- ▶ Housing is Key – COVID 19 Rent Relief
  - ▶ Over 9,000 households assisted
  - ▶ \$109.9M paid in rent/utility assistance
- ▶ Homeless Prevention/Rapid Re-Housing
  - ▶ HSA administered for income-eligible households (±\$28K)
- ▶ Farmworker Resources – Rent/Utility Assistance (±\$7M)

# County Partnerships – Year-Round Emergency Shelters

City of San Buenaventura  
County Building  
The ARCH - 55 Bed Shelter



City of Oxnard (under construction)  
Casa de Carmen - Homeless Navigation  
Center First Floor - 110 Bed Shelter





# Permanent Supportive Housing

TARGETING FOR UNMET NEED



# Homelessness

Continuum of Care

HHAP

CDSS

State ESG (both regular and CV)

CESH

Encampment Response Grant

COVID-19 Emergency FEMA Funding

# Housing

CDBG-DR (Thomas and Woolsey Fires)

HOME Consortium

PLHA

HOME-ARP

Farmworker Housing General Fund

Homekey (rounds 1-3)

ARPA/SLRF

# Variety of Funding Sources

# Homekey Rounds 1 and 2 (2020 & 2021)

Homekey Project Name	Lead Applicant	Co-Applicant(s)	No. of Units	County Financial Contribution	Homekey Award	Estimated Occupancy
<b>Casa Aliento (Oxnard)</b>	County of Ventura	Community Development Partners/Mercy House	69	\$8,930,000.00	\$10,898,333.00	Early 2024
<b>El Portal (Ventura)</b>	Housing Authority of the City of San Buenaventura	---	29	\$637,000.00	\$1,200,000.00	Fully leased
<b>Mesa Ojai (unincorporated County near Ojai)</b>	County of Ventura	Mesa Ojai, People's Self-Help Housing	13	\$2,006,400.00	\$4,229,800.00	May 2023
<b>Stepping Stones (unincorporated County near Camarillo)</b>	County of Ventura	Casa Pacifica	27	\$640,000.00	\$5,918,136.00	Late 2023
<b>Step Up in Thousand Oaks (Thousand Oaks)</b>	City of Thousand Oaks	Shangri La, Step Up	77	\$6,513,653.00	\$26,744,713.00	Summer of 2023
			<b>198</b>	<b>\$18,727,053.00</b>	<b>\$48,990,982.00</b>	

# Homekey Round 3

- ▶ Final round and opportunity to access these resources from the State
- ▶ Notice of Funding Availability to be released in Spring of 2023
- ▶ County released a request for Letters of Interest to partner on Homekey 3.0 applications
  - ▶ 13 individual responses received
- ▶ Staff to bring recommendations to the Board of Supervisors in March

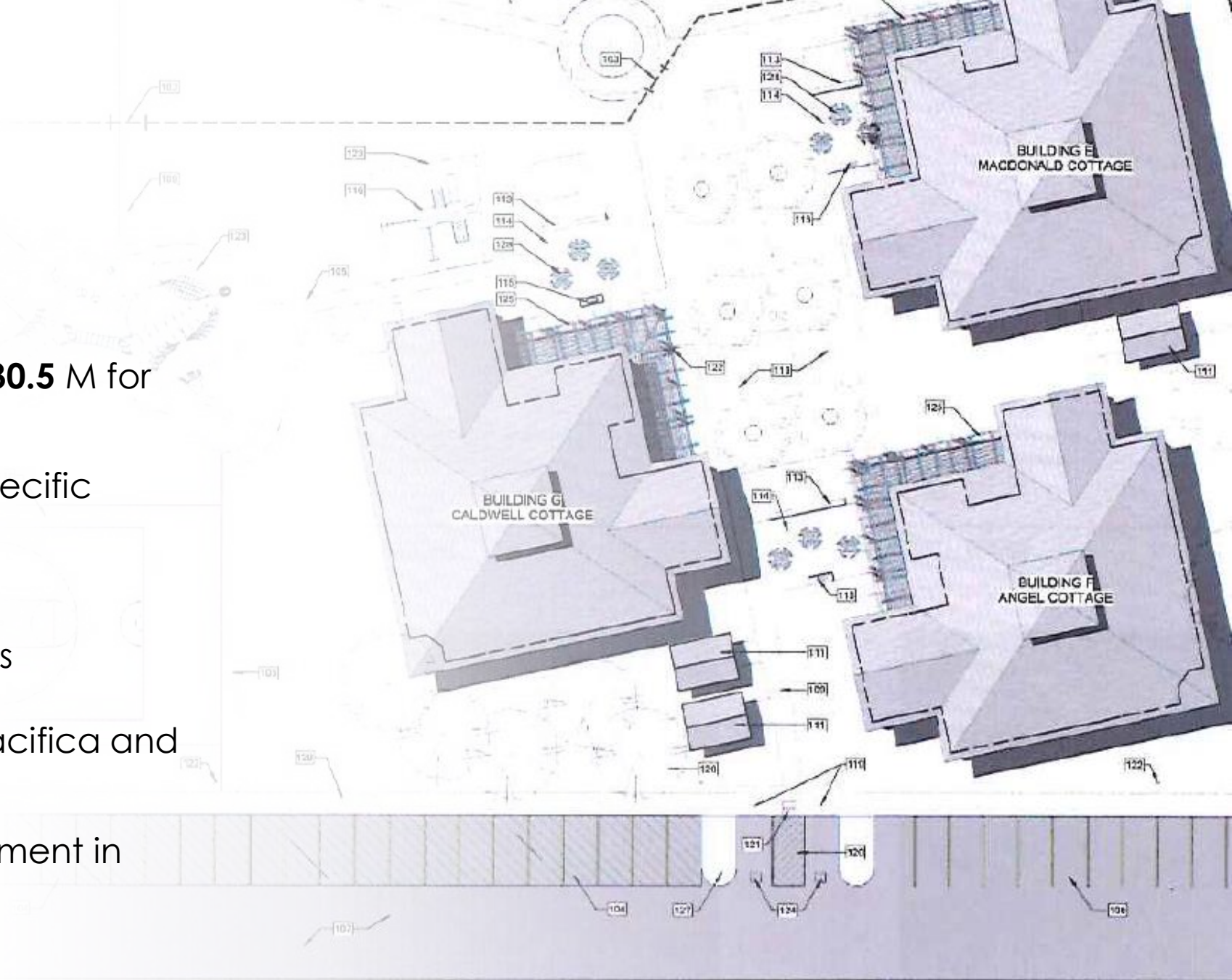


# Affordable Housing In Development

Project Name	Location	No. of Units	County Contribution	Estimated Occupancy	Comments
<b>Central Terrace</b>	Oxnard	88	\$875,000	Spring 2024	35 units for persons experiencing homelessness
<b>People's Place</b>	Santa Paula	69	\$2,460,000	Fall 2023	22 units for farmworkers
<b>Rancho Sierra Senior Apartments</b>	Unincorporated County	50	\$7,434,390	Late fall 2024	24 units for persons experiencing homelessness with SPMI
<b>Westview Village Phase II</b>	Ventura	50	\$1,465,560	Fall 2023	5 units for persons experiencing homelessness
<b>Fillmore Terrace</b>	Fillmore	50	\$1,939,794	2025	13 units for persons experiencing homelessness
<b>2nd &amp; B</b>	Oxnard	56	\$7,198,578	Spring 2024	56 units for persons experiencing homelessness, w/ navigation center
<b>Cypress Place at Garden City, Phase II</b>	Oxnard	60	\$3,846,551	Fall 2024	20 units for persons experiencing homelessness with SPMI
<b>Dolores Huerta Gardens</b>	Oxnard	58	\$380,000	Summer 2024	34 units for farmworkers, 15 units for veterans
Total		<b>481</b>	<b>\$25,599,873</b>		

# SLRF/ARPA

- Board of Supervisors set-aside **\$30.5 M** for housing
- **\$12,340,000** was allocated to specific projects
  - PSH/Recuperative Care at Vanguard/Knoll
  - Ventura College on-campus affordable housing
  - Round 2 Homekey (Casa Pacifica and Mesa Ojai)
- **\$18,160,000** remaining for investment in housing!





Response to Request for  
Homeless Services  
Consultant



December 16, 2022

Prepared by:

LeSar Development Consultants  
[www.LeSarDevelopment.com](http://www.LeSarDevelopment.com)

404 Euclid Avenue, Suite 212  
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# Actionable Recommendations

UPDATE TO THE VENTURA COUNTY PLAN TO  
PREVENT AND END HOMELESSNESS

# VC Plan to Prevent & End Homelessness

*Homeless  
Prevention*

*Homeless  
Diversion Strategy*

*Expanding Street  
Outreach &  
Engagement*

*Promoting Housing  
Search*

*Augmenting  
Housing  
Navigation*

*Increasing  
Number of Low  
Barrier Emergency  
Shelter Beds*

*Augmenting  
Rapid Rehousing  
Assistance*

*Increasing  
Supportive  
Housing Units*

*Ensuring wrap  
around services &  
home-based case  
management*



# Deep Dive Into Homelessness

- ▶ Board Direction – issue RFP to facilitate comprehensive assessment of gaps and recommendations to improve outcomes
- ▶ As a regional issue, invite area cities to participate with County
- ▶ Oxnard, San Buenaventura and Thousand Oaks respond
- ▶ Four responses to re-issued RFP received December 18, 2022
- ▶ Participating jurisdictions unanimously recommend LeSar Development Consultants

# LeSar Development Consultants

## Background

- ▶ California Based, 17-years
- ▶ Women-Owned Company
- ▶ Experience with government (LASHA, City and County of LA, San Diego CoC)
- ▶ Homelessness, affordable housing, navigation centers

## Guiding Principles

- ▶ Evidence-based best practices
- ▶ Engaging persons with lived experience
- ▶ Systems level collaboration
- ▶ Equity
- ▶ Stakeholder Engagement



# LeSar Approach

## Qualitative Analysis

- Comprehensive Surveys
- Interviews
  - Partners
  - Elected Officials
  - Community Members
  - Businesses
  - Persons with Lived Experience
- Ride Alongs

## Gaps Determination

## Quantitative Analysis

- Point in Time Count History
- Homeless Data Exchange
- Homeless Management Information System
- Program Cost
- Outcomes by Program
- 211 Service Logs

# Qualitative Analysis

- Gauge community sentiment and understanding of homelessness system
- Gain first-hand knowledge based upon field research with providers
- Enlist feedback from providers, thought leaders and policy-makers

## Surveys

- Program Providers
- Community Groups
- Faith Community
- Business Sector
- General Public
- Advocates

## Ride-Alongs

- Outreach Teams
- Shelter Operators
- Housing Navigators
- Permanent Supportive Housing

## Focus Groups & Interviews

- Policy Makers
- CoC Board Members
- Mental Health Providers
- Medical Outreach Teams
- Substance Treatment

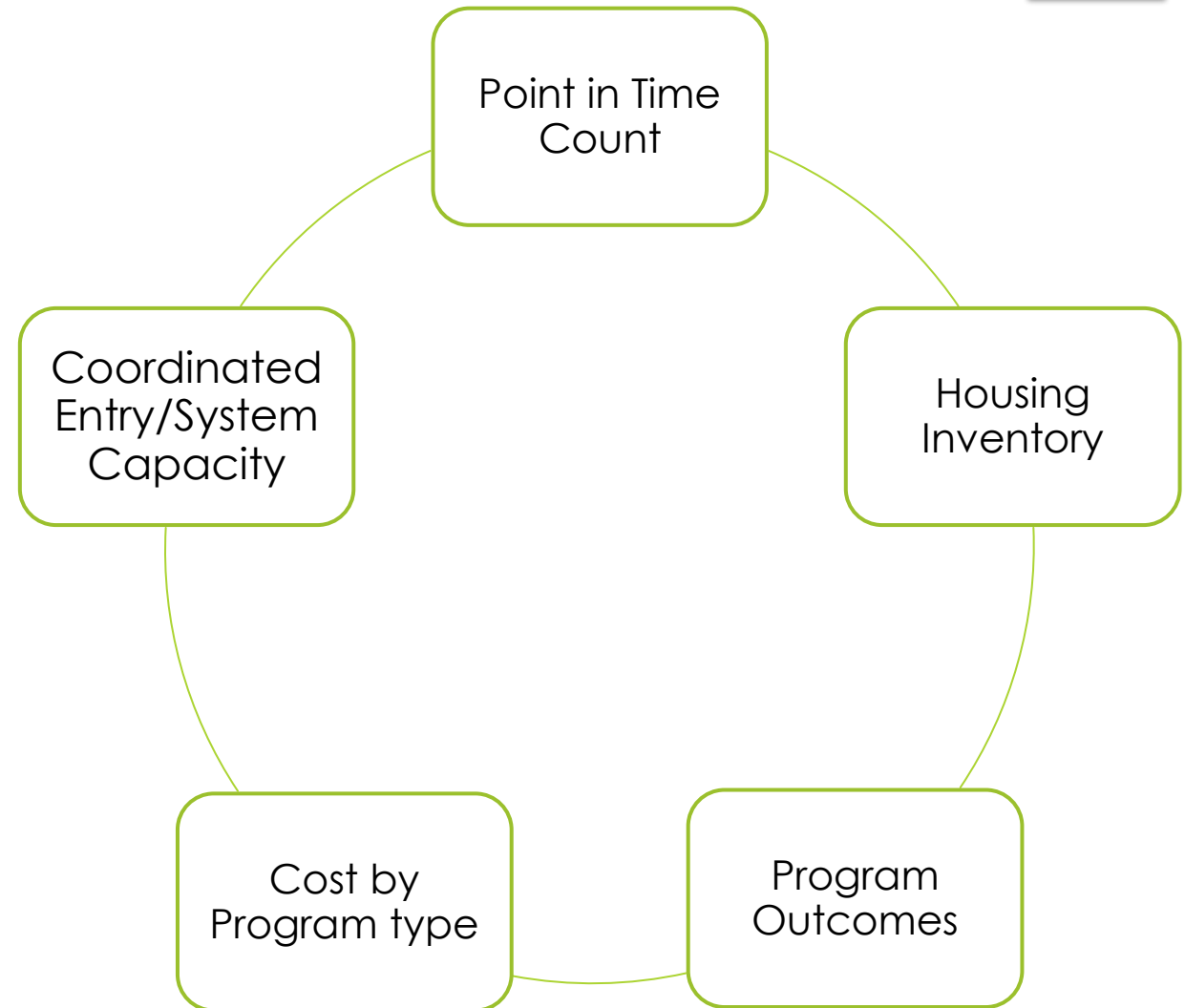
# Quantitative Analysis

## Gather historic and current data

- Existing Sources
- Gather Additional Data

## Types of Data by Program

- Outcomes
- Cost
- Capacity



# Finalize and Present Homelessness Plan Actionable Recommendations

## Finalize Plan

- Actionable recommendations
- Realigning, augmenting resources and reducing redundancy
- Specific to each partner jurisdiction
- Roadmap for monitoring outcomes, refining strategies over time

## Virtual Outreach

- Presentation of findings describing how/why strategies were developed
- Formulate baseline understanding of homelessness system structure and outcomes

## Presentations

- Continuum of Care Board of Directors
- County Board of Supervisors
- Participating Cities as Requested

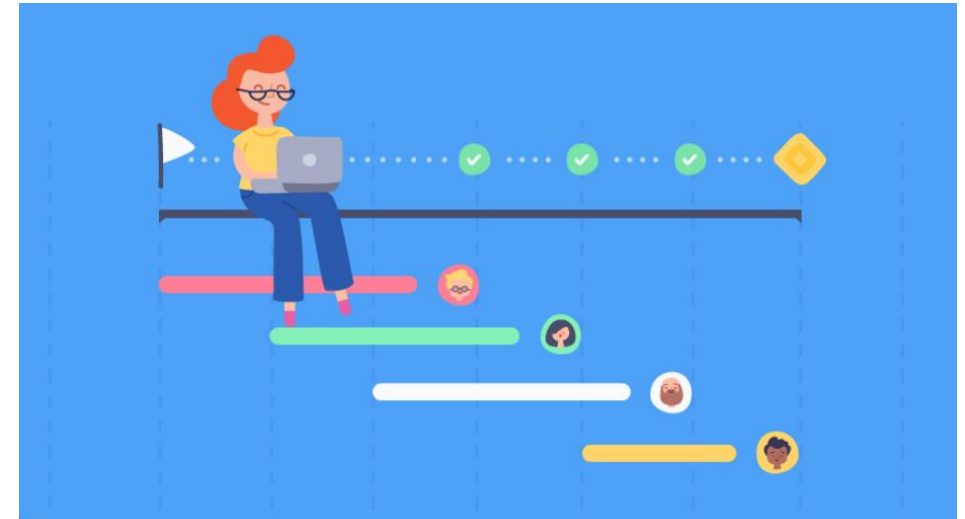
# Cost and Schedule

## Cost

- \$161,230
- Budget Authorization not to exceed \$175,000
  - \$25,000 each participating cities
  - Not to exceed \$100,000 County contribution

## Schedule

- September 2023 contingent upon the following:
  - Delivery of data inputs within 2 weeks of data request
  - Stakeholder availability for interviews/focus groups



# Questions?

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<https://www.ventura.org/county-executive-office/community-development/>  
[www.venturacoc.org](http://www.venturacoc.org)