

# *City of Oxnard*

## 2024 Annual Action Plan

# Draft

May 2024

Prepared by:

City of Oxnard

Housing Department

Grants Management

435 South D Street

Oxnard, California, 93030



## Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

### 1. Introduction

The City of Oxnard is within Ventura County, California, located northwest of Los Angeles and southwest of Santa Barbara. Oxnard is the largest city in the county with the population of 200,415, according to the United States Census Bureau population estimates in 2022. The regulations of the United States Department of Housing and Urban Development (HUD) require that an Annual Action Plan (AAP) be submitted for each plan year within an agency's Consolidated Plan.

The City of Oxnard (City) joined the Ventura County Regional Consolidated Plan (Regional ConPlan) for the 2020-2024 ConPlan period. The collaborators that developed the Regional Consolidated Plan are the County of Ventura, and the Cities of Camarillo, Fillmore, Moorpark, Ojai, Oxnard, Port Hueneme, Santa Paula, San Buenaventura (City of Ventura), Simi Valley, and Thousand Oaks. The Regional ConPlan document is a HUD requirement that provides a needs and gaps analysis of the community to base Annual Action Plan goals and activities on, and to ensure that the targeted populations and geographic areas are being served in accordance to HUD regulations.

The AAP's annually identify the resources available to address those needs identified in the Regional ConPlan, describe the activities that will be undertaken designed to meet the annual goals and objectives that relate to the identified needs as determined in the Regional ConPlan, describe the geographic areas targeted for assistance, include the Citizen Participation Plan, and set the basis for performance monitoring whereby results are measured as goals accomplished and outcome indicators.

Goals and objectives of the community needs identified in the Regional ConPlan will be accomplished by activities specified by the City's AAPs. With the 2024 AAP, the City will implement activities that continue to strive to derive positive outcomes that were set forth as goals for the Regional ConPlan period, Plan Year 2024. The current AAP will cover the period of July 1, 2024 to June 30, 2025 (plan year 2024). Herein are described the expected federal, state and local resources, the priorities and specific objectives the City desires to achieve, and the activities that will be undertaken throughout the 2024 plan year.

In recent years, the City's allocation of entitlement grant funds from HUD has either increased or remained relatively unchanged but this year's allocation slightly decreased. The Plan year 2024 Estimated allocations are; Community Development Block Grant (CDBG) \$2,213,917 a decrease of 6.4%, HOME Investment Partnerships (HOME), \$768,867 and Hearth Emergency Solutions Grant (HESG), \$207,883. Total Estimated HUD entitlement grant funds of \$3,190,667.

The City's goals, as identified in the Regional ConPlan, can be found throughout this AAP, and are designed to principally serve extremely-low, low-, and moderate-income residents by addressing the following:

- Improve the Supply of Affordable Housing
- Enhance Economic Stability
- Increase Social Services
- Work to End Homelessness
- Create Quality Neighborhoods
- Effective Administration

The AAP describes the resources expected to be available in the coming program year from federal, state, local and private sources, and also includes a description of the activities that will be undertaken to meet the specific objectives.

### 2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The City is being guided by HUD's Office of Community Planning Development Outcome Performance Measurement System to address the high priority needs stated in its Regional ConPlan. When funding an activity, the City determines which of three HUD objectives best describes the purpose of the activity. The three objectives are:

- Suitable Living Environment (SL) - In general, this objective relates to activities that are designed to benefit communities, families, or individuals by addressing issues in their living environment.
- Decent Housing (DH) - The activities that typically would be found under this objective are designed to cover the wide range of housing programs possible under HOME, CDBG or HESG. This objective focuses on housing programs where the purpose of the program is to meet individual family or community needs and not programs where housing is an element of a larger effort, since such programs would be more appropriately reported under Suitable Living Environment.
- Creating Economic Opportunities (EO) - This objective applies to the types of activities related to economic development, commercial revitalization, or job creation.

### **3. Evaluation of past performance**

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City combines the information reported to HUD in the FY 2022-2023 Consolidated Annual Performance and Evaluation Report (CAPER) and the directives from HUD in the determination and recommendation of the FY 2024-2025 AAP proposed projects.

The three major program areas underlining CDBG, HESG and HOME entitlement grants, such as (1) Decent and Affordable Housing, (2) Suitable Living Environment, and (3) Economic Opportunities, coupled with the Continuum of Care (CoC) of Homelessness have received a high priority in the 2020-2024 Regional ConPlan. The goals and accomplishments for Plan year 2024 are summarized in the Annual Goals and Objectives AP-20 in the AAP.

Accomplishments achieved during the program year (PY) 2022 (July 1, 2022 through June 30, 2023) were evaluated in detail in the PY 2022 CAPER. The CAPER was completed and submitted to HUD on September 28, 2023. Due to COVID-19, programs had challenges during the pandemic to meet the annual goals in 2022-2023.

Public Services actual accomplishments total was 2,139 persons. Homeless programs provided services to 976 homeless persons, senior programs provided services to 43 persons, youth services provided services to 1,060 persons, health services programs provided services to 60 persons for Oxnard residents during FY 2022-2023.

Down payment assistance program was awarded to a subrecipient to operate the program and the program is expected to move forward in FY 2023-2024. The Business Assistance Loan program was delayed and is expected to move forward in FY 2023-2024.

Public Improvements and Infrastructure activities included park improvements located in low- and moderate-income areas at Community Center East Park, Wilson Park and Pleasant Valley Park and homeless shelter building improvements for Oxnard residents city-wide. The projects are anticipated to complete in program year 2023-2024. Clearance-Off site improvements activities at Cypress Place have commenced during the program year and will continue through FY 2023-2024. The Court Reconstruction project that was delayed during the FY 2022-2023 program year.

Homelessness services funded by HESG provided 79 persons with emergency shelter services, 17 households were provided rapid rehousing service, and 315 persons with street outreach services in Oxnard during FY 2022-2023.

No rental units were constructed during the program year; however, two programs were awarded HOME funds -the first is Cabrillo Economic Development Corporation's Etting Road project, now known as Dolores Huerta Gardens, who secured all financing for the project in FY 2022-2023. There are 11 HOME-Assisted Units included, with a total of 58 units to be constructed. The project is estimated to be completed in May 2025. The second is the first phase

of Cypress Place at Garden City project with 15 HOME-assisted units out of a total of 90 units to be constructed. The project is estimated to be completed in April 2025.

HOME-ARP: In May of 2023, HUD approved the City of Oxnard's HOME-ARP Allocation Plan. Based on data and feedback received from the community, the City plans to use its HOME-ARP funding to support the creation of new affordable rental housing. The City plans to use its HOME ARP funding in support of proposals received from developers in need of gap financing. The City plans on committing its HOME ARP funds by June of 2024.

CARES ACT CDBG-CV: The City processed an amendment for the CDBG-CV balance of remaining funds in February 2023 in order to move forward with projects related to COVID-19. The Business Assistance Program received additional funding for businesses in Oxnard in response to economic needs created by Covid-19. There were no awarded business grants in FY 2022-2023. The Business Assistance program anticipates awarding business grants in the next fiscal year. The Rental Assistance program was in the process of winding down for services and operational expenses incurred to close out the program. The Homeless Outreach services, operated by Ventura County Health Care Agency, provided a total of 237 people were outreached during the COVID-19 pandemic through the entire COVID response outreach program. This program consisted of two parts that worked in conjunction with each other 1) The portion described in this report that received \$70,000 CDBG-CV funding, and a second portion that received \$120,000 ESG-CV. The 237-total number of clients is across both portions of the overall outreach program. The Homeless program received additional funding to continue homeless services in Oxnard in response to immediate needs created by Covid-19.

CARES ACT ESG-CV, emergency shelter assisted 112 persons (cumulative 523 persons), street outreach program assisted 16 persons (cumulative 521 persons) and 6 households (35 persons) were assisted with rapid rehousing in FY 2022-2023. The ESG-CV funds will continue to assist homeless persons in FY 2023-2024.

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

As part of the AAP development, the City staff scheduled two public hearings including on February 8, 2024 and May 7, 2024.

The Public Hearing-February 8, 2024 provided the opportunity for the public to comment on unmet community needs for FY 2024-2025 AAP. As part of the development process of the AAP, City Staff developed a mailing list of more than 60 emails and addresses consisting of organizations, service providers, Oxnard Housing Authority, Oxnard Senior Centers and cities within Ventura County were provided a copy of the public hearing in English and Spanish. The public hearing notices in English and Spanish were included in the Neighborhood News packets which were distributed weekly for a month prior to the public meeting to approximately 250 Oxnard residents. The public hearing notice was published in the Vida newspaper in English and Spanish, posted on the City website, broadcasted on the public viewing TV Channels 10/35 and posted in public buildings such as the Main Library, City Clerk's Office and Housing Department Administration building. The public comment period started November 10, 2023 and ended on February 8, 2024. During the public comment period there were no written public comments submitted and one verbal public comment was received during the public hearing.

Second public hearing is scheduled to be on May 7, 2024 (1) to provide the opportunity to the public to comment on the projects recommended for funding for FY 2024-2025 AAP and the draft AAP; and (2) to receive recommendations and direction from the City Council regarding the FY 2024-2025 AAP grant funding. This will be updated after the meeting.

#### **5. Summary of public comments**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

First Public Hearing: February 8, 2024

During the first Public Hearing, there was one verbal comment submitted. In addition, no written comments were submitted during the public comment period.

Comment: Sam Carr at Habitat for Humanity of Ventura County for the Home Repair Program. The program provides services to low income homeowners with critical home repairs. Habitat for Humanity is looking to apply for CDBG funding to better serve community members within the City of Oxnard. Sam provided the history about the organization.

Second Public Hearing: May 7, 2024

Public comments will be updated after the meeting.

**6. Summary of comments or views not accepted and the reasons for not accepting them**

During the first Public Hearing, all comments were accepted.

During the second Public Hearing, all comments will be accepted.

**7. Summary**

The City is committed to provide funds that serve the most disadvantaged residents while following HUD’s directives. The City increased awareness of the Annual Action Plan’s public review activities and process by providing the public notice in various ways.

The City sent notices of the public hearing in English and Spanish to more than 60 emails and addresses consisting of organizations, service providers; Oxnard Wilson Senior Center-Special Population Services for persons with disabilities, Oxnard Housing Authority, Multi Service Center-Resident Services in Oxnard Colonia neighborhood, Oxnard Senior Centers and cities within Ventura County. The public hearing notices in English and Spanish were included in the Neighborhood News packets which were distributed weekly for a month prior to the public meeting to approximately 250 Oxnard residents. The public hearing notice was published in the Vida newspaper in English and Spanish, posted on the City website, broadcasted on the public viewing TV Channels 10/35 and posted in public buildings such as the Main Library, City Clerk’s Office and Housing Department Administration building.

The Public Hearings comply with the Americans with Disabilities Act. If the public requires special assistance to participate in a meeting, the individual would contact the City Clerk’s Office. Notice at least 72 hours prior to the meeting will enable the City to reasonably arrange for persons accessibility to the meeting. This notation is included on all city Agenda’s.

**PR-05 Lead & Responsible Agencies – 91.200(b)**

**1. Agency/entity responsible for preparing/administering the Consolidated Plan**

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	Oxnard	
CDBG Administrator	Oxnard	Housing Department
HOPWA Administrator		
HOME Administrator	Oxnard	Housing Department
ESG Administrator	Oxnard	Housing Department
HOPWA-C Administrator		

**Table 1 – Responsible Agencies**

**Narrative (optional)**

The City of Oxnard has designated the Housing Department's Grants Management Division to develop the Annual Action Plan, the Comprehensive Annual Performance and Evaluation Report, and the Regional Consolidated Plan. The Housing Department's Grant Management Division implements and administers programs and activities under the Plan.

### **Consolidated Plan Public Contact Information**

City of Oxnard  
Housing Department  
435 South D Street Oxnard CA 93030  
Phone: (805) 385-8096  
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### **AP-10 Consultation – 91.100, 91.200(b), 91.215(l)**

#### **1. Introduction**

Federal regulations require that a participating jurisdiction consult extensively with community service providers, other jurisdictions and other entities with a potential interest in or knowledge of that jurisdiction's housing and non-housing community development issues. Staff have developed and followed a detailed schedule which provides for and encourages citizen participation emphasizing the participation of persons of low- and moderate-income.

The regional consolidated plan and the annual action plan represent a comprehensive planning effort mainly led by Housing Department-Grants Management Division staff, with involvement of (1) local government experts; (2) the social services community; (3) residents; and, (4) consultation with other local HUD entitlement communities. The following items are examples of the consultation efforts:

- Grants Management Division staff work closely with other City staff members such as: Affordable Housing and Rehabilitation; Homeless Assistance Program; Development Services; Utilities; Treasury; Oxnard Housing Authority; Community Development Services; Code Compliance; Geographical Information System; Recreation and Community Services; and Finance to ensure that careful consideration is given to the City's identified needs, and that programs and services are cost-effective and meet specific goals and objectives in order to develop and implement the Regional ConPlan and the AAP.
- City staff members in the Department or Divisions; Affordable Housing and Rehabilitation, Homeless Assistance Program, Development Services, Utilities, Treasury, Oxnard Housing Authority, Community Development Services, Code Compliance, Geographical Information System, Recreation and Community Services and Finance provide supportive services as needed to accomplish ConPlan development efforts.
- Housing staff during the fiscal year cycle continue to provide HUD program workshops to social service agencies and the opportunities for the residents to participate in the public hearings.
- The Housing staff finalized the City of Oxnard Analysis of Impediments to Fair Housing (AI), which is required by HUD to be submitted once every five years. In January of 2019, the City and the County of Ventura agreed to collaborate on the production of the AI, which was completed and adopted by the Oxnard City Council in May of 2020.

### **Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))**

The City consulted with the agencies and organizations while preparing the AAP, through public hearings, workshops, forum meetings, and training sessions (individuals and group discussions):

- The City of Oxnard City Council will conduct two (2) public hearings, on 2/8/24 and 5/7/2024, as prescribed in the Citizen Participation Plan.
- Grants Management Division staff held four (4) community meetings on 1/18/24, 1/24/24, 2/1/24 and 2/8/24 to obtain input from the community.

- Grants Management Division staff held two (2) grant application workshops on 1/10/24 and 1/17/24 to interested parties to apply for grant funding.
- Resident Input of Community Need Plan Year 2024 Survey was available on the Housing Department, Grants Management website from December 15, 2024 to March 15, 2024 and a survey flyer was distributed weekly in the city neighborhood newsletter.
- A community Fair Housing workshop, free to the public, was conducted by the Housing Rights Center seminar was scheduled on February 21, 2024-Tenants and March 6, 2024 - Landlord.
- Consultations with two affordable housing developers (People Self-Help Housing and Many Mansions) were held throughout the year;
- Attended the regional Continuum of Care (CoC) board and subcommittee meetings to discuss the application, homeless needs and program directions and strategies;
- The City of Oxnard Commission on Homelessness conducts monthly meetings;
- Facilitate monthly meetings bringing together service providers and the Police Department's Homeless Liaison Unit to coordinate services and planning;
- City Lead for Ventura County annual Homeless Point in Time Count;
- Participate in monthly Community Intervention Court meetings with the Oxnard Police Department, service providers, and City Attorney's Office.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

The Ventura County Continuum of Care Alliance (CoC) is a regional consortium covering all communities in Ventura County. The CoC is a collaborative group dedicated to promoting a safe, desirable and thriving community by ending homelessness in Ventura County. The CoC is comprised of a Board of Directors and five sub committees (Homeless Management Information System (HMIS) Steering Committee, Data Performance and Evaluation, Public Information and Outreach, Coordinated Intake, and Housing Service and Coordination). Within these standing committees and the CoC body, are representatives from local housing authorities, homeless service providers, homeless health care, mental health, veterans' services, law enforcement, education, local homeless task forces, business leaders and city/county government representatives.

The coordination of housing assistance and services for homeless persons continues to be implemented through a broad range of public and private funding and service providers that reach: chronically homeless individuals and families with children, veterans, unaccompanied youth, the recently homeless and those at risk of becoming homeless. Other entities involved in the development of policy and implementation of the provision of services include the City Council-appointed Commission on Homelessness, regional bodies such as the CoC Alliance, CoC Data Committee, and CoC Board.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

The Continuum of Care (CoC's) Data Performance and Evaluation Sub Committee is tasked with establishing performance measures and new policies and procedures for all homeless grant funds and activities. The HMIS Steering Committee is tasked with developing the policies and procedures that govern HMIS, which is administered by the County of Ventura.

City staff continue to work with the CoC to develop performance standards for and evaluation of outcomes for ESG-funded projects and activities. Through participation on regional sub-committees staff also continue to inform HMIS policies, procedures, operations and administration.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction’s consultations with housing, social service agencies and other entities**

Table 2- Agencies, groups, organizations who participated on next page.

**Table 2 – Agencies, groups, organizations who participated**

Agency, Group or Organization	CITY OF OXNARD
Agency, Group or Organization Type	PHA Services – Housing Services-homeless Service-Fair Housing Grantee Department
What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs – Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
Briefly describe how the Agency, Group, or Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Oxnard Public Housing Authority and the Affordable Housing Division are under the direction of the Housing Director of the City of Oxnard, as is the Grants Management Division. A bi-monthly management meeting was held for all Housing staff, including OHA staff. The topics were comprehensive and specific with detailed instructions on handling the issues which can be related to housing, homelessness and/or community partnership. Because the OHA is a component unit of the City and a Division of the City Housing Department, coordination occurs on a daily basis.
Agency, Group or Organization	MERCY HOUSE
Agency, Group or Organization Type	Services-homeless
What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless

Briefly describe how the Agency, Group or Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Discussed outreach, case management and homeless services provided by Mercy House to support overnight shelter for the homeless.
Agency, Group or Organization	PEOPLES SELF HELP
Agency, Group or Organization Type	Non-Profit
What section of the Plan was addressed by Consultation?	Housing Need Assessment
Briefly describe how the Agency, Group or Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	During the current fiscal year People Self-Help Housing submitted a funding application requesting HOME-ARP program funding for the development of a 100% affordable housing development, known as Cypress Place at Garden City Phase 2. A total of \$1,200,000 in HOME-ARP funding is being requested for the second phase, which will include a total of 60 rental units. Staff is currently reviewing their application.
Agency, Group or Organization	Many Mansions
Agency, Group or Organization Type	Non-Profit CHDO
What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
Briefly describe how the Agency, Group or Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	During the current fiscal year Many Mansions submitted a funding application requesting HOME-ARP program funding for the development of a 100% affordable housing development, known as the Aspire Apartments, which will include 88 units. In March 2024 Staff issued a conditional award letter to Many Mansions a \$1,200,000 HOME-ARP loan for development of the project. Final award of funding is conditional on the developer securing all required funding for the project and satisfying all HOME-ARP pre-funding commitment requirements.
Agency, Group or Organization	THE KINGDOM CENTER
Agency, Group or Organization Type	Services – Housing Services-Children Services-Victims of Domestic Violence Services-homeless
What section of the Plan was addressed by Consultation?	ADA compliance and resource development

<p>Briefly describe how the Agency, Group or Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The Kingdom Center was toured by staff and determined areas of the facility that could be upgraded, enhanced and modified to promote greater access for persons with disabilities. In 2020-2021, architectural plans were completed for the project, and it is anticipated that the construction phase of the project will commence in 2023. The project includes not only ADA improvements and increased accessibility in the exterior of the complex, but also an expansion of bathroom capacity to meet the needs of the client population.</p>
<p>Agency, Group or Organization</p>	<p>County of Ventura Human Services Agency</p>
<p>Agency, Group or Organization Type</p>	<p>Services-homeless  Services-Health  Other government - County</p>
<p>What section of the Plan was addressed by Consultation?</p>	<p>Homeless Needs - Chronically homeless  Homeless Needs - Families with children  Homelessness Needs – Veterans  Homelessness Needs - Unaccompanied youth  Lead-based Paint Strategy</p>
<p>Briefly describe how the Agency, Group or Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Created and implemented a coordinated plan conducting encampment response at a large homeless encampment. The City conferred with the Ventura county Public Health Department regarding addresses of housing units wherein children have been identified as lead-poisoned in the City of Oxnard. Prior to implementation of the 2024 Annual Action Plan, the City will receive a list of addresses if such a list exists. Any rehabilitation activities on housing units constructed prior to 1978 will have lead hazards identified and actions taken to remove the hazard. The City's Affordable Housing Division does not own or manage any housing units. All units for which HOME and CDBG assistance is provided for homebuyer assistance or homeowner rehabilitation are administered in compliance with HUD's HOME or CDBG regulations for lead-based paint, as applicable inspections requirements. With respect to units owned or assisted by the Oxnard Housing Authority, there have been no cases of Public Housing tenants and/or Section 8 participant households reporting or having been discovered to have poisoned children or any child with "Environmental Intervention Blood Lead Level"(EBLL). OHA staff provides a brochure related to lead based paint hazards to all new program participants and tenants. Maintenance staff attends training and seminars to stay current with the State of California Lead Awareness Training requirements.</p>
<p>Agency, Group or Organization</p>	<p>Housing Rights Center</p>
<p>Agency, Group or Organization Type</p>	<p>Service-Fair Housing</p>

What section of the Plan was addressed by Consultation?	Fair Housing, Discrimination
Briefly describe how the Agency, Group or Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City contracts with a professional fair housing service provider, the Housing Rights Center (HRC), through a regional agreement with the County of Ventura. The HRC provides fair housing counseling, discrimination complaint investigation, complaint processing, and dispute resolutions services for Oxnard tenants, home seekers, and housing providers. In addition, twice every year the HRC staff provides free fair housing training seminars for the public, along with a bi-annual training presented to the staff of the Oxnard Housing Authority and city housing staff on their fair housing obligations and responsibilities.

**Identify any Agency Types not consulted and provide rationale for not consulting**

Not Applicable

**Other local, regional, state or federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Ventura County CEO's Office	The goals of the Strategic Plan overlap with the goals of each plan by ensuring homeless persons have access to adequate services to help reduce the incidence of homelessness.
Oxnard Housing Authority Agency Plan	Oxnard Housing Authority	The OHA Plan presents the program policies and procedures related to Public Housing units and the Section 8 housing program, which overlaps with the AAP for delivering and providing affordable housing units to Oxnard residents. OHA is currently administering 15 set aside homeless preference vouchers per fiscal year, 77 VASH vouchers, 46 Emergency Housing vouchers, 10 Family Unification vouchers and 40 Mainstream vouchers.
City of Oxnard Housing Element	State of California Housing and Community Development	The City's Adopted Amended 2021-2022 6th cycle Housing Element was approved by City Council on October 4, 2022, and certified by HCD on Oct. 25, 2022, identifies and analyzes the current and future housing needs of residents within the City of Oxnard (City). This document establishes housing goals, policies, and programs to meet the needs of certain special populations and provide adequate development opportunities for the private and non-profit sectors. The housing requirements of lower income households and special needs groups are given particular attention.
Regional Housing Needs Allocation	Southern California Association of Governments	The City is in the region covered by the Southern California Association of Governments (SCAG). For each Housing Element planning cycle, SCAG is required to determine the Regional Housing Need Assessment (RHNA) allocation for each city and unincorporated county areas within the SCAG region. For the 2021-2029 6th Cycle Housing Element period, SCAG has allocated to the City 8,549 dwelling units, of which 2,911 units are required to be affordable to lower income households and 1,538 are affordable to moderate income households.

### **Table 3 – Other local, regional or federal planning efforts**

#### **Narrative (optional)**

Implementation of the 2024 Action Plan requires coordination and compliance with the local and regional needs established by the City of Oxnard, County of Ventura, Southern California Association of Governments and the State of California.

California state law requires Metropolitan Planning Organizations (MPOs) to determine the existing and projected housing need for their regions. The County of Ventura and City of Oxnard are part of the Southern California Association of Governments (SCAG) MPO, which also includes Los Angeles, Orange, Riverside, San Bernardino, and Imperial counties. For each Housing Element planning cycle, SCAG determines the share of existing and projected housing need by affordability level using the Regional Housing Need Assessment (RHNA) process for its 192-member jurisdictions.

City of Oxnard’s General Plan contains a Housing Element that makes “adequate provision for the existing and projected housing needs of all economic segments of the community.” The Housing Element must be revised and updated every eight years after 2010 due to SB 375 which made changes to better align the schedule for regional housing needs assessments and local government housing element updates with schedules for adopting regional transportation plans (RTPs). A community is not obligated to actually construct housing to all in need but the Housing Element establishes programs to accommodate, facilitate, and provide policies for the construction of housing in all income categories. The Housing Element also identifies locations where affordable housing, including special needs housing, will be accommodated, and provides the necessary zoning and general plan land use designations to facilitate the construction of affordable housing on key parcels which have been contemplated for affordable housing in prior housing element cycles. RHNA is integral to the development of a Sustainable Community Strategy (SCS). The Housing Element is a planning document, which establishes the City’s plan for meeting the jurisdictions eight-year RHNA allocation. The Housing Element establishes local densities to achieve RHNA housing allocations, as well as Housing Element programs to achieve RHNA goals while meeting the City’s approach at achieving SCAG’s SCS’s, and RTP goals.

The time frame during which housing accomplishments towards the RHNA can be counted (RHNA cycle) is June 30, 2021 through October 15, 2029. The City seeks to conserve and rehabilitate existing housing as well as provide opportunities for new development. The 2021-2029 RHNA determined that 2,911 units are required to be affordable to lower income households and 1,538 are affordable to moderate income households over the eight-year cycle.

The City Housing Department’s mission is to promote the general welfare of the City by remedying unsafe and substandard housing, and by relieving the shortage of affordable housing for City residents. This mission is consistent with the City’s General Plan and laws governing our housing funds and resources. The purpose of the Housing Department is to provide decent, safe, attractive, sanitary, and well-maintained housing for eligible low and very low-income families in a manner that promotes commitment, exemplary customer service, economy, efficiency, and the social well-being of the residents.

All City housing projects undertaken with federal funds from HUD or other state or federal funding source must comply with the requirements of the City’s Housing Element, General Plan, SCAG, State of California Housing and Community Development Department (HCD) and HUD.

#### **AP-12 Participation – 91.105, 91.200(c)**

##### **1. Summary of citizen participation process and Efforts made to broaden citizen participation**

###### **Summarize citizen participation process and how it impacted goal-setting**

The City of Oxnard follows the guidance established in the Oxnard Citizen Participation Plan (Ocpp) approved on July 10, 2018, which updates the local procedures pursuant to the requirements of Title 24, CFR Section 91.105(a). The Ocpp was amended to include the CARES Act Addendum on October 6, 2020 and the Ocpp was amended on May 16, 2023.

The Oxnard Citizen Participation Plan sets forth the procedures for the development of the annual action plan, the consolidated plan, and any substantial amendments to these plans, as well as procedures for the preparation of the

comprehensive annual performance and evaluation and the assessment of fair housing. (See Attachments: Grantee Unique Appendices)

The City of Oxnard encourages citizen participation by consulting with citizens, public service organizations, City staff and allows public comments and public input throughout the development process of the plans addressed in the citizen participation plan. City of Oxnard aids citizens that are unable to speak English, minorities and those with disabilities to participate in the process of developing the plans addressed in the citizen participation plan. The 2024 AAP was developed in conjunction with residents and organizations through a public participation process that included workshops and public hearings conducted by City staff:

- 1) Two public hearings were held; the first public hearing, 2/8/2024 and the final public hearing, 5/7/2024 were before City of Oxnard City Council where citizen's public comments were allowed are required by the citizen participation plan;
- 2) Four community meetings were held by the Housing Department staff; the community meetings were on 1/18/24, 1/24/24, 2/1/24 and 2/8/24 to obtain input from the community;
- 3) Two workshops for CDBG and HESG programs conducted by Housing Department staff, followed up by consultations, as well as, providing technical assistance to the community and agencies (service providers) through emails, phone conversations, and meeting; the community meeting were held on 1/10/24 and 1/17/24;
- 4) All applications for funding were reviewed by Housing - Grants Management staff for eligibility and grants compliance and then forwarded to management;
- 5) Meetings are conducted by Housing – Grant management staff for sub-recipients awardees;
- 6) Other workshops and meetings were handled by Affordable Housing staff and Fair Housing staff;
- 7) Meetings attended and participated by Homeless Assistance Program staff related to CoC and Emergency Solutions Grant

**Citizen Participation Outreach**

Mode of Outreach	Target of Outreach	Summary of response and attendance	Summary of comments received	Summary of comments not accepted and reasons
Public Hearing	Minorities Non-English Speaking Specify other language: Spanish Persons with disabilities Non-targeted or broad community	Public Hearing occurred on February 8, 2024; Four persons attended the public hearing.	First Public Hearing- no written comment and one verbal comment was received. The verbal comment was from Habitat for Humanity of Ventura County for the HOME Repair Program. The program provides services to low income homeowners with critical home repairs. Habitat for Humanity is looking to apply for CDBG funding to better serve community members within the City of Oxnard. Habitat for Humanity provided the history of the organization.	All comments accepted

Mode of Outreach	Target of Outreach	Summary of response and attendance	Summary of comments received	Summary of comments not accepted and reasons
	Residents of Public and Assisted Housing			
Newspaper Ad	Non-targeted and broad community	<p>Advertisement for the public hearing notice and the 30-day public comment period was published in the Vida newspaper in English and Spanish on January 11, 2024.</p> <p>Notices were broadcasted on Public Channel 10 and 35,</p> <p>Public Notices mailed to Oxnard Residents</p> <p>Notices were posted on the City of Oxnard website both in Spanish and English.</p>	No comments were received	No comments were received
Community Meetings	<p>Minorities</p> <p>Non-English Speaking</p> <p>Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted or broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>One person attended the community meeting.</p> <p>The community meetings were located at the Oxnard Public Library on 1/18/24,</p> <p>Community Room at Terraza De Las Cortes on 1/24/24</p> <p>South Oxnard Center 2/1/24 and</p> <p>Virtual meeting on 2/8/24.</p>	<p>Comments were The Resident stated he resides in Hobson Park East community and the Excello bathroom is installed and in use. He would like a mural in the park with a youth art component. The playground is installed but fenced off and not finished yet. Biggest improvements need to be removing the old restroom. The old restroom is a nuisance and disgrace, not usable, drug crime and vagrants. The new lights need to be stronger. They look like night lights. Resident stated: Improve quality of life in the neighborhood, safety in parks, and Community Center East park most dangerous. Applying for CDBG funds but not a non-profit organization. Discussion about community housing development organizations (CHDO) and the</p>	All comments accepted

Mode of Outreach	Target of Outreach	Summary of response and attendance	Summary of comments received	Summary of comments not accepted and reasons
			neighborhood council. Downtown Oxnard to have live/work housing with a 5-story building and business on the first floor. The Tierra Vista neighborhood needs a park.	
Resident Survey	Minorities Non-English Speaking Specify other language: Spanish Persons with disabilities Non-targeted or broad community	14 people submitted Resident surveys to provide needs in the community. Survey provided in English & Spanish	<p>Comments were</p> <p>1.) Accessibility- in terms of navigating city rules and affordability. Make permitting, restrictions, and fees simpler, less arduous, and more flexible: For entrepreneurs, people are trying to hustle and the city puts up roadblocks. We, and many others we talk with, chose to relocate (or close) our businesses because the permitting, restrictions, and licensing was easier anywhere else and we no longer wanted to work with the City. None of the options for "economic development" in this survey would affect that decision.</p> <p>For residents, fees are disproportionate to other cities in the county - even wealthier, higher median-income cities - and therefore inaccessible to many based on our city's median income. For example, fees for using park facilities. They are more expensive than elsewhere in the county, sometimes by 5-10x, and therefore inaccessible to the residents of the city they are supposedly for. Another example are the short-term rental rules that favor wealthier residents with multiple homes. Because of how expensive the fees are, the only people who can afford to do it are those who do so full-time, which favors a small percentage of Oxnard's residents, and also worsens the housing situation here. Those who want to do so part-time, or part of their</p>	All comments accepted

Mode of Outreach	Target of Outreach	Summary of response and attendance	Summary of comments received	Summary of comments not accepted and reasons
			<p>residence, who need small supplemental income without giving up their only home can't afford to. While the city claims to be on board with these goals, they seem unwilling to make reasonable compromises necessary to do so. For example, the Microenterprise Home Kitchen Operations is already a state law, but the city voted not to recommend Ventura County allow it. They discussed building a commercial kitchen instead, which would still be inaccessible to many microbusinesses, and even they were very particular about how to go about it and reflected a very specific, non-inclusive set of values and viewpoints that dismissed the values and concerns expressed by so many others. I have heard from businesses, residents, and contractors with the city that the permitting process (across the board) is the most demanding and difficult to work with. This is the primary "need" I would want to see addressed;</p> <p>2.) Sanitary &amp; Graffiti clean-up;</p> <p>3.) Facade Improvements, Small Business Expansions, Daycare Assistance, At-risk Homelessness, Educational Opportunities such as field trips for local students and career exploration and planning for them;</p> <p>4.) A hub or community space for entrepreneurs to gather and create an ecosystem to assist each other, take classes, etc.;</p> <p>5.) The Housing Portal needs to be translated into Spanish;</p> <p>6.) Can we get rid of the performing arts to build more housing;</p>	

Mode of Outreach	Target of Outreach	Summary of response and attendance	Summary of comments received	Summary of comments not accepted and reasons
			Comment #7 through #10 are attached to the Annual Action Plan.	
Public Hearing	Minorities Non-English Speaking Specify other language: Spanish Persons with disabilities Non-targeted or broad community Residents of Public and Assisted Housing Low- and mod-income Oxnard residents	Second public hearing will be held on May 7, 2024	2nd Public Hearing comments - will be updated after the meeting.	All comments will be accepted
Newspaper Ad	Non-targeted or broad community	Advertisement for 2nd public hearing notice and the 30-day public comment period will be published in the Vida newspaper in English and Spanish on April 4, 2024; English and Spanish versions of Notices will be broadcasted on Public Channel 10 and 35, Public Notices regarding Public Hearings will be sent out to Oxnard Residents, 60 notices mailed out and emailed, and Notices will be posted on the City of	Comments will be updated after the meeting.	All comments will be accepted

Mode of Outreach	Target of Outreach	Summary of response and attendance	Summary of comments received	Summary of comments not accepted and reasons
		Oxnard website both in Spanish and English.		
Internet Outreach	Non-targeted or broad community	Not Measured	No comments received	No Comments Received

**Table 4 – Citizen Participation Outreach**

**Expected Resources**

**AP-15 Expected Resources – 91.220(c)(1,2)**

**Introduction**

In Plan year 2024, the ESTIMATED formula grant calculations of HUD allocations to City of Oxnard are CDBG \$2,213,917, HOME \$768,867 and HESG \$207,883, a total of \$3,190,667 in entitlement grants from HUD. In addition, estimated program income of \$100,000 for CDBG programs and \$100,000 for HOME programs. This will increase total available resources from the 2024 Plan year to \$3,390,667. The source of program income comes principally from repayment of loans and recaptures from defaults. Those funds will be used towards meeting the goals and objectives of the 2024 AAP.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation	Program Income	Prior Year Resources	Total		
CDBG	public federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,213,917	100,000	0	2,313,917	697,212	Block grant from HUD to address housing, community development, and economic development needs. 2024 CDBG ESTIMATE Allocation and Program income is \$2,313,917 available resources from CDBG Plan year 2024. Uses of the available resources will be according to the funding priorities set forth in the ConPlan. The specific

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation	Program Income	Prior Year Resources	Total		
								Activities will be set up in IDIS. The uses of funds will be capped according to the HUD regulations for: (1) Admin and Planning – no more than 20%, or \$462,783 and (2) Public Services up to 15%, or \$347,087. The 2024 balance will be distributed as Public Improvements & Other Programs as detailed by the City during the AAP process.
HOME	Public federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	768,867	100,000	0	868,867	0	Grant from HUD to address affordable housing needs. In plan year 2024, HOME ESTIMATE Allocation is \$768,867 and expected program income is \$100,000; total of \$868,867. Uses of funds are;  (1) Administration - no more than 10% or \$86,886 and  (2) CHDO Set Asides - at 15% or \$115,330. In addition, \$666,651 is available for housing development. In addition to the CHDO set-aside.
ESG	Public federal	Conversion and rehab for	207,883	0	0	207,883	0	Grant from HUD to address needs and services for homeless

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation	Program Income	Prior Year Resources	Total		
		transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing						<p>persons or persons at risk of becoming homeless. Plan year 2024 ESTIMATE available resources for HESG is \$207,883. The limited availability of HESG resources is spread across the uses identified in this table.</p> <p>1) HESG Administration and Planning costs are no more than 7.5% or \$15,591 and</p> <p>(2) Emergency Shelter and Street Outreach cost is no more than 60%, or \$124,729. The 2024 balance will be distributed as Homeless Prevention, HMIS, &amp; Rapid Re-Housing eligible activities as detailed by the City during the AAP process.</p>
Other	Public federal	Other	0	0	0	0	0	<p>Allocated in PY 2020, \$5,255,055 in ESG-CV funding to prevent, prepare for, and respond to the coronavirus pandemic among individuals and families who are homeless or receiving homeless prevention activities to mitigate impacts of COVID-19</p>

**Table 1 - Expected Resources – Priority Table**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

CDBG funds are leveraged, although not required, by city and subrecipients providers with government agency, in-kind, private foundations and contributions monies who provide services to low/moderate income persons. Affordable housing developments utilizing HOME funds typically use HOME monies to leverage millions of dollars in state, federal, and private financing. HESG funds are matched dollar for dollar by non-profit agencies providers with government agency, in-kind, private foundations, Ventura County Continuum of Care monies who provide critical services such as assisted housing, services and shelter to vulnerable populations who are at-risk of becoming homelessness or homeless persons and families. HESG funds are matched dollar for dollar by Subrecipients.

This fiscal year the City will apply for the Neighborhood Choice Initiative grant. In the grant, the City will target two specific neighborhoods within the grant application – the South Oxnard neighborhood and La Colonia. CDBG, HOME, and ESG funding will also have a focus in these neighborhoods within the 2024-25 program year and the subsequent five years to come

**If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

The city property leased for homeless shelter at 1450 South Rose Avenue, Oxnard, CA

Temporary Emergency at 351 South K Street, Oxnard, CA

Oxnard Housing Authority Public Housing Sites

There is a balance of \$3.1 million in CDBG funding carryover that is planned for acquisition, demolition, and rehabilitation of proposed housing and commercial development to benefit low- and moderate-income residents.

**Discussion**

The resources for 2024 AAP will accomplish more activities but will not meet all the needs prevalent throughout the city.

Allocated in PY 2020, CARES Act funding is included in "Other" section in table above, \$3,088,367 in CDBG-CV funds to be used to prevent, prepare for and respond to the coronavirus and \$5,255,055 in ESG-CV funding to prevent, prepare for, and respond to the coronavirus pandemic among individuals and families who are homeless or receiving homeless prevention activities to mitigate the impacts of COVID-19. CDBG-CV and ESG-CV allocation in plan year 2020-21.

**Annual Goals and Objectives**

**AP-20 Annual Goals and Objectives**

**Goals Summary Information**

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Improve Supply of Affordable Housing	2020	2024	Affordable Housing	NA	New Rental Housing Rehabilitation & Preservation of Existing Housing	CDBG: \$100,000 HOME: \$781,981	Rental units constructed: 5 Household Housing Unit Homeowner Housing Rehabilitated:

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
								7 Household Housing Unit
2	Enhance Economic Stability	2020	2024	Non-Housing Community Development	NA	Increase Job Skills Facade Improvements Local Entrepreneurship	CDBG: \$0	Facade treatment and business building rehabilitation: 0 Business Jobs created or retained: 0 Jobs Businesses assisted: 0 Businesses Assisted
3	Increase Social Services	2020	2024	Non-Homeless Special Needs	NA	Assistance for Senior Residents Social Services Youth Activities and Services Homelessness	CDBG: \$347,087	Public service activities other than Low- and Moderate-Income Housing Benefit: 450 Persons Assisted
4	Work to End Homelessness	2020	2024	Homeless	NA	Homelessness	ESG: \$207,883	Tenant-based rental assistance and Rapid Rehousing: 11 Households Assisted Homeless Person Overnight Shelter: 14 Persons Assisted Other: 75 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Create Quality Neighborhoods	2020	2024	Non-Housing Community Development	NA	Streets and Streetscapes Disaster Planning and Recovery Utilities and Public Infrastructure	CDBG: \$1,404,046	Public Facility or Infrastructure Activities other than Low- and Moderate-Income Housing Benefit: 17,000 Persons Assisted
6	Effective Administration	2020	2024	Planning and Administration	NA	New Rental Housing Housing Support and Stability Homeownership Opportunities Rehabilitation and Preservation of Existing Housing Assistance for Senior Residents Increase Job Skills Facade Improvements Local Entrepreneurship Social Services Youth Activities and Services Homelessness Streets and Streetscapes Parks and Community Space Disaster Planning and Recovery	CDBG: \$462,783 HOME: \$86,886	Other: 0 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
						Utilities and Public Infrastructure		

**Table 2 – Goals Summary**

**Goal Descriptions**

1	<b>Goal Name</b>	Improve Supply of Affordable Housing
	<b>Goal Description</b>	Create and preserve stable, safe, and resilient affordable housing opportunities for homeowners and renters including special needs groups such as farmworkers, persons with disabilities, and the elderly throughout Ventura County.
2	<b>Goal Name</b>	Enhance Economic Stability
	<b>Goal Description</b>	Enhance economic stability and prosperity by increasing economic opportunities for residents through job skills training and promotion of local entrepreneurship.
3	<b>Goal Name</b>	Increase Social Services
	<b>Goal Description</b>	Increase access to homeless services, mental health, and wellness services, youth activities, senior activities, and social service activities for residents.
4	<b>Goal Name</b>	Work to End Homelessness
	<b>Goal Description</b>	Work alongside the Ventura County Continuum of Care to end homelessness within Ventura County by providing housing, emergency shelter, and social services to homeless persons or those at risk of homelessness.
5	<b>Goal Name</b>	Create Quality Neighborhoods
	<b>Goal Description</b>	Enhance access to quality, resilient, and livable neighborhoods by improving publicly owned facilities and infrastructure such as parks, streets, sidewalks, and community buildings, including improving accessibility to meet Americans with Disabilities Act (ADA) standards.
6	<b>Goal Name</b>	Effective Administration
	<b>Goal Description</b>	Create and maintain effective housing and community development programs that address the priority needs listed within the Consolidated Plan, comply with all U.S. Housing and Urban Development (HUD) requirements, and achieve the goals and objectives set out by each Ventura County jurisdiction.

**Projects**

**AP-35 Projects – 91.220(d)**

**Introduction**

These are 2024 Plan year Projects designed to accomplish the goals and objectives of the 2024 AAP. The 2024 Projects will organize Activities in IDIS under the Projects setup in this section of AAP. The Projects are New Rental Housing, Rehabilitation & Preservation of Existing Housing, Assistance for Senior Residents, Other Public Services, Youth Activities and Services, Homeless Assistance, Public Improvement & Infrastructure, Street & Streetscapes and Administration and Planning.

**Projects**

#	Project Name
1	NEW RENTAL HOUSING
2	REHABILITATION & PRESERVATION OF EXISTING HOUSING
3	ASSISTANCE FOR SENIOR RESIDENTS
4	OTHER PUBLIC SERVICES
5	YOUTH ACTIVITIES AND SERVICES
6	HOMELESS ASSISTANCE
7	PUBLIC FACILITY & IMPROVEMENT
8	STREET AND STREETSCAPES
9	ADMINISTRATION

**Table 3 - Project Information**

**Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

The allocation priorities are based on the annual needs identified in coordination with other city departments. Public service allocations are determined by the participation from other providers to meet the goals of the ConPlan. HOME funds are balanced between development projects and single-family housing needs. HESG allocation are targeted exclusively for the needs of the homeless population.

**AP-38 Project Summary**

**Project Summary Information**

<b>1</b>	<b>Project Name</b>	NEW RENTAL HOUSING
	<b>Target Area</b>	NA
	<b>Goals Supported</b>	Improve Supply of Affordable Housing
	<b>Needs Addressed</b>	New Rental Housing
	<b>Funding</b>	HOME: \$781,981
	<b>Description</b>	PARTICIPATION IN HOUSING DEVELOPMENT FUNDING ASSISTANCE

	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	5 LOW- AND MODERATE-INCOME HOUSEHOLDS
	<b>Location Description</b>	CITY OF OXNARD, CALIFORNIA
	<b>Planned Activities</b>	FINANCIAL ASSISTANCE TO A COMMUNITY HOUSING DEVELOPMENT ORGANIZATION FOR THE DEVELOPMENT OF AT LEAST 5 HOUSING UNITS FOR LOW- AND MODERATE-INCOME HOUSEHOLDS IN OXNARD. THIS PROJECT INCLUDES 15% OF HOME ALLOCATION SET ASIDE FOR CHDO'S, OR \$115,330
2	<b>Project Name</b>	REHABILITATION & PRESERVATION OF EXISTING HOUSING
	<b>Target Area</b>	NA
	<b>Goals Supported</b>	Improve Supply of Affordable Housing
	<b>Needs Addressed</b>	Rehabilitation & Preservation of Existing Housing
	<b>Funding</b>	CDBG: \$100,000
	<b>Description</b>	REHABILITATION OF HOMEOWNER UNITS TO INCREASE THE QUALITY OF AFFORDABLE RENTAL HOUSING UNITS AND/OR PRESERVE HOUSING AFFORDABILITY.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	7 LOW- AND MODERATE-INCOME HOUSEHOLDS HOUSING UNITS
	<b>Location Description</b>	VARIOUS LOCATIONS THROUGHOUT CITY OF OXNARD
	<b>Planned Activities</b>	HABITAT FOR HUMANITY OF VENTURA COUNTY WILL PROVIDE HOMEOWNER REHABILITATION ASSISTANCE FOR LOW- AND MODERATE-INCOME HOUSING HOUSEHOLDS IN OXNARD.
3	<b>Project Name</b>	ASSISTANCE FOR SENIOR RESIDENTS
	<b>Target Area</b>	NA
	<b>Goals Supported</b>	Increase Social Services
	<b>Needs Addressed</b>	Assistance for Senior Residents

	<b>Funding</b>	CDBG: \$93,000
	<b>Description</b>	PUBLIC SERVICES SUBJECT TO 15% CAP OF 2024 CDBG ALLOCATION AND PROGRAM INCOME. FUNDING FOR SENIOR SERVICES TO INCREASE THE QUALITY OF LIFE.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	107 PERSONS WILL BE ASSISTED WITH SENIOR SERVICES
	<b>Location Description</b>	CITY-WIDE; VARIOUS LOCATIONS THROUGHOUT CITY OF OXNARD
	<b>Planned Activities</b>	1) ASSISTING WITH SENIOR SERVICES NEEDS BY OXNARD HOUSING AUTHORITY AND CITY OF OXNARD RECREATION AT 2) PALM VISTA SENIOR CENTER
<b>4</b>	<b>Project Name</b>	OTHER PUBLIC SERVICES
	<b>Target Area</b>	NA
	<b>Goals Supported</b>	Increase Social Services
	<b>Needs Addressed</b>	Social Services
	<b>Funding</b>	CDBG: \$118,000
	<b>Description</b>	PUBLIC SERVICES SUBJECT TO 15% CAP OF 2024 CDBG ALLOCATION AND PROGRAM INCOME. FUNDING FOR HOMELESS SERVICES, MENTAL HEALTH SERVICES AND RENTAL ASSISTANCE SERVICES.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	25 LOW- AND MODERATE-INCOME INDIVIDUALS WILL BE ASSISTED WITH MENTAL HEALTH SERVICES, 5 INDIVIDUALS WILL BE ASSISTED WITH RENTAL ASSISTANCE AND 28 HOMELESS INDIVIDUALS WILL BE ASSISTED WITH EMERGENCY SHELTER AND SERVICES.
	<b>Location Description</b>	CITY-WIDE; VARIOUS LOCATIONS THROUGHOUT CITY OF OXNARD
	<b>Planned Activities</b>	1) EMERGENCY SHELTER SERVICES FOR HOMELESS BY TURNING POINT FOUNDATION, 2) FOUL WEATHER SHELTER FOR HOMELESS BY CITY OF OXNARD HOUSING 3) RENTAL ASSISTANCE WILL BE PROVIDED BY THE SALVATION ARMY, AND 4) MENTAL HEALTH SERVICES BY CALIFORNIA LUTHERAN UNIVERSITY

5	<b>Project Name</b>	YOUTH ACTIVITIES AND SERVICES
	<b>Target Area</b>	NA
	<b>Goals Supported</b>	Increase Social Services
	<b>Needs Addressed</b>	Youth Activities and Services
	<b>Funding</b>	CDBG: \$136,087
	<b>Description</b>	PUBLIC SERVICES SUBJECT TO 15% CAP OF 2024 CDBG ALLOCATION AND PROGRAM INCOME. FUNDING FOR YOUTH RECREATIONAL AND EDUCATIONAL PROGRAMS; YOUTH FROM LOW-AND MODERATE-INCOME HOUSEHOLDS.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	285 YOUTH WILL BE ASSISTED WITH YOUTH SERVICES AND RECREATIONAL AND EDUCATIONAL PROGRAMS IN LOW- AND MODERATE-INCOME NEIGHBORHOODS
	<b>Location Description</b>	CITY-WIDE; VARIOUS LOCATIONS THROUGHOUT CITY OF OXNARD
<b>Planned Activities</b>	CITY OF OXNARD RECREATION AT 1) POLICE ACTIVITIES LEAGUE AND 2) SOUTHWINDS YOUTH CENTER	
6	<b>Project Name</b>	HOMELESS ASSISTANCE
	<b>Target Area</b>	NA
	<b>Goals Supported</b>	Work to End Homelessness
	<b>Needs Addressed</b>	Homelessness
	<b>Funding</b>	ESG: \$207,883
	<b>Description</b>	HEARTH EMERGENCY SOLUTIONS GRANT FUNDS TO PROVIDE FINANCIAL ASSISTANCE TO VARIOUS SERVICE PROVIDERS FOR EMERGENCY SHELTER AND STREET OUTREACH SUBJECT TO 60% CAP; HOMELESS PREVENTION, RAPID RE-HOUSING, AND HMIS ACTIVITIES TO SERVE HOMELESS INDIVIDUALS AND FAMILIES, AND THOSE AT-RISK OF BECOMING HOMELESS. STREET OUTREACH AND EMERGENCY SHELTER ACTIVITIES WILL BE LIMITED TO 60% OF HESG ALLOCATION ESTIMATED, OR \$124,729. ADMINISTRATION AND PLANNING COST SUBJECT TO CAPS (7.5% OF ALLOCATION), ESTIMATED \$15,591. ALL HESG SUBRECIPIENTS ARE REQUIRED BY THE CITY OF OXNARD TO PROVIDE MATCHING FUNDS OF A DOLLAR FOR EVERY DOLLAR HESG GRANT DOLLARS RECEIVED.

	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	EMERGENCY SHELTER WILL BE PROVIDED TO 14 INDIVIDUALS; STREET OUTREACH WILL BE PROVIDED TO 75 INDIVIDUALS; AND RAPID REHOUSING WILL BE PROVIDED TO 11 HOUSEHOLDS
	<b>Location Description</b>	CITY-WIDE; VARIOUS LOCATIONS THROUGHOUT CITY OF OXNARD
	<b>Planned Activities</b>	1)TURNING POINT FOUNDATION WILL PROVIDE EMERGENCY SHELTER 2) MERCY HOUSE WILL PROVIDE RAPID REHOUSING 3) UNITED WAY OF VENTURA COUNTY WILL PROVIDE RAPID REHOUSING AND CITY OF OXNARD WILL PROVIDE 4) STREET OUTREACH 5) FOUL WEATHER SHELTER 6) HMIS ACTIVITIES, AND 7) ADMINISTRATION AND PLANNING
<b>7</b>	<b>Project Name</b>	PUBLIC FACILITY & IMPROVEMENT
	<b>Target Area</b>	NA
	<b>Goals Supported</b>	Create Quality Neighborhoods
	<b>Needs Addressed</b>	Utilities and Public Infrastructure
	<b>Funding</b>	CDBG: \$404,046
	<b>Description</b>	NEIGHBORHOOD IMPROVEMENTS WITHIN LOW- AND MODERATE-INCOME AREAS
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	THIS PROJECT WILL ACCOUNT FOR A NEIGHBORHOOD IMPROVEMENT IN LOW- AND MODERATE-INCOME CENSUS TRACT NEIGHBORHOOD, ESTIMATED AT 7,000 PERSONS
	<b>Location Description</b>	LOW- AND MODERATE-INCOME AREAS
	<b>Planned Activities</b>	NEIGHBORHOOD IMPROVEMENT IN LOW- AND MODERATE-INCOME AREA IN OXNARD
<b>8</b>	<b>Project Name</b>	STREET AND STREETSCAPES
	<b>Target Area</b>	NA

	<b>Goals Supported</b>	Create Quality Neighborhoods
	<b>Needs Addressed</b>	Streets and Streetscapes
	<b>Funding</b>	CDBG: \$1,000,000
	<b>Description</b>	STREET IMPROVEMENT AND SIDEWALKS WITH ADA ACCESS RAMPS WITHIN LOW- AND MODERATE-INCOME AREAS
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	THIS PROJECT WILL ACCOUNT FOR A STREET IMPROVEMENT IN LOW- AND MODERATE-INCOME CENSUS TRACT NEIGHBORHOOD, ESTIMATED AT 7,000 PERSONS
	<b>Location Description</b>	LOW- AND MODERATE-INCOME AREAS
	<b>Planned Activities</b>	LA COLONIA NEIGHBORHOOD STREET IMPROVEMENT AND SIDEWALKS WITH ADA ACCESS RAMPS IN LOW- AND MODERATE-INCOME AREA IN OXNARD
<b>9</b>	<b>Project Name</b>	ADMINISTRATION
	<b>Target Area</b>	NA
	<b>Goals Supported</b>	Effective Administration
	<b>Needs Addressed</b>	New Rental Housing Housing Support and Stability Homeownership Opportunities Rehabilitation & Preservation of Existing Housing Assistance for Senior Residents Increase Job Skills Facade Improvements Local Entrepreneurship Social Services Youth Activities and Services Homelessness Streets and Streetscapes Parks and Community Space Disaster Planning and Recovery Utilities and Public Infrastructure

<b>Funding</b>	CDBG: \$462,783 HOME: \$86,886
<b>Description</b>	ADMINISTRATION AND PLANNING COSTS SUBJECT TO CAPS FOR EACH FUNDING SOURCE; CDBG (20% of Allocation & PI) AND HOME (10% of Allocation & PI)
<b>Target Date</b>	6/30/2025
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	ADMINISTRATION AND PLANNING ACTIVITIES WILL BENEFIT FAMILIES CITYWIDE. AN ESTIMATED 202,000 PERSONS WILL BENEFIT FROM THIS ACTIVITY OF WHICH OVER 60% ARE LOW- AND MODERATE- INCOME RESIDENTS.
<b>Location Description</b>	CITYWIDE
<b>Planned Activities</b>	COORDINATION OF ALL CDBG AND HOME ADMINISTRATION AND PLANNING ACTIVITIES

**AP-50 Geographic Distribution – 91.220(f)**

**Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

The primary national objectives of the ConPlan programs are to benefit LMI residents, therefore, the City’s CDBG funds will be targeted to extremely low-, low-, and moderate-income persons. CDBG funds will be used to serve the LMI persons Citywide and in Low-Moderate Areas (LMA). Also, the City will continue to assist the low- and moderate-income persons citywide with HOME and HESG funds. In PY 2024 the target areas are: (1) Citywide, with 40 percent of the total entitlement funds; and, (2) the LMA Census Tract, 60 percent. The total entitlement includes the administration and planning funding.

The City will also be concentrating resources, including the CDBG, HOME and ESG funds within the South Oxnard and La Colonia neighborhood.

**Geographic Distribution**

Target Area	Percentage of Funds
NA	NA

**Table 4 - Geographic Distribution**

**Rationale for the priorities for allocating investments geographically**

The need for affordable housing (funded from CDBG and HOME) is present throughout the City. CDBG funds for public improvements are based on LMI persons within LMA Neighborhoods. Regarding the Public Services category of the CDBG funds, the proposed projects will focus on the basic needs of the residents such as mental health, essential and supportive services. The special population such as seniors, homeless and youth will continue to receive their funding for the healthcare needs, education needs, shelter support and recreational needs.

HESG allocations are based on the limited clientele are distributed citywide.

HOME funds are distributed based on the income eligibility of the clients and citywide basis. The Housing Rehabilitation program: homeowners will improve the beautiful appearance of the home and the safety of the neighborhood.

Supporting efforts in South Oxnard and La Colonia will support two of the most vulnerable and older communities with housing, services and economic stability through up and coming programs.

**Discussion**

As always, the City of Oxnard will continue to look for available public and private resources and creative ways to fund the needy programs.

**Affordable Housing**

***AP-55 Affordable Housing – 91.220(g)***

**Introduction**

HOME funds will be used to provide gap-financing assistance for new construction of multi-family rental units for lower income households. The first phase of Cypress Place, a 90-unit 100% affordable rental development, has been awarded a gap-financing loan of \$1,600,000 in HOME funds for the construction of the 90-unit development and \$1,500,000 CDBG funds for construction of off-site improvements. Cypress Place will include 15 HOME assisted units and is estimated to be completed in 2025.

The Etting Road (Dolores Huerta Garden) Apartments, a 58-unit 100% affordable rental development, has been awarded a gap-financing loan of \$1,854,000 in HOME funds for construction of the 58-unit development. Eleven of the units developed in the Etting Road Apartments will be HOME assisted units and are estimated to be completed in 2025. Given that both of these developments are not expected to be completed until 2025 there are no HOME assisted units expected to be completed in FY 2023-2024. A total of 26 HOME assisted units are expected to be completed in 2025. The City will review new HOME funding applications submitted in FY 2023-2024 and estimates providing gap-financing for the construction of new housing that will result in at least five (5) HOME assisted units. CDBG funds will be used to provide seven residential rehabilitation assistance to eligible households.

Habitat for Humanity of Ventura County will use CDBG funds to provide seven (7) residential rehabilitation assistance to eligible households. The Ventura County Community Development Corporation (VCCDC) will continue to utilize previous years CDBG grants funds for affordable housing loans for down payment assistance for income eligible families in Oxnard. The City plans to leverage its Down Payment Assistance Program funding other available funding sources. The City will continue affordable housing loan programs, funded by the State of CA, such as BEGIN and CAL-HOME. HOME development financing assistance will leverage development funds from the State of California, developer equity, private financing, and tax credit financing.

Lower-income households continue to pay a high percentage of their income for housing, compared to other income groups. A large percentage of lower-income renters tend to experience overcrowding and inadequate housing conditions as housing problems. In order to help provide decent and affordable housing, and improve the social and economic status for LMI households in Oxnard, the following programs will be available during the next program year:

1. Homeowner Rehabilitation Assistance Program
2. Homeownership Assistance Programs
3. Construction of new affordable dwelling units

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	12
Special-Needs	0
Total	12

**Table 6 - One Year Goals for Affordable Housing by Support Requirement**

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	5
Rehab of Existing Units	7
Acquisition of Existing Units	0
Total	12

**Table 7 - One Year Goals for Affordable Housing by Support Type**

**Discussion**

Habitat for Humanity of Ventura County will provide homeowner rehabilitation assistance program with CDBG funds. Ventura County Development Corporation (VCCDC) will continue to utilize CDBG grant funds from the previous years for Oxnard residents to provide a down-payment assistance program. AHRD will also continue to provide financial assistance to Community Housing Development Organizations (CHDO) and affordable housing developers to develop affordable housing units throughout the City subject to available funding and as permitted by the funding source. Loan information is provided to interested residents at homeownership fairs, workshops, and on the City of Oxnard's Housing Department website.

**AP-60 Public Housing – 91.220(h)**

**Introduction**

Oxnard Housing Authority (OHA) currently administers 520 public housing units, 1,904 Section 8 rental assistance vouchers, which includes 77 VASH vouchers, 40 Mainstream vouchers, 10 Family Unification vouchers, 46 Emergency Housing vouchers, and provides support services through its Resident Services program and Family Self-Sufficiency (FSS) program. The needs of public housing residents are supported with a Resident Services program which offers a variety of services to families and youth on-site. The FSS program supports and promotes public housing and Section 8 families with homeownership opportunities and economic self-sufficiency. The FSS Program provides one-on-one counseling and individual assistance to families that participate in this program.

**Actions planned during the next year to address the needs to public housing**

Modernization projects for the public housing units, where most needed, are funded through its Capital Fund program. Each year, in its Annual Plan and Statement, the Capital Fund Program re-prioritizes those projects identified in the 5-year plan.

For Fiscal year 2024-2025, the following capital improvement projects for public housing units are planned:

CAL 31-3 Colonia Village 504 Conversion \$730,000

CAL 31-3 Colonia Village Alley Repair \$140,000

Total Planned projects for 2024-2025 \$870,000

**Actions to encourage public housing residents to become more involved in management and participate in homeownership**

Homeownership opportunities are promoted by offering public housing families homeownership counseling services by Ventura County Community Development Corporation (VCCDC). In addition, families are informed of these services through its Family Self-Sufficiency Program and distribution of flyers to all households.

Public housing residents are encouraged to participate in public housing tenant associations that advocate on behalf of tenants to support efforts to improve public housing stock and living conditions.

**If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

Not Applicable

**Discussion**

In order to respond to the increasing need for affordable housing units within the community, OHA and the Housing Department will continue to seek new resources of financing new housing development projects and partnering with developers, owners, and CHDO's.

*AP-65 Homeless and Other Special Needs Activities – 91.220(i)*

**Introduction**

Jurisdictions that receive federal funds for homeless assistance are typically required to conduct a Point In Time Count (PIT) of homeless persons each year. The PIT count was completed on January 24, 2024, with more than 100 volunteers signing up to participate in Oxnard's count. The results of this count are still being tabulated by the Ventura County Continuum of Care. The results will be published in their annual Homeless Count and Survey report, expected in Spring 2024.

**Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

**Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The City of Oxnard continued the operation of a year-round homeless shelter and navigation center located on K Street in Oxnard. The City of Oxnard contracted Mercy House to operate the navigation center. The navigation center will continue its operation for the next twelve-month period and beyond. Oxnard has launched an effort to develop a new construction mixed-use development that will include a new, replacement navigation center and 110-bed homeless shelter plus other support services and fifty-six units of permanent supportive housing. We expect that this new project will be in operation by early 2025. The shelter will continue operating at the K street location until that time.

The City continued working with the Salvation Army to provide street outreach services that includes practical assistance, housing navigation, employment assistance, health navigation and crisis intervention with the ultimate goal of transitioning chronically-homeless individuals towards stable housing. The Street Outreach Team coordinates with Mercy House and the Oxnard Navigation Center as well as the Homeless Liaison Officers with the Oxnard Police Department.

This year, we partnered with Ventura County Health Care Agency to enact an encampment response program as part of the State's Encampment Resolution Funding program. The program consists of a street outreach and case management team, along with non-congregate emergency shelter by using motel rooms. This project involves proactive engagement with people living in encampments throughout the city, and relocation assistance to non-congregate emergency shelter where clients are connected with a case manager to work towards a housing plan.

**Addressing the emergency shelter and transitional housing needs of homeless persons**

The emergency shelter and transitional housing needs of homeless persons are currently being addressed by several service providers throughout Ventura County. The emergency shelter needs in the area are met by the following providers: Mercy Housing in operation of the Oxnard Navigation Center, Ventura County Rescue Mission - single men over the age of 18 with rotating stay schedule, 10 nights in/5 nights out; Kingdom Center - emergency shelter for single women and women with children; Lighthouse Mission for Women and Children - single women and women with children; and Turning Point Foundation - mentally ill individuals.

Transitional housing needs are currently being met by the following providers: Kingdom Center - single women and women with children; Many Mansions - transition aged youth, single women and women with children; Turning Point Foundation - single mentally ill persons; Salvation Army - families, single parents and single persons; Ventura

County -Human Services Agency - families, single parents and children, and single persons; Project Understanding - families and single parent households.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

There are many providers that are working diligently to assist homeless persons from not only finding housing, but also to prevent further incidents of homelessness. The Oxnard Housing Authority designates Homeless Set Aside vouchers in issuance of Housing Choice Vouchers and is actively offering permanent housing opportunities. Specific vouchers that the Oxnard Housing Authority uses to address homelessness are Homeless Set Aside Vouchers, Mainstream Housing Vouchers that are prioritized for non-elderly adults with disabilities who are currently homeless or leaving an institution, and Emergency Housing Vouchers through the American Rescue Plan Act.

The Ventura County Human Services Agency utilizes County General Funds to provide eviction prevention and rapid re-housing services to all of these populations; they will continue to do this in the forthcoming operating year. Additionally, Ventura County Veterans Services, Homeless Health Care and Ventura County Behavioral Health all work closely with the service providers to provide other supportive services to assist in reducing the incidence of homelessness as they have also done in the recent past.

OHA works in conjunction with Veterans Affairs to administer housing vouchers for homeless veterans under the VASH program. This program targets chronically homeless veterans.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

The CoC has documented discharge policies of all of the above-mentioned services that spell out various directions to ensure persons are not discharged into homelessness. Additionally, as stated earlier, HSA works with qualifying low-income persons and families to avoid homelessness. This is done with the utilization of HESG and Ventura County allocated general fund dollars. Under the CoC discharge policy, in fulfilling the State Mandated Policy (state law related to the discharge protocol), the following are found:

1. Health Care Facilities: The County health care system describes the discharge policy as interdisciplinary responsibility. For the persons who require ongoing medical and nursing care and who have no identifiable address they may be discharged to a respite program at the RAIN project, a County operated transitional housing project. Others, upon discharge routinely go to group homes, board and care facilities, or reunite with families and friends.
2. Mental Health Facilities: the Ventura County Medical Center Psychiatric Inpatient Unit with the collaboration of Ventura County Behavioral Health and various community agencies provides discharge planning and placement assistance to patients, when leaving the mental health facilities.
3. Foster care and other youth facilities: the goal is to provide assisted services to eligible youth and young adults between the ages of 16 and 21 in making a successful transition from foster care to independent living and achieve self-sufficiency. In addition to the County Children and Family Services, a Transitional Age Youth (TAY) center, operated by Pacific Clinic is also available.
4. Corrections programs and institutions: upon release, inmates are able to obtain housing in transitional and permanent housing programs, group homes, and sober living homes as well as with family and friends.

## Discussion

The CoC has incorporated each of the following goals of Opening Doors into its 20-year plan to end homelessness:

1. Ending chronic homelessness through targeted street outreach (CDBG-Community Action-One Stop Shelter, CoC-Oxnard Homeless Outreach Program, VCHSA-Rapid Re-housing, HESG-Winter Warming Shelter), discharge planning and implementation of a housing first approach.
2. Preventing and ending homelessness among veterans by providing permanent supportive housing beds, in addition to Section 8 HUD VASH vouchers.
3. Preventing and ending homelessness for families, youth, and children through rapid rehousing programs and homeless prevention activities. The CoC set a path to ending all types of homelessness in its 10-year plan by implementing a coordinated assessment system-Pathways to Home. As a result, the number of chronic homeless, veterans, families, and youth continue to demonstrate positive results.

All of the above objectives are still in progress and will be folded into a regional plan and strategy led by the County of Ventura.

### ***AP-75 Barriers to affordable housing – 91.220(j)***

#### **Introduction:**

Barriers or constraints to the affordability of housing exist in many forms. A particular building code that to one sector might be interpreted as a “negative” public policy that acts as a barrier to affordable housing may to another sector be seen as a life-saving necessity – for example, seismic safety construction requirements. The same can be said for zoning and land use regulations. It should be noted that in Ventura County, local growth limitations have been adopted by direct ballot measures. Some of these measures entail costs which can affect housing supply and the cost of housing that is produced.

Barriers to exit homelessness include the lack of a permanent, year-round shelter and the lack of housing units for those at the very low- and low- income spectrum. Because of the high cost to develop housing for these populations and limited public funding to subsidize the development of new affordable housing units, developers often do not have the resources to develop the number of units necessary to house this population. When this occurs, badly needed units go undeveloped, thus further limiting housing opportunities for those hardest to house.

#### **Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

Environmental review, general planning, zoning, and related local land use regulations and development standards are all extensions of local government police powers to protect life and property, minimize nuisances, and achieve a desired quality of life as expressed through a participatory democratic process. Certain barriers to affordability are imposed by the mandates created by State Law (such as preparing and adopting a General Plan and conducting environmental reviews), are adopted for safety or civil rights reasons (such as the imposition of seismic construction standards in quake-prone areas, or requiring compliance with accessibility or visibility design standards), or enacted to remedy or prevent a specific local issue (such as requiring landscaping to deter graffiti). The term “barrier” should not be interpreted in the context that local development standards and development review procedures are inhibiting the provision of quality affordable housing that would otherwise be developed, but are the cumulative effect of the development requirements imposed by the layers of government regulations and laws that impact residential development.

#### **Discussion:**

The City strives to consistently implement all policies and procedures, to review local development standards and development review procedures in such a way as to avoid and ensure that such do not have unintended negative consequences, and to improve policies and procedures so as to increase the opportunities and feasibility of developing affordable housing, especially for special needs and very low- and low-income units). The City will continue to engage in these efforts to identify and minimize any barriers over which the City has legal authority, in accordance with applicable law.

### ***AP-85 Other Actions – 91.220(k)***

**Introduction:**

The City will implement the goals and strategies of the Consolidated Plan to achieve the other actions listed in the next section.

**Actions planned to address obstacles to meeting underserved needs**

The City will continue to utilize available resources to fund administrative support activities to meet the underserved needs in the community. The City will continue to work with the appropriate state agencies to administer the assets of the former redevelopment agency in the appropriate manner, and to the benefit of the LMI community whenever possible and feasible. Other obstacles include the following:

Limited availability of funding from federal, state and other sources;

High cost of housing and provisions in the area which increases the difficulty of meeting affordable housing needs;

Reduced or frozen funding from state and other sources due to inadequate state revenue; the housing and credit crisis causing a negative effect;

A tight job market has produced an increased demand for production of new housing which is not being met, increasing home prices. Salaries are not commensurate with the high cost of housing in this market. These two factors combine to exacerbate the affordability crisis; and

The Credit Crisis. Credit crisis has limited the availability of capital to develop housing for low-and moderate-income households and special needs groups. City staff will address the challenges of existing and new obstacles in PY 2024 by focusing on the following programmatic and administrative areas: Staff will continue to research the availability of future funding resources that leverage the development of affordable housing units, inclusive of grants, bond financing, Section 108 funding and partnering with other affordable housing developers. CDBG and other funds will be used to fund administrative support for programs that serve the needs of LMI citizens citywide. This is especially critical now that no redevelopment agency funding is available, given that redevelopment agencies no longer exist in California. Staff will continue to collaborate with private-sector partners when appropriate in the development and construction of affordable housing. Staff will continue to collaboratively work with the service provider community, non-profit organizations, and neighboring cities and local governmental agencies within the County of Ventura to identify projects that also meet federal community development program eligibility and which can comply with timely draw-down requirements.

Per the regulation CFR 92.251 (a)(2)(vi), broadband infrastructure, the City incorporates this regulation into each HOME agreement to ensure federal compliance with this statute.

**Actions planned to foster and maintain affordable housing**

The City utilizes its Inclusionary Housing Program to provide significant numbers of affordable housing units. The City's Inclusionary Housing Program is one of forty-four programs identified in the City's 2021-2029 Housing Element identified to facilitate the construction of new affordable housing and to conserve and rehabilitate existing housing. To ensure that Oxnard has enough opportunity sites suitable for residential development and to meet the 2021-2029 RHNA affordable allocation of 2,911 lower income units, the City is relying on the following:

- The Affordable Housing (AH) additive zones (see Supplement 1) with an inventory of 2,466 units on sites
- 44 Vacant and Underutilized Sites (see Supplement 1)
- 224 units on Pending Specific Plans
- 165 units on Pending Annexations
- 490 Project Accessory Dwelling Units (ADUs)

The City of Oxnard has adopted several ordinances that establish inclusionary affordable housing requirements for new developments. Relevant ordinances are City Council Ordinances 2980 and 2999. The Inclusionary Housing Program, pursuant to Ordinance 2980, provides for in-lieu fee payments that can replace the on-site units within a

development subject to approval by the City Council. The City adopted updated In-Lieu fees on June 2, 2020. In-lieu fees for development project are as follows:

**For-Sale Units:** If the in-lieu request is granted, the developer is required to make a payment of \$38,808 for each single-family home and \$37,730 for each multi-family for sale unit in the development. Thereafter, every July 1st these fees will be adjusted by the percentage increase or decrease for the prior twelve months as determined by the Engineering News Record Building Cost Index for the Los Angeles Region.

**Rental Units:** If the in-lieu request is granted, the developer is required to make a payment of \$30,000 for each multi-family rental unit in the development. Thereafter, every July 1st this fee will be adjusted by the percentage increase or decrease for the prior twelve months as determined by the Engineering News Record Building Cost Index for the Los Angeles Region.

In-lieu payments are made when the developer applies for building permits for the approved units. The in-lieu fees collected provide funding support in the form of developer loans to new affordable housing projects and are almost always leveraged with other funding sources. The current in-lieu fund balance is approximately \$2.2 million.

Possible incentives to be offered by the City's Community Development Department may include, but are not limited to, the following:

- Expedited/streamlined application processing and development review
- Modification of development requirements, such as reduced setbacks and parking standards on a case-by-case basis

Existing incentives include the State Density Bonus Program and Downpayment Assistance to low-income residents looking to buy a new home via the City's agreement with the Ventura County Community Development Commission to administer a Downpayment Assistance Program with the use of City CDBG funds. The City's Affordable Housing Additive Zone offers developers the ability to build 30 units to the acre in designated parcels throughout the City in exchange for making 20% of the units affordable.

#### **Actions planned to reduce lead-based paint hazards**

Any rehabilitation activities on housing units constructed prior to 1978 will have lead hazards identified and actions taken to remove the hazard. The City's Affordable Housing Division does not own or manage any housing units. All units for which HOME and CDBG assistance is provided for homebuyer assistance or homeowner rehabilitation are administered in compliance with HUD's HOME or CDBG regulations for lead-based paint, as applicable. With respect to units owned or assisted by the Oxnard Housing Authority, there have been no cases of Public Housing tenants or Section 8 participant households reporting or having been discovered to have poisoned children or any child with "Elevated Blood Lead Level". OHA staff provides a brochure related to lead based paint hazards to all new tenants and program participants. Maintenance staff attends training and seminars to stay current with the State of California Lead Awareness Training requirements.

#### **Actions planned to reduce the number of poverty-level families**

Eliminating poverty is a clear concern in Oxnard and Ventura County in general. Efforts are constantly underway to improve the quality of life and economic well-being of the residents through collaborative efforts of the following agencies and their programs to provide needed skills for individuals seeking jobs and thereby getting them out of poverty:

- City Corp
- Oxnard Housing Authority
- County of Ventura-Human Services Agency
- City's youth programs such Police Activities League programs, Colonia Gymnasium and Southwinds Youth Center programs

#### **Actions planned to develop institutional structure**

Extensive public and private partnerships have been established and organized to address the City's housing, homeless, and community development needs: Entitlement Grants workshops and training, Affordable Housing workshops for homeowners, Fair Housing training and other scheduled meetings (such as Pre-construction meetings, Commission on Homelessness meetings, and meetings with County Continuum of Care Council, Housing Committee meetings).

#### **Actions planned to enhance coordination between public and private housing and social service agencies**

The City will continue to collaborate with public and private housing and social service agencies to meet the goals and objectives of the Consolidated Plan. This could be from ongoing meetings, special meetings and task force.

#### **Discussion:**

The City anticipates new inclusionary affordable housing to be developed within several proposed specific plans and other new projects, including the Central Terrace Apartments, which will include 9 City inclusionary units as well as 77 other 100% affordable units. The 2nd and B project (Homeless Solutions Center) will provide 6 City inclusionary units as well as 49 other 100% affordable units. Based on a thorough review, the City does not believe that the current inclusionary housing program is a constraint to the development of housing in addition to the incentives and concessions currently being offered and conversations with local developers who have been able to work within the requirement of the inclusionary housing program and produce housing. To further ensure the program does not pose a constraint, the City has included a monitoring process.

Other actions that the City of Oxnard will continue to improve compliance assessment for all its HUD funded programs and projects by 1) monitoring program and financial performance; 2) compliance with Environmental review: each project is reviewed for compliance with the National Environmental Protection Act. The City will utilize a consulting agreement to assist and perform the environmental reviews for housing developments and facility improvement projects, more complicated, and time consuming projects; 3) Labor Compliance Act; 4) Section 3 Compliance; 5) Procurement and Purchasing: The City has its own procurement and purchasing policies managed by staff in the Finance Department; 6) Partnerships with Citizen Advisory Groups: Inter-Neighborhood Council Forum, Commission on Homelessness, Parks and Recreation and Community Services Commission, Mobilehome Park Rent Review Board, and Senior Services Commission.

Continued Actions planned to foster and maintain affordable housing:

The affordable housing additive zones, adopted on October 19, 2021 via Ordinance 2999, are zoning designations that provide opportunities and incentives for the development of affordable residential housing to help the City reach its regional housing needs allocation (RHNA).

#### **Program Specific Requirements**

##### **AP-90 Program Specific Requirements – 91.220(l)(1,2,4)**

#### **Introduction:**

In addition to the 20% cap for Administration, the City of Oxnard also allocates 15% of 2024 CDBG funds for public services such as recreation programs for youth, homeless services, mental health services and senior services activities. The balance of the funds will be allocated to housing activities and public facilities and improvements. In the event of an emergency (such as an earthquake, flooding, or hurricane ...) the City will cut the non-committed funds from other existing projects in order to fund the urgent need within the allowable range. However, the urgent need to meet the following tests: (1) the existing conditions pose a serious and immediate threat to the health and welfare of the community, (2) the existing conditions are recent or recently became urgent, generally 18 months, (3) the City cannot finance on its own, (4) and when other funding sources are not available.

#### **Community Development Block Grant Program (CDBG)**

##### **Reference 24 CFR 91.220(l)(1)**

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	0

**Other CDBG Requirements**

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

**HOME Investment Partnership Program (HOME)**

**Reference 24 CFR 91.220(l)(2)**

A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

Other forms of local investments for housing that may be available to projects include financing from the City's in-lieu fees, CDBG, and Permanent Local Housing Allocation (PLHA) funding. Additionally, the City also provides homebuyer assistance through the use of program income received from BEGIN and CALHOME State funded grant programs. The City also applies for competitive grants in support of affordable housing initiatives and partners with other housing organizations to assist in housing low-income and the unhoused with permanent housing options.

CDBG funds are currently being used for down payment assistance through a subrecipient.

A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The City does not have a resale provision, therefore the City's policy is to recapture the funds for future HOME-eligible activities. Below describes the City's recapture provisions and procedures.

Recapture Provisions

In the event that the homebuyer fails to satisfy the requirements during the term of the loan, or otherwise defaults, the City shall exercise its legal rights, as set forth in the promissory note and deed of trust, in order to recover the monetary assistance previously provided to the maximum extent permitted by law.

If the recapture provisions are triggered by a sale of the housing unit, (whether voluntary or involuntary –such as foreclosure) or other default, the City shall take all necessary steps to recover the full amount of HOME funds from the net proceeds. The phrase 'net proceeds' is defined as the sales price, minus the loan repayment of the first trust deed (other than HOME funds) and any closing costs.

The HOME Program regulations allow the City to recapture the entire HOME Subsidy, in the event the loan recipient violates the affordability and or term period requirements. However, should the 'net proceeds' not cover the entire

HOME Subsidy or not cover any of the HOME Subsidy, the City is required to forgive the remaining balance of the direct HOME Subsidy.

During the term of the loan, the homeowner must repay the loan if it is sold, transferred or refinanced without the City's permission and/or with cash out to the homeowner or the homeowner does not occupy the residence as a primary residence.

#### Procedures

The City utilizes an agreement which includes restrictions, and a promissory note secured by a deed of trust which is recorded with the Ventura County Recorder's Office.

Staff monitors and requires certification annually by the homeowner that the property is owner-occupied to determine if recapture provisions shall be invoked upon discovery of violations for owner-occupancy or unauthorized transfers.

The City will exercise the rights stipulated in the promissory note, secured by the deed of trust that was recorded with the County Recorder's Office.

Should Borrower transfer (as that term is defined in the Note) the Property during the occupancy period, City shall require that Borrower pay from the net proceeds the full amount of the Loan. For purposes of this Loan Agreement, "net proceeds" shall mean the sales price minus loan repayment (other than CDBG funds) and closing costs.

In the event net proceeds are not sufficient to discharge the full amount of the Loan during the occupancy period plus enable the Borrower to recover his or her initial investment in the Property and documented costs of any capital improvements, Borrower shall share the net proceeds with City. The City's share of the net proceeds shall be calculated as follows:

$(\text{Amount of Loan} / \text{Amount of Loan} + \text{Borrower's Investment}) = \% \text{ of Net Proceeds that City is entitled to.}$

Should the net proceeds not discharge the full amount of the Loan, City shall forgive the remaining balance.

A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

During the affordability period, the homeowner must resell to another low-income homebuyer if the property is refinanced without the City's permission and/or with cash out to the homeowner or the homeowner does not occupy the residence as a primary residence.

The original homebuyer receives a fair return on investment, (i.e., the homebuyer's down payment plus capital improvements made to the house. It is important to note that in certain circumstances, such as a declining housing market where home values are depreciating, the original homebuyer may not receive a return on his or her investment because the home sold for less or the same price as the original purchase price); and

In the event that the homebuyer fails to satisfy the requirements during the term, or otherwise defaults, the City shall exercise its legal rights, as set forth in the Resale Restriction Agreement.

#### Procedures

The City utilizes a Resale Restriction Agreement (RRA) secured by a deed of trust which is recorded with the Ventura County Recorder's Office.

Staff monitors and requires certification annually by the homeowner that the property is owner-occupied to determine if resale provisions shall be invoked upon discovery of violations for owner-occupancy or unauthorized transfers.

If the homeowner defaults or fails to satisfy requirements during the term, the City will exercise the rights stipulated in the Resale Restriction Agreement.

Property must be sold to an eligible low-income homebuyer which shall acquire the unit subject to the continuation of restrictions provided in the RRA through an assumption agreement.

The purchase price must be affordable for a low-income household who earns up to 80% of the area median income, provided by HUD. The monthly cost for principal, interest, taxes, insurance, HOA fees, utilities, and maintenance should not be more than 30% of the monthly income for the household or otherwise stated in the RRA. There is no preference to a particular segment of the low-income population.

The resale price is calculated using one of two methods described below. The method used is identified in the RRA:

Determined as the affordable housing cost for a family at 80% of AMI paying no more than 30% of the monthly income for the household or in accordance of California Health and Safety Code 50025.5, whichever is lesser, but not less than the original price paid by homebuyer, or

Determination using a CPI method to calculate the increase (or decrease) in value of the property. The U.S. Bureau of Labor Statistics Consumer Price Index – All Urban Consumers for the Los Angeles-Riverside- Orange Counties Area (all items based 1982-1984=100) provides the CPI on the date of the calculation and the CPI on the purchase date. The calculation is the CPI on the date of the calculation minus the CPI on the purchase date, plus the cost of improvements to property evidenced with receipts, less 7% depreciation, plus the costs of bringing the housing unit up to current building codes and in a salable condition.

Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City currently does not have any plans to invest HOME funds in this type of activity.

If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

Not Applicable

If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

Not Applicable

If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

The City does prioritize the development of housing for those unhoused or previously unhoused. The two programs primarily funded by HOME have been downpayment assistance and affordable housing developments, however, there have been no other exclusions, or preferences to other targeted populations. The City, County, and state all are in dire need of more housing, and the City is working to increase the number of units available within the community.

### **Emergency Solutions Grant (ESG)**

#### **Reference 91.220(l)(4)**

Include written standards for providing ESG assistance (may include as attachment)

The City does not provide any direct assistance under the HESG program. All written standards vary by service providers and assistance type. However, all providers must ensure recipients meet the minimum qualifications established by HUD for each eligible funded activity. HESG Policies and Handbook is in the process of updating and will be provided to all HESG subrecipients when finalized.

If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The Regional Ventura County Continuum of Care Alliance has established centralized or coordinated assessment system, Pathways to Home, that provides coordination intake as well as systems to avoid duplication of effort and redundancies.

Pathways to Home is centralized to provide identical information and system-wide tracking through HMIS, of all homeless individuals who seek or receive assistance at any one of the various service providers, or through the County directly.

Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The process for making all sub-awards for HESG recipients are as follows:

- a. The City formally posts the Notice of Available Funds (NOFA) in the regional newspaper, on the City's website, and emails and paper mail are sent to all existing and potential service providers from Ventura to Los Angeles.
- b. All interested agencies attend information workshop/application training on the process, which includes all deadline dates and times.
- c. Interested agencies then submit their application, project overview and qualifications
- d. The funding recommendations are adjusted to meet the available resources and cap requirements; reviewed by management and then submitted to the City Council for approval.
- e. All applicants are contacted and urged to attend the City Council meeting in which the items fall on the agenda. All supporting comments and grievances are done at this time.
- f. The Mayor and City Council directs the City Manager and staff to move forward with final processing.
- g. Staff prepare all contracts for execution. Additionally, all internal processes are completed in order to encumber funds to each individual agency.
- h. Contracts are completed and services can begin on July 1.
- i. All HESG contracts are awarded for two years

If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The City meets the homeless participation requirement by having a homeless and formerly homeless person serve on the City's Commission on Homelessness. In addition, each entity receiving city HESG funding is also asked to provide information as to how they involve the homeless.

Describe performance standards for evaluating ESG.

#### PERFORMANCE MEASURES

Performance measures are in place to ensure the efficient administration of all HESG funded activities. Additionally, along with the utilization of the HMIS, these measures will hopefully help to reduce the length of time of family and individuals remain homelessness, reduce the overall incidence of homelessness, and monitor the overall use of emergency shelters. Some of the activity measures are as follows:

**Emergency Shelters:** Excluding winter shelters, must be able to document placement of a minimum of 10 percent of the homeless persons or households served in the Program Year into transitional or permanent housing.

**Transitional Housing:** must be able to document placement of a minimum of 50 percent of the households who completed the transitional housing program in the Program Year into permanent housing. "Household" is defined as all clients including single individuals and families.

**Rapid Re-housing:** must show continued housing of clients receiving assistance for at least three months after receiving assistance. This should be done via case management of clients, documentation and HMIS entry and exit dates.

Eviction Prevention: must show continued housing of clients receiving assistance for at least three months. This should be done via case management of clients, documentation and HMIS entry and exit dates.

All clients, with the exception of victims of domestic violence, must be entered into the Regional HMIS within 15 days of receiving service(s), and must be exited from the system within 30 day of program completion or termination.

MINIMUM STANDARDS: Sub-grantees are expected to have taken steps to meet the Minimum Standards for Homeless Programs within thirty days of executing the Program Year contract.

BUILDING AND HABITABILITY STANDARDS: Any building for which HESG funding is used for renovation, major rehabilitation or conversion must meet local government safety and sanitation standards. In addition, the Sub-Grantee must meet a number of basic standards to ensure that shelter and housing facilities funded through the HESG program are safe, sanitary and adequately maintained.

MONITORING: City staff will monitor the use of grant funds through a combination of a thorough review of submitted reports, review of audit or financial statements, and monitoring and site visits.

The City will continue to develop and implement eligible activities using the grant funds and through the monitoring and review processes and techniques in order to comply with the federal specific requirements.

Discussion:

The Homeless Assistance Division continues to fund all the activities prescribed in the HEARTH act. With the sub-recipient's cooperation, the City's HESG will continue to provide substantial additional leverage funds to invest in the various programs in order to assist the homeless population toward the goal of reduction and ending homelessness. Also, HESG limits the cost categories for administration and planning to 7.5% or \$15,591 and no more than 60% for street outreach and emergency shelter \$124,729; total \$140,320 for those cost categories. The remaining balance, a total of \$67,563 or 32.5% towards homeless prevention, rapid re-housing support and homeless management information system (HMIS).