

Adopted Minutes of September 2, 2015 Meeting of Ventura Social Service Task Force

Present: Judy Alexandre, Neal Andrews, Brian Brennan, Sue Brinkmeyer, Miguel Cardenas, Kevin Clerici, Jim Duran, Mark Gisler, Mary Haffner, Amanda Herrera, Tim Hockett, Steven Karnazes, Miguel Marquez, Arlene Martinez, Jason Meek, Kate Mills, Manuel Minjares, Ron Mulvihill, Kathy Powell, Clyde Reynolds, Jan Schmutte, Debora Schreiber, Karol Schulkin, Doug Stanton, Ben Unseth, Holly Whitmore Meeting was called to order by Chair Judy Alexandre at 3:19 pm

1. All present introduced themselves and made an announcement about an upcoming or recent event or identified some aspect of our work that would benefit from greater collaboration.
 - 1.1. Announcements included: Trauma Informed 2-hour workshops are available through Behavioral Health; Oct. 22 Project Understanding meeting with houses of faith looking at their ministries to the poor and at this year's shelter; 4 homeless individuals were re-connected with their families in the last 30 days; Family to Family is in great need of financial assistance due to a major expense of replacing the commercial water heater People Self Help is having a grand opening of their new facility in Santa Barbara on October 15 at 11:30; Step Up Ventura is holding a fundraiser October 27 and have signed contracts to house their program at St. Paul's Episcopal; City Center is full with a waiting list though one of its tenants has recently left to reunite with family in Idaho; the CoC subcommittee on Housing and services will meet October 15 at 10 am; Steve Bennett's office staff took up a collection of \$54.62 -- all that was needed to keep one woman who lived in a mobile home from being evicted; September 24 there will be a special meeting of the Council Subcommittee on Homelessness to discuss letter sent to Homeless Subcommittee and Council by 26 local ministers.
 - 1.2. Items that would benefit from additional collaboration included:
 - 1.2.1. Coordination of services
 - 1.2.1.1. Individuals slip through the cracks because they don't meet program requirements.
There are disabled people living on the street We need agency heads to come together and see what we can do together.
 - 1.2.1.2. Need coordination related to putting someone in sober living
 - 1.2.1.3. Increasing employment and training opportunities
 - 1.2.1.4. Service providers and case managers need to work together to avoid duplication
 - 1.2.2. Affordable housing
 - 1.2.3. Winter warming/year round shelter
 - 1.2.4. Homeless prevention
2. The agenda was approved as presented.
3. The minutes were approved as presented.
4. Treasurer's Report: There are a total of \$4,848.94 available in the VSSTF account.
5. New Business
 - 5.1. MSC (2 abstentions) to approve the Resolution regarding a shelter for this winter that with minor changes in language. (See Appendix A for approved version)

5.2. MSC (2 abstentions) to approve the Talking Points for the VSSTF as distributed with the agenda. (see Appendix B)

5.3. Status of Winter Warming Shelters in Oxnard and Ventura

5.3.1. Project Understanding a building of about 8,000 sq ft. within shelter-permitted zone. Either would be a 5-year commitment and would be a lease. Cost for Community Action to have a small shelter and Project to have one would be about the same as St. Vince de Paul had at the Armory for the two cities. Volunteers could reduce the cost by tens of thousands.

5.3.2. Steven Karnazes is committed to working with whatever plan emerges. He would recommend Project's Plan. Could do the 7 willing rotating churches, but none of them are in the permitted shelter zone.

5.3.3. Community Action would not need a CUP to provide services during the day; that is part of their current operations.

5.3.4. Another cost savings would be if the people receiving services volunteered as well. It would also help them prepare for a return to work and should be considered in any plan.

5.3.5. City Council will be approached for funding. The \$43,000 from CDBG is available for sheltering. Funding is not for services, but resource referrals have always been a part of the shelter. Might be able to extend shelter hours in rains from 5 pm to 10 am.

5.4. Report on Housing programs from Karol Schulkin addressed pots of money from various sources that could be tapped. (See Appendix C). In answer to a question, Karol explained that those with Section 8 vouchers can pay out of pocket if required to find a place to live; they can pay up to 40% of their income for rent.

5.4.1.

6. Reports:

6.1. The City - Peter Brown

6.1.1. The Homeless Subcommittee of City Council will have a special meeting at 4 p.m. on September 24. On the agenda is the letter from 26 faith-based organizations. October 1 is the next regular meeting.

6.1.2. Peter's contract with Oxnard expires October 14, and he does not expect it to continue at its current level.

6.1.3. First responders are meeting next Thursday, Sept. 10 to have conversations about preparations for El Nino. There is concern about flooding near Santa Clara River.

6.1.4. On September 10, a few campsites that have sprung up in the Ventura River will be posted with notices saying they must be out by September 24.

6.1.5. A camp removal at Fifth Street and Harbor in Oxnard took place on August 18. There were 18-22 people contacted between March and August. 12 were present on day of clean up and all were put up in motels for 6 nights. None chose to go to the Rescue Mission, Santa Barbara Shelter, Lighthouse, or Salvation Army, which were offered. One woman working with RISE team has been put up at a motel for two weeks. The

individuals are moving into the Oxnard Shores neighborhood. Their property will be stored at Community Action for 90 days. 175 tons of trash were removed to date.

- 6.1.6. City Council approved \$28,000 for H2H to use for first and last month rent because of loss of grant funds. A specific plan is being developed.

6.2. Continuum of Care -

- 6.2.1. Housing & Services Committee has met twice. The goal is to increase the amount of housing and services available. To end homelessness we must create housing and increase services. Next meeting will break into subgroups: housing providers discussing how to create housing; service providers discussing what it will take to create services to support those in housing; employment opportunities and training will include Goodwill and others. Then the groups will come back together to report. Next meeting is October 8 at 10:15 at Community Foundation in Camarillo.

- 6.3. Housing People Can Afford - So far have met with Ventura Housing Authority, People Self Help and a mobile home site developer. Habitat for Humanity is scheduled, and then Cabrillo Economic Development and Many Mansions. On a related announcement: the hearing before City Council of the Ashkar project, proposal for 255 condominiums in downtown Ventura, was not approved by the Planning Commission because it lacked affordable units. Inclusionary ordinance would require 38 affordable units, 15 of them very low. The appeal before City Council is scheduled for October 12 at 6 pm.

- 6.4. Bridge Housing spent the full meeting working on options for the Winter Warming Shelter.

- 6.5. Education and Advocacy Committee -- Still working to identify video clips and facts for presentations and Q & A at service groups or faith communities. Film topics include Housing First, How Houses of Faith Can Help, What Other Communities Are Doing, and Homeless Prevention.

- 6.6. Faith Subcommittee - Pam Marshall is the new chair. All attention at the moment is focused on planning and getting the word out about the October 8 event, 6:30-8:30 PM at Poinsettia Pavilion, Partners for Change - Together We Can End Homelessness. Houses of faith, the business community, government representatives, and the general public are all invited. (See Appendix D brochure).

- 6.7. Homeless Prevention - Homeless Prevention - In the month of August, the VHPF kept 2 households consisting of 2 adults and 2 children housed, bringing our total for the year to 32 households, 51 adults, and 34 children. Since 2007, that's 363 households and 959 people kept in housing because of donations to the Fund and the good work of case managers at Project Understanding and the Salvation Army. The Fund is about \$400 in the red.

The meeting was adjourned at 4:45 pm.

The next meeting of the VSSTF will be October 7 at 3:15. at the Family to Family site, 303 N Ventura Ave #E.

Submitted by Sue Brinkmeyer

Appendix A

A RESOLUTION OF THE VENTURA SOCIAL SERVICES TASK FORCE

Whereas the mission of the Ventura Social Services Task Force is to end homelessness and take and/or support action on the city-approved recalibrated plan to end homelessness; and

Whereas the Ventura Social Services Task Force is composed of local experts involved in efforts to end homelessness, including representatives from both government and non-profit agencies and individuals committed to the cause; and

Whereas the Ventura Social Services Task Force has advised on homeless concerns for 16 years;

Whereas the recalibrated plan calls for the development of small, local shelters; and

Whereas there is a need for a shelter for homeless persons in the City of Ventura, as evidenced by the 128 individuals from Ventura who were provided shelter in the winter of 2014-2015; and

Whereas the City of Ventura has partially funded, in collaboration with the City of Oxnard and several social service providers, a Winter Shelter in each of the last several years; and

Whereas no organization has been specifically identified as having an approved plan to operate a shelter for the 2015-2016 winter, which is projected to have far greater potential for heavy and prolonged rains and flooding than have recent winters; and

Whereas SB2 mandates that the City of Ventura have policies and procedures that encourage and facilitate the development of, or conversion to, emergency shelters;

Now, Therefore Be It Resolved that the Ventura Social Services Task Force asks the Subcommittee on Homelessness of the Ventura City Council to:

1. Call an emergency meeting of the Subcommittee on Homelessness **as soon as possible** to address this crisis;
2. Direct staff to take the following steps:
 - a. Assess steps that can be taken to assist in the process of opening a shelter for the 2015-2016 shelter, including expediting the processing of any applications and permits required to authorize a location or locations for a shelter this winter, including but not limited to emergency or temporary re-zoning and the waiving of fees that might be charged to churches and organizations that are willing to respond to this crisis.

- b. Identify and assist in the pursuit of additional sources of funding to operate such a shelter or shelters, including the City, County, granting agencies, and the public through fund raisers;
 - c. Begin coordination as soon as possible with County emergency management planners in order for the City to be prepared for possible extreme winter weather;
 - d. Identify viable locations for winter warming shelter or shelters if the site or sites currently being proposed by agencies and houses of faith are found to be inadequate or unavailable; and
 - e. Analyze the permissibility of taking other emergency action to assist in the provision of a shelter or shelters this winter based on the potentially dire impact that the anticipated inclement weather will have on homeless individuals in our city;
3. Work with staff and take forward to City Council **no later than October 12** agenda items that will facilitate shelter options sufficient to serve all of the individuals and families experiencing homelessness in the City of Ventura this winter.

Appendix B

Talking Points of the Ventura Social Services Task Force

The Ventura Social Service Task Force (VSSTF) agrees with the US Interagency Council on Homelessness:

No one should experience homelessness. No one should be without a safe, stable, place to call home.

An end to homelessness does not mean that no one will ever experience a housing crisis again. Changing economic realities, the unpredictability of life and unsafe or unwelcoming family environments may create situations where individuals, families, or youth could experience or be at risk of homelessness.

An end to homelessness means that every community will have a systematic response in place that ensures homelessness is prevented whenever possible or is otherwise a rare, brief, and non-recurring experience.

To end homelessness, Ventura must have systems and resources in place to:

1. Quickly identify and engage people experiencing homelessness or at risk of losing their homes;
2. Intervene to prevent the loss of housing and divert people from entering the homeless services system;¹
3. Provide, without barriers to entry, immediate access to shelter and to crisis services while permanent, stable housing and appropriate supports are secured;² and
4. Quickly connect people experiencing homelessness to housing assistance and to services tailored to their unique needs and strengths in order to help them achieve and maintain stable housing.³

The primary barrier to ending homelessness in the City of Ventura is the lack of housing people on extremely low, fixed incomes can afford. Therefore, it is the position of the VSSTF that the City of Ventura's housing programs must:

1. Exempt affordable housing from allocation restrictions;
2. Comply with the State's Housing Accountability Act (Government Code 65589.5);
3. Include a plan to entice and assist developers to build the number of housing units specified in the Regional Housing Needs Assessment (RHNA) at extremely low, very low, and low income affordability rates; and

¹ The Homeless Prevention Committee, which meets the third Wednesday of each month at 1 pm at the Salvation Army at 155 S. Oak Street, Ventura, is working to be sure adequate systems and resources exist in this area.

² The Interim Housing Committee, which meets the third Tuesday of each month at 1 pm at Orchard Community Church, 8180 Telephone Road, Ventura, is working to encourage the development of adequate systems and resources in this area.

³ The Housing People Can Afford Committee, which meets the third Monday of each month at 3 pm at the UU Church of Ventura, 5654 Ralston, is working to encourage the development of adequate systems and resources in this area.

4. Include a plan for Permanent Supportive Housing for disabled (mentally, physically, or developmentally) chronically homeless citizens of the community who are on extremely low, fixed incomes.

VSSTF and its committees are working to ensure that the systems and resources necessary to end homelessness exist and are easy for those in need to access:

1. VSSTF
 - 1.1. supports and encourages the work of the current H2H program and similar outreach efforts, and
 - 1.2. supports the coordinated entry process as outlined by the Continuum of Care and Housing First Model
2. The Homeless Prevention Committee is
 - 2.1. working to increase funding for homeless prevention,
 - 2.2. seeking ways to better coordinate all homeless prevention services that are available, and
 - 2.3. striving to ensure that people needing homeless prevention services are quickly connected to available resources.
3. Bridge Housing Committee is
 - 3.1. evaluating options for the development of bridge housing,
 - 3.2. researching housing and supportive services for possible coordination in the development of new bridge housing projects,
 - 3.3. working with private providers to develop a plan for bridge housing, and
 - 3.4. continuing to be supportive of agencies assisting the immediate needs of the homeless of Ventura until appropriate bridge housing facilities are in place.
4. The Housing People Can Afford Committee is
 - 4.1. developing options to expand the availability of housing people can afford;
 - 4.2. researching opportunities for housing development and working to match those with potential resources;
 - 4.3. advocating for the development of extremely affordable housing,
 - 4.4. developing a comprehensive plan for permanent and extremely affordable housing to submit by March, 2016, to the Ventura City Council;
 - 4.5. assessing and evaluating different types of housing and locations for permanent housing that people with income levels between \$800 and \$1,200 income per month can afford (rents would be between \$500 and \$800 per month).
5. The Faith Subcommittee seeks to
 - 5.1. enhance coordination among all of the faith groups in the city providing assistance to homeless individuals,
 - 5.2. strengthen two-way information sharing between the city-wide faith community and other entities,

- 5.3. facilitate congregations' and individual members' active engagement with issues of homelessness and poverty, and
- 5.4. build community.
- 6. The Education and Advocacy is working to share these talking points with the community through newspaper articles, letters to the editor, workshops, films, and a speakers bureau.

Appendix C

HOUSING RESOURCES – A REPORT FROM KAROL SCHULKIN

Rental and Housing Funding Sources

(Potentially useful in helping the homeless population.)

CDBG – Community Development Block Grant Program

Federal dollars which come to local jurisdictions intended to serve low and moderate income populations. Application is via response to an issued RFP by the local jurisdiction. There are a series of public hearings and a written application process. For FY 2015-16 the County of Ventura received about \$1.2 M in CDBG funds and the City of Oxnard about \$1.9M. Smaller cities also receive these funds.

Areas of potential use include:

- Public Service (no more than 15% of the allocated funds);
- Public Facility acquisition, construction or major rehab of public facilities and infrastructure;
- Economic Development to create or retain jobs for low income persons;
- Housing Rehab and Code Enforcement (includes Mobile Home repair);
- Other projects defined by Staff as eligible for intended use of funds.

HESG – HEARTH Emergency Solutions Grants

Formerly called the Emergency Shelter Program, these are federal dollars which come to the State and to larger jurisdictions which have a sizeable poverty and homeless population. (The City of Oxnard and the County of Ventura receive direct allocations). Funds are intended to provide services to persons who are homeless or at serious risk of homelessness. A maximum of 40% of the funds may be used to fund the operation of shelters. Other potential uses include outreach to the homeless population, eviction prevention, and deposits & rent to rapidly rehouse persons who are homeless. Jurisdictions issue an RFP, public hearings are held, and applications submitted and ranked. The State receives its own pool of HESP money and annually issues a list naming the jurisdictions from which agencies can apply directly to the State. For FY 2015-16 the County of Ventura issued about \$126,000 and the City of Oxnard about \$159,000.

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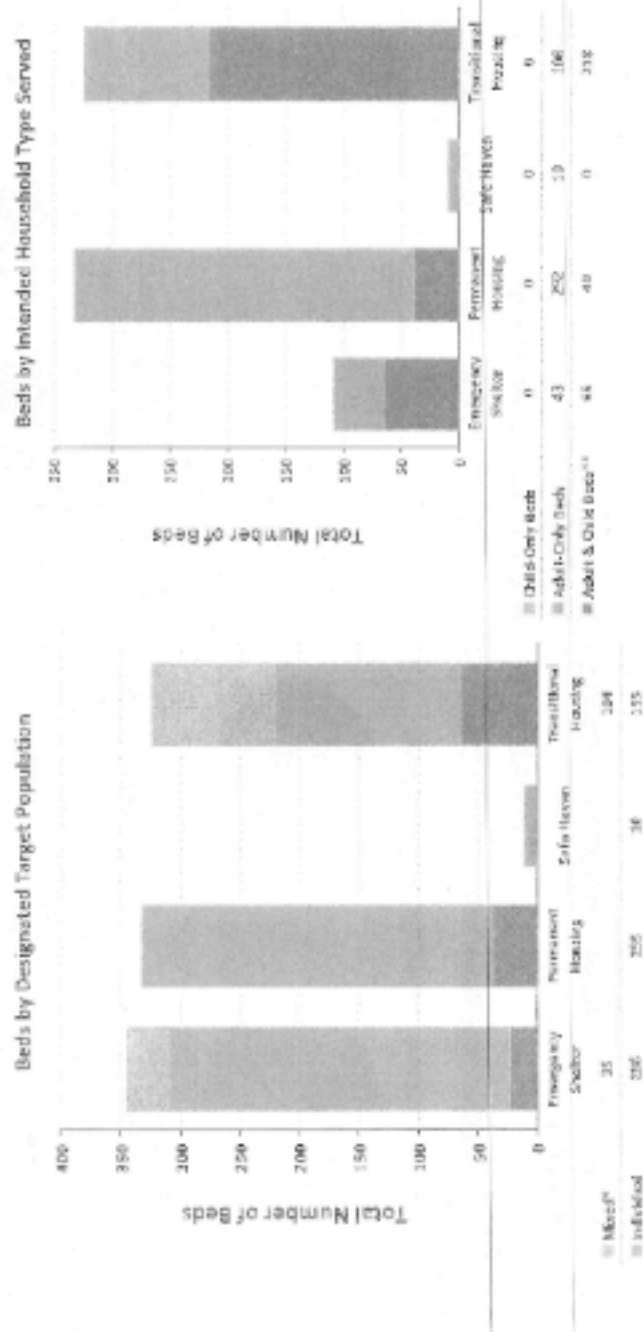
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CoC Number: CA-611

2014 Housing Inventory Summarized by Target Population and Bed Type



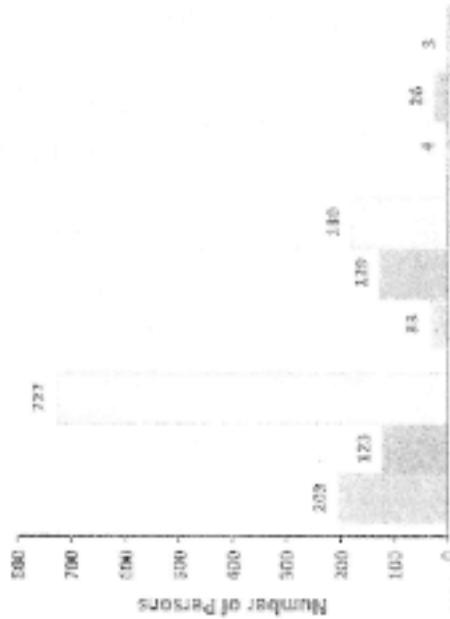
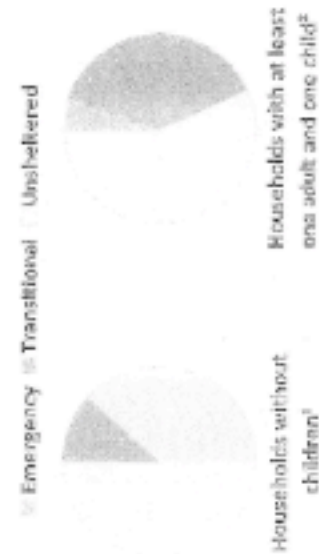
* All cited books were given very strong and positive reviews in *Child and Youth and Human Development*.



2014 Point in Time Count Summarized by Household Type

Proportion of Households Served by Program Type

Emergency Transitional* Unsheltered



* Safe Haven programs are included in the Treatment Planning category.

This research provides insight into a different type of child labor, and suggests that the effects of child labor may be more complex than previously thought.

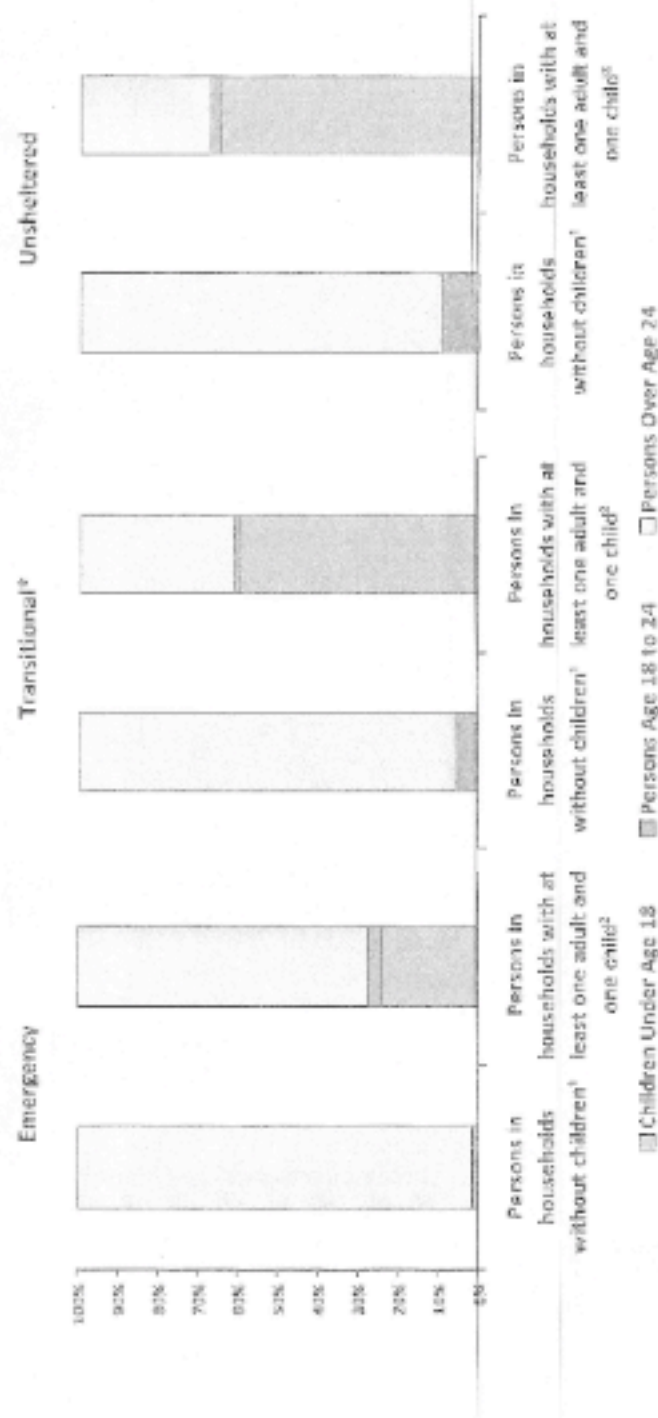
2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 2681, 2682, 2683, 2684, 2685, 2686, 2687, 2688, 26



Department Notes About This Report: This report is based on information provided to WHI by the Department of Children's Care (DCC) in the fiscal year 2014 application for CoC Membership Assistance Program. WHI has conducted a limited data quality review but has not independently verified all of the information submitted by each CoC. The reader is advised that some information may vary due to the complexity and variability of the data. The Department of Children's Care (DCC) is currently in the process of reviewing the data and may update the report as more information becomes available. The Department of Children's Care (DCC) is currently in the process of reviewing the data and may update the report as more information becomes available. The Department of Children's Care (DCC) is currently in the process of reviewing the data and may update the report as more information becomes available.

CoC Name: Osmond, San Buenaventura/Ventura County CoC
 CoC Number: CA 611

2014 Point-In-Time Count Proportion of Persons in each Age Group by Household Type



*Adults living in the transitional housing category are categorized as adults with children, regardless of their age. This category includes adults with children, regardless of their age. This category includes adults with children, regardless of their age. This category includes adults with children, regardless of their age.

HOUSING AUTHORITIES

Formation & Purpose

The California Health and Safety Code provides for the establishment of local housing authorities. A combination of political jurisdictions may call into existence an area housing authority, such as the Area Housing Authority of the County of Ventura. According to the Code, a housing authority can be created when it is declared that there exists in the jurisdiction unsafe or unsanitary dwelling accommodations in which low-income persons must live for lack of other options; that there is a shortage of decent dwelling units available at rents which low-income people can afford; that these conditions are a menace to the community; that these conditions cannot be adequately corrected through private enterprise; and that clearance, replanning and construction and providing safe dwelling accommodations are public purposes. Therefore, housing authorities are created and empowered to help remedy the aforementioned conditions.

To accomplish the Code's public purposes, housing authorities have the power to acquire, lease and operate housing projects; to construct, improve and repair housing accommodations; to provide housing counseling and referral services; to contract for housing related services; to acquire, own, operate and dispose of real and personal property and to finance the construction and rehabilitation of housing. A housing authority is also a unique governmental body that can administer either the Public Housing Program or the Section 8 Voucher Choice Program – or both – for the federal government at the local level. Housing authorities have an elected or appointed Board of Commissioners, an Executive Director, and a staff who run specific programs.

Public Housing Program

Public housing is rental housing that is owned by a public housing authority (PHA) and comes in all sizes and types, from scattered single family homes to high-rise apartments. Public housing is limited to low-income families and individuals. Eligibility to live in public housing is based upon:

- Annual gross income.
- Qualification, based upon verifiable information which classifies families as elderly, disabled, or other families.
- U.S. citizenship or immigration status.

Housing authorities use income limits in public housing developed by HUD (U.S. Department of Housing and Urban Development) to determine eligibility. Income limits vary from area to area, so a family or person could be eligible for public housing at one housing authority but not another. Occasionally a housing authority will also provide selection preferences in admission to public housing. Giving preference to specific groups of families enables a housing authority to direct their limited resources to the families with the greatest housing needs. Each housing authority has the discretion to establish preferences to reflect needs in its own community. These preferences are included in the housing authority's written policy manual, or administrative plan.

Section 8 Program

The federal Section 8 program provides a way to assist low-income families, elderly people, and people with disabilities to rent housing. Through this program, individuals and families receive a "voucher" – also referred to as a "subsidy" – that can be used in housing of their choice that meets the Section 8 program requirements. The Section 8 program is one of the most successful federal housing programs and is one of the best ways to help low income families and individuals afford and maintain rental housing of their choice. In 1975, when this program was established, it was referred to as the "Section 8" program. However, a federal law passed in 1998 gave the program a new name – the Housing Choice Voucher Program (HCVP). However, HCVP is still widely referred to as Section 8.

Public housing authorities are not required to run the Section 8 program; in fact, some housing authorities only administer federal Public Housing units and do not administer a Section 8 program. Although there are more than 3,000 public housing authorities across the country, presently 2,600 of them administer the Section 8 program. Public Housing Authorities (PHAs) that administer the Section 8 program are given the flexibility to establish Section 8 policies that reflect the specific housing needs of their communities. As a result, PHAs within the same metropolitan area may have Section 8 programs that operate completely differently from one another. This local flexibility is one reason why the Section 8 Program is so confusing and difficult to navigate through. Because PHAs have this flexibility, theoretically each PHA can design a separate and unique Section 8 program – possibly radically different from other Section 8 programs in the same state or community. For example, one PHA may accept applications for its Section 8 Program all the time, while another may only periodically accept applications.

HUD permits each PHA to implement preferences for their Section 8 waiting list that reflect the housing needs of its particular community. These preferences allow households with certain characteristics or circumstances – such as local residents, people with disabilities, people who are homeless, youth in transition, etc. – to receive Section 8 assistance before others. PHAs are not required to use any preferences, but they may choose to do so (with HUD approval).

Since PHAs are governmental bodies, they may be influenced by the political agendas or biases of elected or appointed officials. That could play a role in the different ways local Section 8 Program policies are created and implemented.

VENTURA COUNTY HOUSING AUTHORITIES

AREA HOUSING AUTHORITY COUNTY OF VENTURA	1400 W. Hillcrest Dr. Newbury Park, CA. 91320 www.ahavc.org	(805) 480-9991 or (800) 800-2123 FAX (805) 480-1021	Serves: Camarillo, Fillmore, Moorpark, Ojai, Simi Valley, Thousand Oaks, and unincorporated areas.
OXNARD HOUSING AUTHORITY APPLICATIONS OFFICE PUBLIC HOUSING	300 N. Marquita Street Oxnard, CA. 93030	(805) 385-8134 FAX (805) 385-8133	Serves: City of Oxnard
OXNARD HOUSING AUTHORITY SECTION 8 OFFICE	1470 Colonia Road Oxnard, CA. 93030 www.oxnardhousing.org	(805) 385-8097 FAX (805) 385-7961	Serves: City of Oxnard
PORT HUENEME HOUSING AUTHORITY	250 N. Ventura Road Port Hueneme, CA. 93041	(805) 986-6527 FAX (805) 986-6511	Serves: City of Port Hueneme
SANTA PAULA HOUSING AUTHORITY	15500 W. Telegraph Rd. Suite B11 Santa Paula, CA. 93060	(805) 525-3339 FAX (805) 525-3887	Serves: City of Santa Paula
VENTURA HOUSING AUTHORITY PUBLIC HOUSING	995 Riverside Street Ventura, CA. 93001	(805) 643-5008 FAX (805) 643-7984	Serves: City of Ventura
VENTURA HOUSING AUTHORITY SECTION 8 OFFICE	11122 Snapdragon Street, #100 Ventura, CA. 93004 www.hacityventura.org	(805) 647-5990 FAX (805) 647-4691	Serves: City of Ventura

HOW DOES THE SECTION 8 PROCESS WORK?

HERE'S A SUMMARY OF HOW OUR PROGRAM WORKS!

- Applicant applies for the program
- Applicant's name comes up on waiting list
- Housing Authority (HA) determines eligibility
- Participant is issued a voucher and a Request for Lease Approval packet
- Participant looks for a unit for 60 to 120 days
- Participant finds unit
- Owner determines participant eligibility as a tenant for unit (screening process)
- Owner and participant complete Request for Lease Approval packet, attaching the executed rental agreement between owner and participant. Packet submitted to HA.
- HA inspects the unit according to Housing Quality Standards (HQS)
- HA passes and approves unit or notes failed items for correction.
- HA determines tenant portion of rent based on a payment standard and 30%-40% of participant's adjusted income. For initial lease-up, tenant portion must not exceed 40% of adjusted income.
- HA enters into Housing Assistance Payments (HAP) contract with owner
- HA inspects unit annually
- HA reviews participant eligibility annually

U. S. Department of Housing and Urban Development

2015 Household Income Limits and Fair Market Rents for Ventura County, California

Assisted Housing Programs including CDBG, Section 8, and ESG Programs

Median Family Income \$35,300

INCOME LIMITS – Effective March 5, 2015								
	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
30% Median (Extremely Low Income)	19,050	21,800	24,500	27,200	29,400	32,570	36,730	40,890
50% Median (Very Low Income)	31,750	36,250	40,800	45,300	48,950	52,550	58,200	59,800
80% Median (Low Income)	50,750	58,000	65,250	72,500	78,300	84,100	89,900	95,700
FAIR MARKET RENTS (FMRs) - Effective October 1, 2014								
Metropolitan Area Oxnard-Thousand Oaks-Ventura, CA								
Number of Bedrooms(BR)	0 BR		1 BR		2 BR		3 BR	4 BR
Fair Market Rent	\$69		\$ 1,158		1,555		2,148	2,486

* As of 9/1/15 - Ventura Housing Authority Only -- 1 bedroom FMR = \$ 1,213

The FMRs for unit sizes larger than four bedrooms are calculated by adding 15 percent to the four-bedroom FMR for each extra bedroom. For example, the FMR for a five bedroom unit is 1.15 times the four bedroom FMR, and the FMR for a six bedroom unit is 1.30 times the four bedroom FMR.
FMRs for single-room-occupancy (SRO) units are 0.75 times the zero-bedroom (efficiency) FMR.

NOTE: Income limits have been adjusted for High Housing Cost.

For more information visit this website for Income Limits: <http://www.huduser.org/portal/datasets/il/il15/index.html> and visit this website for FMRs <http://www.huduser.org/portal/datasets/fmr.html>

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Landlord-Tenant Rights & Responsibilities

An overview of the most frequently asked questions.

How many days does a tenant have to wait to get their security deposit back?

California Civil Code Section 1950.5 requires that within three weeks (21 days) after a tenant has vacated the unit, the owner must either: 1) return the security deposit to the tenant, 2) furnish a copy of an itemized statement indicating the amount of any part of the security deposit used (e.g. for unpaid rent, repairs, etc.), or 3) a combination of #1 and #2.

Can a landlord increase the rent more than two times per year?

If you have a lease for more than 30 days (e.g. one year lease), your rent cannot be increased during the term of the lease, unless the lease allows rent increases. If you have a periodic rental agreement (month-to-month) your landlord can increase your rent with proper advance written notice according to California Civil Code Section 827. In rent controlled properties your landlord can only raise your rent a set percentage once every twelve months.

How much can a landlord legally raise the rent?

Under California law there is currently no maximum limit for rent increases. According to California Civil Code 827(b), a landlord must give the tenant at least a 30-day advance notice if the rent increase is equal to 10 percent (or less) of the rent charged at any time during the 12 months before the rent increase takes effect. A 60-day advance notice is required if the rent increase is greater than 10 percent. In rent controlled properties your landlord can only raise your rent a set percentage once every twelve months.

How much advance notice does a landlord need to give a tenant to move out of their rental unit?

According to California Civil Code 1946.1, landlords are required to provide a 60-day advance notice to a resident if the tenant has resided in the unit for more than one year. If the tenant has resided in the unit less than one year, the landlord is only required to give a 30-day advance notice. In rent control areas, a landlord may be limited to certain reasons for requesting a tenant to vacate the premises.

Is a landlord obligated to pay relocation fees to a tenant?

A landlord is required to pay relocation fees if the building falls under rent control in areas such as the City of Los Angeles, Beverly Hills, and West Hollywood. There are certain conditions under which a landlord in these areas is required to pay relocation assistance.

Can a landlord charge late fees?

A landlord can charge a late fee to a tenant who doesn't pay rent on time, however a landlord can only do this if the lease or rental agreement contains a late fee provision. Late fees must also be reasonable; and related to the costs your landlord incurs as a result of your rent being late. A late fee that is so high it amounts to a penalty is not legally valid.

When can a landlord enter an occupied rental unit?

California Civil Code 1954 gives five reasons that a landlord can legally enter a rental unit.

- (1) In an emergency.
- (2) When the tenant has moved out or has abandoned the rental unit.
- (3) To make necessary or agreed-upon repairs, decorations, alterations, or other improvements.
- (4) To show the rental unit to prospective tenants, buyers, or lenders, or to provide entry to contractors or workers who are to perform work on the unit.
- (5) If a court order permits the landlord to enter.

California Civil Code 1954 states that except in the first two situations above (emergencies and abandonment), the landlord must give the tenant a 24-hour written notice before entering the unit.

How much advance notice does a tenant have to give a landlord before moving?

According to California Civil Code 1946, to end a periodic rental agreement (month-to-month), a tenant must give their landlord a proper written notice before vacating. If you pay rent monthly, you must give at least a 30-day advance notice. If you pay rent weekly, you must give at least a 7-day advance notice.

What makes a unit legally "uninhabitable"?

There are many defects that could make a unit "uninhabitable" (unlivable). According to California Civil Code Section 1941.1 a dwelling unit is considered to be uninhabitable if it substantially lacks any of the following*:

- Effective waterproofing and weather protection of roof and exterior walls, including unbroken windows and doors.
- Plumbing facilities in good working order, including hot and cold running water, connected to a sewage disposal system.
- Gas facilities in good working order.
- Heating facilities in good working order.
- An electric system, including lighting, wiring, and equipment, in good working order.
- Clean and sanitary buildings, grounds, and appurtenances (for example, a garden or a detached garage), free from debris, filth, rubbish, garbage, rodents, and vermin.
- Adequate trash receptacles in good repair.
- Floors, stairways, and railings in good repair.

*Please note that this list does not contain all legal requirements needed to meet the implied warranty of habitability.

IF YOU HAVE QUESTIONS ABOUT YOUR RIGHTS,

HRC CAN HELP.

Toll Free (800) 477-5977

TTY (213) 201-0867

www.housingrightscenter.org

CEDC KENTIL HOUSING IN VENTURA COUNTY				
AZAHAR PLACE	CARUNO GONZALEZ	CASA GARCIA	CASAS DE SUEÑOS	CASA VELASQUEZ
Farmworker & Family Apartments 11570 Minnow Street Ventura, CA 93004 50 farmworker & 20 family units Mgr: Alex Cavilla Ph: (805) 940-2700 Fx: (805) 940-2727 Cell: (805) 940-4852 Office Hours: Monday - Friday 8:30 AM - 12:00 Noon 1:30 PM - 5:30 PM	Farmworker Family Apts. 401 W. Gonzales Rd., Ste. 250 Oxnard, CA 93005 18 farmworker Mgr: Cathie Salazar (Temp) Ph: (805) 881-9900 Fx: (805) 961-8326 Cell: (805) 850-8749 Office Hours: Monday - Friday 10:00 AM - 5:00 PM	Family Apartments 320 S. Garcia St. Santa Paula, CA 93060 14 Units Mgr: Samuel Yin Ph: (805) 525-1564 Fx: (805) 525-1530 Cell: (805) 525-1591 Office Hours: Monday - Friday 8:30 AM - 12:30 Noon 1:30 PM - 5:30 PM	Family Apartments 257 Fulton St. Oxnard, CA 93043 10 Units Mgr: Mike Brown Ph: (805) 483-8100 Fx: (805) 483-8832 Cell: (805) 525-1731 Office Hours: Tuesday & Thursday 1:30 PM - 4:30 PM	Family Apartments Corner of Fulton & Berry Oxnard, CA 93040 13 Units Mgr: Mike Brown Ph: (805) 483-8100 Fx: (805) 483-8832 Cell: (805) 525-1731 Office Hours: Tuesday & Thursday 1:30 PM - 4:30 PM

COURTYARD AT HARVARD	CYPRESS COURT	CENTRAL STATION	KALDRAMA	META STREET
Family Apartments 298 W. Harvard Blvd. Santa Paula, CA 93060 50 units Mgr: Samuel Yin Ph: (805) 525-1564 Fx: (805) 525-1530 Cell: (805) 525-1591 Office Hours: Monday - Friday 8:30 AM - 12:30 Noon 1:30 PM - 5:30 PM	Special Needs Housing 480 E. Pioneer Valley Rd Oxnard, CA 93000 4 Units Mgr: Mike Brown Ph: (805) 483-8100 Fx: (805) 483-8832 Cell: (805) 525-1731 Office Hours: Monday, Wednesday, Friday 10:00 AM - 12 Noon 1:30 - 3:00 PM	Farmworker Family Apts 272 Main St. Fillmore, CA 93015 21 units Mgr: Monica Campos Ph: (805) 524-1084 Fx: (805) 524-0901 Cell: (805) 519-8180 Office Hours: Monday - Friday 8:00 AM - 12 Noon	Family Apartments 101 S. Kalamita Dr. Ventura, CA 93001 24 Units Mgr: James Wake Ph: (805) 645-5521 Fx: (805) 645-5520 Cell: (805) 525-1733 Office Hours: Monday - Friday 8:00 AM - 5:00 PM	Farmworker Family Apts. 501 South Meta Street Oxnard, CA 93000 24 Units Mgr: Mercedes Yin Ph: (805) 240-2109 Fx: (805) 240-2108 Cell: (805) 525-8881 Office Hours: Monday, Wednesday, Friday 1:00 PM - 5:30 PM

MONTGOMERY OAKS	PASEO SANTA CLARA/DEL RIO	PASEO DE LUZ	PLAZA DEL SOL	RODNEY FERNANDEZ GARCIA
Family Apartments 538 N. Montgomery St. Oxnard, CA 93023 21 Units Mgr: Nicole Zapata Ph: (805) 849-4108 Fx: (805) 845-8355 Cell: (805) 525-1688 Office Hours: Monday - Friday 1:00 PM - 5:00 PM	Family Apartments & Special Needs 267 Phosphate Blvd., #100 Oxnard, CA 93005 Mgr: Wayne Perot Asst Mgr: Naomi Aguilera (Temp) Ph: (805) 485-2350 Fx: (805) 485-2189 Cell: (805) 219-5996 Office Hours: Monday - Friday 8:00 AM - 5:00 PM Support Yvonne F. & Maria H. Ph: (805) 485-2283	Special Needs 427 W. Gonzales Road, #101 Oxnard, CA 93000 20 Units Mgr: Cathie Salazar (Temp) Ph: (805) 961-7128 Fx: (805) 961-8778 Cell: (805) 850-8740 Office Hours: Monday - Friday 8:30 AM - 12 Noon	Family Apartments 4251 Alamo Street Simi Valley, CA 93065 34 Units Mgr: Natalia Hobbs Ph: (805) 525-8833 Fx: (805) 525-8477 Cell: (805) 525-1880 Office Hours: Monday - Friday 10:00 AM - 5:00 PM	Family Apartments 212 W. Santa Barbara St. Santa Paula, CA 93060 90 Units Mgr: Mark Gutierrez Ph: (805) 525-7400 Fx: (805) 483-7470 Cell: (805) 525-1481 Office Hours: Monday - Friday 8:00 AM - 12:00 Noon 1:00 PM - 5:00 PM

SANTA PAULAN	VALLE NARANJAL	VILLACESAR CHAVEZ	VILLA SOLIMAR	VILLA VICTORIA
60+ Family Apartments 115 N. 4th St. Santa Paula, CA 93060 152 Units Mgr: Oscar Pineda Asst Mgr: Leon Faymberg Ph: (805) 525-5554 Fx: (805) 825-3800 Cell: (805) 525-1729 Office Hours: Monday - Friday 8:00 AM - 5:00 PM	Farmworker Family Apts. 4250 Center Street Fillmore, CA 93040 50 Rental Units Mgr: Mercedes Yin (Temp) Ph: (805) 521-1304 Fx: (805) 521-1066 Cell: (805) 219-6740 Office Hours: Monday - Friday 8:00 AM - 12:00 Noon 1:00 PM - 5:00 PM	Farmworker Family Apts. 5506 Salvador Street Oxnard, CA 93009 82 Rental Units Mgr: Dolores Rodiles Ph: (805) 271-5007 Fx: (805) 271-1202 Cell: (805) 525-7326 Office Hours: Monday - Friday 10:00 AM - 12:00 Noon 1:00 PM - 3:00 PM	Family Apartments 932 Ocean Square Oxnard, CA 93000 52 Units Mgr: Mike Brown Ph: (805) 483-8100 Fx: (805) 483-8832 Cell: (805) 525-1731 Office Hours: Monday, Wednesday, 10:00 AM - 12:00 Noon 1:00 PM - 3:00 PM Tuesday & Thursday 10:00 AM - 12:00 Noon	Farmworker & Family Apts. 8795 Van Tree Street #110 Oxnard, CA 93000 27 farmworker & 27 family units Mgr: Mariana Guerrero Ph: (805) 483-8831 Fx: (805) 483-1488 Cell: (805) 525-1142 Office Hours: Monday-Friday 10:00 AM - 12:00 Noon 2:00 PM - 4:00 PM

VISTA HERMOSA	YALE STREET	SNAPDRAGON PLACE	WAGON WHEEL
Farmworker Family Apts. 102 Santa Anna Street Santa Paula, CA 93060 24 Units Mgr: Raquel Torres Ph: (805) 525-1740 Fx: (805) 525-1833 Cell: (805) 940-7516 Office Hours: Monday - Friday 10:00 AM - 12:00 Noon	Family Apartments 738 Yale Street Santa Paula, CA 93060 20 Units Mgr: Raquel Torres Ph: (805) 525-1740 Fx: (805) 525-1833 Cell: (805) 940-7516 Office Hours: Monday - Friday 10:00 AM - 12:00 Noon 1:00 - 5:00 PM	Farmworker and Family Apts. 4094 Snapdragon St. Suite 101 Ventura, CA 93004 Ph: (805) 647-1548 Fx: (805) 647-1572	Apartment Homes 510 Winchester Dr. Bxnard, CA 93036 Mgr: Elizabeth Perez Ph: (805) 604-4520 Fx: (805) 604-4360 MONDAY - FRIDAY 9:00 AM - 5:00 PM

VC Sober Living Coalition – Member Homes

Newbury Park	The Fellowship House	coed	\$3000
Berkeley Davis	(805) 506-1541		
Oxnard	Champion House	men	\$500
Tracy Anthony	(805) 616-6908		
Oxnard	Champion House II	men	\$500
JR Garcia	(805) 444-5192		
Oxnard	Champion House III	men	\$600
Tom Leire	(805) 338-8076		
Oxnard	Genesis Sober Living	men	\$550
Sherry Landor	(805) 233-4510		
Oxnard	Genesis Sober Living II	men	\$550
Sherry Landor	(805) 233-4510		
Oxnard	Genesis Sober Living III	men	\$550
Sherry Landor	(805) 233-4510		
Oxnard	Phillips House	men	\$550
Matt Phillips	(805) 797-6283		
Oxnard	Stepping Stones	men	\$550
Jacob Rhodes	(805) 223-9174		
Port Hueneme	Collective Process Sober Living For Women	women	\$650
Kelle Tanner	(805) 218-1108		
Santa Paula	La Ventana at The Hacienda	coed	\$1500
Steve Zamarripa	(818) 584-5615		
Ventura	Clean Living	women	\$500
Crystal Coke	(805) 444-8412		
Ventura	Knapora House	men	\$500
Terry Swanson	(805) 653-2596 x103		
Ventura	New Hope	men	\$550
Ken Hartman	(805) 720-8187		
Ventura	Ventura Serenity House	women	\$550
Teresa Crocker	(805) 415-7800		
Ventura	Ruben's Place	men	\$550
Ruben Chavez	(805) 760-8900		
Westlake	The Lake House	coed	\$5000
Stuart Bimbaum	(877) 762-3707		

Appendix D