

Monthly Meeting Minutes 1/4/2023

3:15 pm, via Zoom video chat

Ventura Social Services Task Force

Attendees: Judy Alexandre, Eric Almaguer, Michael Anselmo, Rachel Becerra, Melanie Beeson, Jerry Breiner, Sue Brinkmeyer, Brandi Brown, Jenny Buckingham, Liz Campos, Kyler Carlson, Kevin Clerici, Jeff Dietz, Robert Dietz, Heather Duchscherer, Jim Duran, Sarah Frazz, Sonja Flores, Evan Gonzalez, Stephanie Jennings, Mike Johnson, John Sanders Jones, Pam Kelley, Jeff Lambert, Jacob Lesner-Buxton, Mariah Lopez, Robert March, Miguel Marquez, Jacob Maulhardt, Alicia Morales-McKinney, Carl Morehouse, Judy Morelli, Maria Navarro, Kristian Nunez, Cathi Nye, Kappy Paulson, Cory Prater, Karl Reyes, Clyde Reynolds, Leona Rollins, Debora Schreiber, Melanie Shankle, Ralph Shankle, Lee Sherman, Elizabeth R. Stone, Javier Villa, Susan White Wood

- I. Call to order - Judy Alexandre
- II. Introductions - Judy Alexandre
- III. Approval of the minutes for 12/7/22 - MSC
- IV. Approval of the agenda for 1/4/23 - MSC
- V. Treasurer's Report - Judy Alexandre - \$2,009.53 - No change.
- VI. Updates on Inclusionary Housing Ordinance - Kyler Carlson, Sonja Flores
 - A. Sonja Flores
 1. Went before the Planning Commission in mid-December.
 - a) VSSTF/Homes For All (HFA) Proposal
 - (1) 15% very low income - rentals
 - (2) 15% low income or 20% moderate income - sale properties
 - b) Commission is recommending:
 - (1) 10% low income and 5% very low income - rentals
 - (2) 10% moderate income - sales (staff recommendation)
 - c) Recommendations will go before City Council in February (re: Leona Rollins)
 2. HFA will continue to advocate for the higher proposed numbers.
 - B. Kyler Carlson
 1. HFA had discussions about the next steps, but made no conclusive decisions.
- VII. Presentation and discussion on homeless strategy from Cloudburst Group - Heather Duchscherer, Stephanie Jennings
 - A. Presentation on HOME-ARP - slides appended to end of minutes
 1. The HOME Investment Partnerships American Rescue Plan Program (HOME-ARP) provides funding to HOME projects to reduce homelessness and increase housing stability across the country.
 2. Four qualifying populations for the funding:
 - a) Individuals experiencing homelessness
 - b) Individuals at risk of homelessness

- c) Persons fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking
 - d) Other populations at the greatest risk of housing instability (as defined by HUD)
3. Working through the process with Ventura to develop an allocation plan for the funding (\$1.6 million) by the end of March 2023.
 - a) City Council will review in early March 2023.
 - b) There will be public hearings, and there is a survey to take.

(1) <https://www.surveymonkey.com/r/VenturaHOME-ARP>

B. Q&A

1. Pam Kelley - How does this fit in with Section 8 vouchers?
 - a) HD - It doesn't. It comes from a different funding source within HUD.
2. Kappy Paulson - How can non-profits use the funds?
 - a) HD - These are unrestricted funds, so the uses can be broad within the parameters of the program.
3. Tyler Carlson - How does the extremely low income qualifying population get served?
 - a) HD - There are likely overlapping groups, so people may qualify in multiple ways.
4. Elizabeth R. Stone - Supportive Services - can we have more thoughts?
 - a) HD - What are the needs? Allocation should be based on the community needs.
5. Clyde Reynolds - Are there matching funds requirements?
 - a) HD - No.
6. Judy Morelli - Supportive services
 - a) Would these include counseling for people coming out of domestic violence situations?
 - (1) HD - Yes.
7. Miguel Marquez - what is the process and the timeline?
 - a) HD - Working with the city to incorporate input on the community needs and priorities.
 - b) HD - Allocation will be reviewed by City Council in early March 2023 and be sent to HUD at the end of March 2023.
8. Elizabeth R. Stone - SAMHSA Model
 - a) Services to support folks so they can remain housed and manage their resources are paramount.

C. Discussion

1. HD - What trends are we seeing?
2. Kappy Paulson - One Stop
 - a) Seeing more older people and younger people on fixed incomes (SSDI) who can't stay housed.
 - b) What can people do before they get bounced out of housing?
3. Clyde Reynolds

- a) Non-congregant shelters
 - (1) Seeing a trend towards larger tiny home communities (e.g. Santa Barbara, Los Angeles, etc.)
 - (a) This could be done in Ventura
 - (2) Jeff Lambert - <https://dignitymoves.org/santa-barbara/>
- 4. Liz Campos - How do we support people who work during hours when services are regularly available?
 - a) Can this program establish off hours services?
- 5. Judy Alexandre - more people are using RVs, but have no safe place to park.
 - a) We need dump stations.
 - (1) Jerry Breiner - There is a dump station behind Silva's Gas
 - (a) \$10-15 fee, restrictive hours.
- 6. Kyler Carlson - We need permanent housing options for people on fixed income.
- 7. Clyde Reynolds - Tiny home communities could incorporate space for RVs as part of their plan.
- 8. Judy Alexandre - Need to address the permanent supportive housing needs of people with mental illness.
- 9. Kappy Paulson - Can we use the funding to buy properties/land?
 - a) Stephanie Jennings - You can use the funds for land if it results in housing units.
- 10. Miguel Marquez - The community needs education.
 - a) Transportation to/from apartments.
 - (1) Need to make it easier for people to get to shelters/residences.
- 11. Maria Navarro - Could we set up a local version of Section 8 vouchers with these funds?
 - a) HD - There is an opportunity to use the funds for tenant-based rental assistance.
 - b) Stephanie Jennings - Can use funds for this, but should look at the effectiveness of this approach.
- 12. Clyde Reynolds - How general will the allocation plan be?
 - a) HD - The plan will indicate how the funds are allocated and if there is a preference for any of the qualifying populations.
- 13. Jerry Breiner - Land is not cheap locally, so we should focus on supportive services.
 - a) Mike Johnson - Agrees, and notes that we have underutilized land in Ventura.
- 14. Elizabeth R. Stone - Riverhaven is very dangerous without 24 hour coverage by service providers.
- 15. Liz Campos - The ARCH and Riverhaven are far from bus lines, which makes it hard for seniors and mobility-impaired folks.
- 16. Kyler Carlson - While the funding amount (\$1.6 million) is not enough for real estate, there are state programs that these funds could be used to leverage matching funds, which will hopefully make the funds far more effective.

17. Clyde Reynolds - Santa Barbara has used city property for some projects.
18. Sue Brinkmeyer - Ventura Homeless Prevention Fund (VHPF)
 - a) Clients are working and have extremely low to low income.
 - (1) Often paying 40-70% of income for rent.
 - b) In the last few years, the population requiring VHPF help has doubled.
19. Susan White Wood - Tiny homes aren't necessarily efficient.
 - a) Traditional housing can build upwards and with higher density.
20. Mike Johnson - Could the funds be used to get matching grants?
 - a) Stephanie Jennings - The funds don't have to be spent until 2030, so Ventura can take some time to build a larger project.
21. Judy Alexandre - asked City of Ventura reps for response to what Camarillo is doing to help people buy housing.
 - a) <https://www.thecamarilloacorn.com/articles/city-to-provide-home-loans/>
 - b) Could Ventura do something similar?
 - (1) Stephanie Jennings - HOME-ARP funds cannot be used for this.
22. Judy Alexandre - What services do we need?
 - a) Clyde Reynolds - Any new shelters and housing units need supportive services incorporated.
 - (1) Judy Alexandre - Yes, and outside of normal working hours, too.
 - b) RV Support - Require:
 - (1) Case management.
 - (2) Dump Stations.
 - (3) Safe parking.
 - c) Susan White Wood - drug rehab center - Can these funds be used for one?
 - (1) Stephanie Jennings - If it can be characterized as support services, so possibly not a facility.
 - d) Maria Navarro - Emergency rental assistance.
 - e) Miguel Marquez
 - (1) Drug/alcohol programs.
 - (2) Job fairs.
 - (3) Life skill education.
 - (a) Judy Alexandre - City Center does this very well.
23. Kappy Paulson - do funds need to be spent by 2030 or just obligated?
 - a) Stephanie Jennings - Spent.

VIII. Reports

- A. HOPE & Solutions Subcommittee - Mike Johnson
 1. Last met in December 2022.
 - a) The Patrol task force was present.
 - b) Discussed the upcoming Point In Time Count.
 2. We don't know this year's committee members yet.

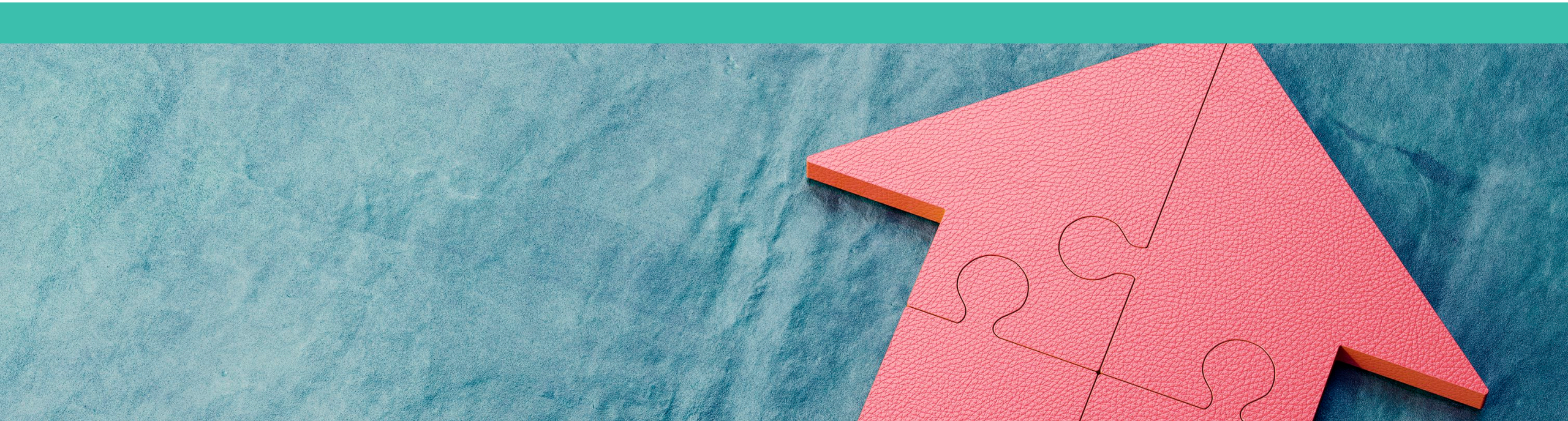
3. Asked the City Manager about the current expenditures for the Foul Weather Shelter.
 - a) Would like to allocate more funds to keep it going.
 - b) Judy Alexandre - Very worried about how severe the weather has been this season (including tonight).
 - (1) We only have 20 motel rooms to offer which is inadequate for the need.
 4. Judy Alexandre - Community Action (<https://ca-vc.org/>) reached out to Leona Rollins about a possible partnership on a shelter.
 5. Mike Anselmo - Ventura Police and County Sheriffs have been to the river bottoms to try and get people out before severe rains.
- B. Continuum of Care (CoC) - Alicia Morales-McKinney
1. CoC is applying for encampment resolution funds.
 - a) To get people from prioritized encampments into housing.
 - b) Application is due by June 2023, but hope to complete it sooner.
 2. Point In Time Count - January 24, 2023
 - a) Working with United Way to get volunteers.
 - b) https://www.volunteerventuracounty.org/need/index?s=1&need_init_id=1355
 3. Next board meeting on 1/11/23 at 3:30pm
- C. VSSTF Faith Subcommittee - Pamela Kelley
1. Still planning the gap needs meeting
 - a) February 23, 2023, 6:30pm - 8:30pm
 - b) Unitarian Universalist Church of Ventura
 - c) Discussion points:
 - (1) Storage units.
 - (2) Charging stations.
 - (3) Foul weather shelter assistance.
 - (4) Dump stations.
 - (5) Laundry services..

IX. Meeting adjourned until 2/1/2023.

Meetings:

City Council HOPES & Solutions Subcommittee (addressing issues regarding homelessness).

VSSTF Faith Subcommittee 3rd Friday of each month, 3pm Pam Kelley (pamjk3@msn.com), patio of Judy Alexandre



Overview of HOME-ARP Allocation Plan Process

Homelessness Service Providers

December 7, 2022

Agenda



Introductions



HOME-ARP Overview



Discussion



Next Steps

The HOME-American Rescue Program (ARP)

SEC. 3205. HOMELESSNESS ASSISTANCE AND SUPPORTIVE SERVICES PROGRAM.

Provides \$5 billion of supplemental HOME funds to assist individuals or households who are homeless or at risk of homelessness and other vulnerable populations by providing housing, rental assistance, supportive services, and non-congregate shelter.

City of Ventura HOME-ARP Allocation: **\$1,611,191**

HOME-ARP Qualifying Populations

People Experiencing Homelessness

People At Risk of Homelessness

**People Fleeing, or Attempting to Flee,
Domestic Violence, Dating Violence, Sexual
Assault, Stalking, or Human Trafficking**

Other Populations

HOME-ARP Definitions

Individuals experiencing homelessness

Individuals and families who lack a fixed nighttime residence (24 CFR 91.5).

Individuals at risk of homelessness

Individuals and families with incomes below 30% AMI who lacks the resources or networks to prevent them from moving into an emergency shelter (24 CFR 91.5).

Persons fleeing or attempting to flee violence

Individuals and families who are fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking (see 24 CFR 5.2003 for further definition).

“Other” as defined by HUD

Individuals and households who do not qualify under any of the qualifying populations above but are at greatest risk of housing instability.

More information on each of the qualifying populations is available in Notice CPD-21-10.

Five HOME-ARP Eligible Activities



Production or
Preservation of
Affordable
Rental Housing



Tenant-Based
Rental Assistance
(TBRA)



Supportive Services,
Homeless Prevention
Services, and
Housing Counseling



Purchase and
Development of
Non-Congregate
Shelters



Nonprofit
Operating and
Capacity-Building

HOME-ARP Eligible Activities



Affordable Rental Housing

- Acquire, rehabilitate, or build units targeted to qualifying populations.
- 70% of units assisted must be occupied by qualifying populations.



Tenant-Based Rental Assistance (TBRA)

- Similar to HOME TBRA but only accessible to HOME-ARP qualifying populations



Supportive Services

- Supportive services to people experiencing homelessness, homelessness, and housing counseling services.
- Services include one-time financial assistance and short-term rental assistance

HOME-ARP Eligible Activities



Non-Congregate Shelter

- Acquire, rehabilitate, or build private units or rooms as temporary shelter i.e., occupant not required to sign lease.
- For qualifying populations only.



Non-Profit Operating Support & Capacity-Building

- Limited to 10% and must be used to support organizations implementing HOME-ARP activities.
- Limited to 5% for Operating Support and 5% for Capacity Building.

Stakeholder Consultations

Organizations serving people experiencing homelessness

Organizations serving people at risk of homelessness

Organizations serving people fleeing or attempting to flee domestic violence, sexual assault, and/or human trafficking

Affordable Housing Developers & Public Housing Authorities (PHAs)

Continuum of Care

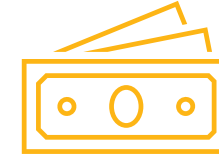
Housing Affordability in Ventura County



99,602 (37%) of Ventura County households are renters



Fair Market Rent for a 2-bedroom unit is **\$2,218**



In order to afford the current rent for a 2-bedroom unit, a household would need to earn **\$42.65/hour**

Or

A household earning \$15/hour would need to work **114 hours/week** in order to afford a 2-bedroom unit

*2022 Out of Reach data for Ventura County, CA
National Low Income Housing Coalition*

2021 PIT Data for Ventura County CoC

In 2021, there were **949 individuals** making up **745 households** in Ventura County who were experiencing homelessness and staying in emergency shelter or transitional housing.



629 (84%) were households without children



112 (15%) were households with at least one adult and child



329 (35%) were chronically homeless individuals



412 (43%) identified as Hispanic



174 (18%) had a severe mental illness



106 (11%) had a substance use disorder

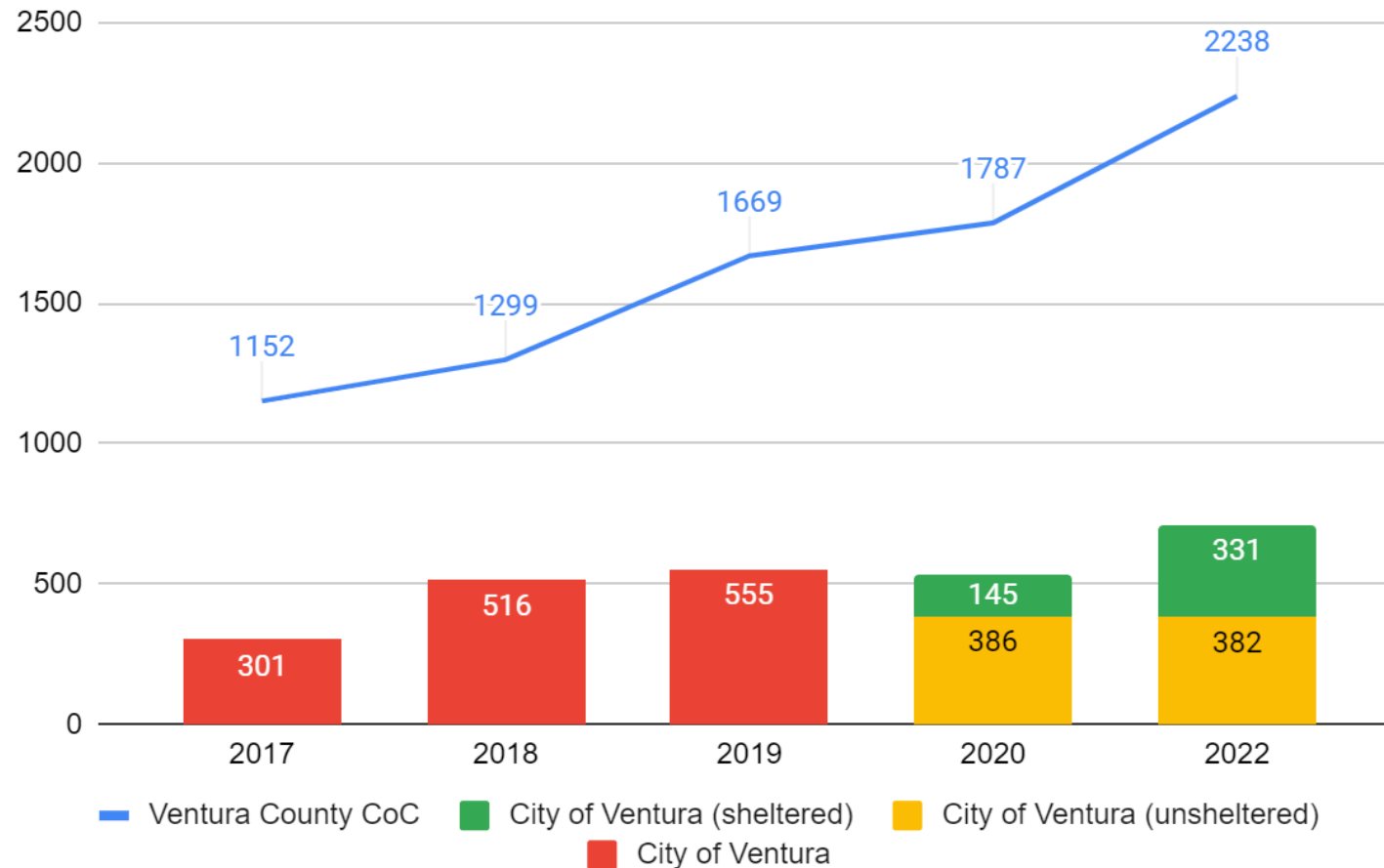


99 (9%) were veterans



36 (4%) were victims of domestic violence

Homelessness in Ventura CoC and City of Ventura



© 2022 Homeless County Report

Discussion Questions

Are these trends consistent with your experience? Are there other data we should be looking at?

What kinds of shelter/housing exist in your community specifically for individuals and families experiencing homelessness? What are the gaps?

What kinds of housing resources and units are most in demand?

What supportive services are currently available? What should be available/what is needed?

Discussion Questions

How do people access services/shelter/housing? What barriers exist for people to obtain and maintain stable housing?

What do you see as the most critical gaps and needs in connecting people experiencing homelessness with effective services?

Are there any populations or subgroups (e.g., transition-age youth) that are underserved by the current system? What additional services would be beneficial?

Discussion Questions

What are the challenges/barriers to develop/create PSH or low-barrier shelter?

What needs do you have for building organizational capacity?

How do providers collaborate with local government to fill gaps in services/shelter/housing?

Discussion Questions

What is your top priority for use of HOME-ARP dollars?

Next Steps



Stakeholder Consultations



Survey



Data requests



Public engagement period