



DRAFT

**City of Oxnard
One Year Action Plan (FY 2010-2011),
Third Year Component of the
Five Year Consolidated Plan (FY 2008-2013)**

MAY 2010

Prepared By:

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MISSION STATEMENT

In 1997, the City Council of Oxnard adopted the following mission statement to guide the community:

“We will enhance the quality of life by providing excellence in leadership, support, and services for all who live, work, visit, and invest in our community.”

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Third Program Year Action Plan

The CPMP

Third Annual Action Plan includes the SF 424 and Narrative Responses to Action Plan questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

Narrative Responses

GENERAL

Executive Summary

The Executive Summary is required. Include the objectives and outcomes identified in the plan and an evaluation of past performance.

Action Plan Executive Summary:

I. EXECUTIVE SUMMARY OF ACTION PLAN

The City of Oxnard's (City) Fiscal Year (FY) 2008-2013 Consolidated Plan (ConPlan) represents the culmination of a lengthy process that included the consultation, collaboration, and involvement of residents and other public and private agencies. This ConPlan is also the result of a dedicated and coordinated effort of a team of City employees representative of several City Programs, and is a part of an ongoing process that includes development of the Annual Action Plan. The ConPlan constitutes a strategic vision and establishes goals for affordable and supportive housing, community development, social services and economic development opportunities serving the very low- to moderate-income (LMI) residents, as well as, the homeless population. Included in the ConPlan are broad five-year objectives, strategies and action to accomplish these goals.

Specific identifiable activities for carrying out the City's strategies are proposed in the FY 2010-2011 Annual Action Plan (Plan), which is the third year component of the ConPlan. This Plan covers the period from July 1, 2010 through June 30, 2011 and also serves as an application for three federal awards under the U.S. Department of Housing and Urban Development's (HUD's) formula grant programs:

- Community Development Block Grant (CDBG);
- HOME Investment Partnerships (HOME); and,
- Emergency Shelter Grant (ESG):

Current year entitlements combined with reallocations or reprogrammed funds from completed projects from prior years bring the total funding available for FY 2010-2011 to \$4,556,756.

A. PROPOSED OBJECTIVES AND OUTCOMES

The City proposes to use FY 2010-2011 CDBG, HOME and ESG funds to fund the proposed activities noted in Table 1 to accomplish the following objectives and outcomes:

- Twelve activities will provide accessibility for the purpose of creating suitable living environments;
- Two activities will provide affordability for the purpose of providing decent affordable housing;
- One activity will provide sustainability for the purpose of creating suitable living environments;
- Two activities will provide accessibility for the purpose of creating economic opportunities;
- Four activities will provide sustainability for the purpose of providing decent affordable housing; and,
- Eight activities will provide administrative and planning projects.

B. EVALUATION OF PAST PERFORMANCE

The City was successful in addressing the majority of the goals and objectives in the FY 2008-2009 Annual Action Plan, the last full fiscal year for which accomplishments are available. As in the past, needs continue to exceed the resources available and major goals are on target. And the City continues, during the current fiscal year, to improve the delivery of the Citizen Participation and Evaluation process.

1. CDBG Program

All CDBG funds were used to carry out activities that benefit LMI persons. Funds were used to fulfill identified housing, economic development, public service and neighborhood improvement needs. Some of the programs that were assisted during the FY 2008-2009 include fair housing, employment and job training, code compliance, youth activities, after school activities, neighborhood street improvements, first-time homebuyer assistance, mobilehome replacements, downtown lightning, building improvement and others. These activities and strategies are consistent with the services, target populations and needs as identified by the community. They have made a positive impact on the identified needs and provided services that might have gone unmet.

a. Public Facilities

The City expended \$3,635 to pay for the design of the playground at the Colonia Park; \$72,473 to complete the lighting improvements in the Meta District in October 2008, including the additional of 77 new street light poles and enhanced lighting for

parking lots and alleys; and, \$769,792 to continue the rehabilitation of the Campus Park project.

b. Infrastructure

The City's five-year goals for infrastructure improvements were to improve or install infrastructure in areas where there is a need due to health or safety concerns or due to the development of affordable housing. Activities are determined on an annual basis. During FY 2008-2009, the City expended \$1,940,869 for reconstruction of streets in LMI residential areas, such as Doris Avenue and Terrace Estates projects.

c. Public Services

(i). Homeless Employment Program

The City's Family Investment Center assisted 53 individuals, including 29 female head of households, with job counseling and employment placement utilizing \$30,000 in CDBG funds. Of this number, 23 were able to find permanent employment opportunities.

(ii). Youth Development Program

The focus of the Public Services -Youth Development Program is to respond to the community's growing concerns with issues affecting youth and their families, as well as, the need to break down resource barriers to allow a successful implementation of activities to meet the needs of the youth through a long-term investment of community resources. The Youth Development Program must provide community service learning opportunities that serve the community. With \$403,405 expenses in CDBG funds, The Program assisted 7,774 youths in diversified areas such as boxing, volleyball, basketball and after-school programs and other types of activities. Most of the programs in the public service areas have performed well.

d. Economic Development

Within the CDBG low- and moderate-income areas (LMA), nine businesses were assisted to either: start, expand or relocate within the city. The job accomplishments were: creation of three new positions and retention of five full-time and one part-time job. The Economic Development Corporation of Oxnard (EDCO) received \$75,000 from the City's CDBG funds, under the Economic Development Technical Assistance matrix.

e. Housing Programs

With \$536,761 in CDBG funds, the Affordable Housing Division assisted six first-time homebuyers with closing costs and down payment, and replaced ten mobilehome units under the Direct Homeownership Assistance matrix. The City also expended \$481,376 under the Housing Rehabilitation Administration matrix.

f. Code Compliance

During FY 2008-2009, Code Compliance Division staff investigated 1,062 substandard housing units and 20 substandard commercial buildings. Code

Compliance also removed blight by abating approximately 4,842 properties of weeds, illegal parking, graffiti and abandoned vehicles within the CDBG low and moderate using \$210,983 in CDBG funds, in conjunction with \$1,239,821 in local funds.

g. Fair Housing

Most of the 317 fair housing service contacts involved landlord-tenant or other general housing inquiries. Among all contacts, 23 inquiries and 18 fair housing complaints of alleged unlawful housing discrimination were processed. Of the 18 alleged unlawful discrimination cases, five were deemed as not having sufficient evidence to pursue enforcement action or were withdrawn by the complaints; seven were successfully conciliated; and, one was referred to the Department of Fair Employment and Housing for possible litigation. All 18 complainants have been provided with legal counsel, and five of those cases are still in the investigation or conciliation stage. The City's Fair Housing Program and the Oxnard Housing Authority (OHA) continued to work jointly to achieve Section 504 compliance, ensuring equal access to all housing programs and services for disabled residents.

2. ESG Program

ESG funded activities, supported by match funding, provided essential services, homeless prevention and operating support for homeless shelters such as the Winter Warming Shelter Program. Listed below are brief overviews of the accomplishments of each organization that have received funds from the City through the ESG grant during the FY 2008-2009:

a. Society of St. Vincent de Paul

The Society of St. Vincent de Paul operated the West Ventura County Emergency Winter Warming Shelter (Shelter) for homeless individuals and families. The Shelter was located at the Ventura National Guard Armory and operated from December 12, 2008 – March 31, 2009. During the season, 574 unduplicated clients visited the shelter.

b. Turning Point Foundation

Turning Point Foundation provided Emergency Shelter Facilities, Outreach and a Drop-In Center throughout the course of the year for 328 unduplicated mentally ill adults. The services included the provision of residential shelter and a daily drop-in center for persons who did not request shelter. Additional services included job training and placement, substance abuse services, permanent income assistance, health and mental health care and referrals, and permanent housing referrals.

c. Catholic Charities

Catholic Charities provided essential services to more than 1,087 people by offering sack lunches throughout the year to men, women, and children, and assisting families with rent and utility payment assistance, and move-in deposits. Other services included bus tokens to individuals for work and medical appointments; assistance to obtain official identification that allowed clients to pursue employment

opportunities and other necessary assistance; and assistance with minor car repairs and critical medical attention.

3. HOME Program

HOME funds were used to assist first-time homebuyers with closing costs, as well as, down payments. The funds also assisted homeowners to replace dilapidated mobilehome housing units within the City limits, and to provide grants and loans to rehabilitate unsafe and unhealthy living environment of single-family or mobilehome units.

The City received \$1,039,262 in HOME funds during FY 2008-2009, including \$6,051 in ADDI. A total of \$1,151,155 was expended from various program years. HUD requires the participating jurisdiction to obligate the 15% set-aside allocation for CHDO(s), within 24 months, after the yearly HOME funds have been approved. As of June 2009, the City has a balance of \$168,940 and \$155,000 from the 2007-2008 and 2008-2009 HOME entitlements, respectively. Also, the Snapshot Worksheet-Red Flag Indicators as of 6/30/2009, prepared by HUD and posted to the HUD website, has indicated that the City has met the prescribed thresholds and exceeds all the four factors in terms of results and performance.

a. Rehabilitation

The annual goal for housing rehabilitation was 33 units. The City assisted 10 owner-occupied units and 24 mobilehome units.

b. New Housing Units

No HOME funds were used for new construction in the FY2008-2009.

c. Homebuyer Assistance

The annual goal was to assist 43 first-time homebuyers with HOME funds and one homebuyer with ADDI funds. Actual assistance was 47 homebuyers: 42 single-family homes, and 5 mobilehomes.

C. FISCAL YEAR 2010-2011 GRANT FUNDS AND PROPOSED USES

The City expects to receive funds under three formula grant programs, and will allocate them as follows:

| | |
|---------------------------------------|---------------------|
| FY 2010-2011 CDBG Program Entitlement | \$ 2,961,698 |
| FY 2010-2011 HOME Program Entitlement | \$ 1,147,134 |
| FY 2010-2011 ESG Program Entitlement | \$ <u>120,297</u> |
| Total Entitlement Funding | \$ 4,229,129 |
| FY 2010-2011 CDBG Reprogrammed Funds | \$ <u>327,627</u> |
| Total Expected Funding | \$ 4,556,756 |

**TABLE 1 – CITY OF OXNARD
FY 2010-2011 ENTITLEMENT GRANTS,
ANNUAL ACTION PLAN – PROPOSED PROJECTS FUNDING SUMMARY**

| MATRIX | DESCRIPTION | OBJECTIVE OUTCOME | PROPOSED AMOUNT |
|--|---------------------------------------|---|--------------------|
| COMMUNITY DEVELOPMENT BLOCK GRANT | | | |
| | Grants Administration and Support | N/A | \$393,800 |
| | Fair Housing Program Admin | N/A | 48,000 |
| | Environmental Reviews | N/A | 10,000 |
| | Homeless Program Administration | N/A | 90,540 |
| | CA-NS Administration | N/A | 50,000 |
| | | Administration Subtotal | \$592,340 |
| | Homeless Employment Program | 3/1 | \$30,000 |
| | Youth Enrichment Program | | 414,255 |
| | After School Program | 1/1 | \$105,000 |
| | PAL | 1/1 | 141,130 |
| | Colonia Boxing Center | 1/1 | 17,020 |
| | Youth Enrichment Program | 1/1 | 79,445 |
| | Colonia Memorial Park Gym | 1/1 | 50,740 |
| | City Corps | 1/1 | 20,920 |
| | | Public Services Subtotal | \$444,255 |
| | Code Compliance | 1/1 | 245,000 |
| | Street Improvements | 1/1 | 500,000 |
| | Business Technical Assistance | 3/1 | 75,000 |
| | Housing Rehabilitation Administration | 2/3 | 465,000 |
| | Campus Park Rehabilitation | 1/1 | 552,730 |
| | Lemonwood Park-Playground | 1/1 | 415,000 |
| | FY 10-11 Grant | | \$87,373 |
| | Reprogrammed Funds | | 327,627 |
| | | Direct Benefit Projects Subtotal | \$2,252,730 |
| | | CDBG TOTAL | \$3,289,325 |
| EMERGENCY SHELTER GRANT | | | |
| | Program Administration | N/A | \$6,015 |
| | Catholic Charities | 1/3 | 27,000 |
| | Essential Services | | \$11,000 |
| | Homelessness Prevention | | 16,000 |
| | Turning Point | 1/1 | 15,000 |
| | St. Vincent de Paul | 1/1 | 72,282 |
| | | ESG TOTAL | \$120,297 |
| HOME INVESTMENT PARTNERSHIP GRANT | | | |
| | Program Administration | N/A | \$114,713 |
| | CHDO Development | 2/2 | 172,070 |
| | CHDO Operations | N/A | 50,000 |
| | First-Time Homebuyer | 2/2 | 300,000 |
| | Mobilehome Replacement | 2/3 | 100,000 |
| | Housing Rehabilitation – MH | 2/3 | 100,000 |
| | Housing Rehabilitation – SF | 2/3 | 310,351 |
| | | HOME TOTAL | \$1,147,134 |
| | | GRAND TOTAL | \$4,556,756 |

| |
|--|
| OBJECTIVES AND OUTCOME LEGEND: |
| 1/1 = Enhance suitable living through improved accessibility |
| 1/2 = Enhance suitable living through improved affordability |
| 1/3 = Enhance suitable living through improved sustainability |
| 2/1 = Create decent housing with improved accessibility |
| 2/2 = Create decent housing with improved affordability |
| 2/3 = Create decent housing with improved sustainability |
| 3/1 = Provide economic opportunity through improved accessibility |
| 3/2 = Provide economic opportunity through improved affordability |
| 3/3 = Provide economic opportunity through improved sustainability |

D. PLANNED ACTIONS TO ADDRESS IDENTIFIED NEEDS AND PRIORITIES

The ConPlan identifies a number of priorities to address the City's needs for housing and community development. This Annual Action Plan for the period from July 1, 2010 through June 30, 2011, describes the City's plan of action for the third year covered by the five-year ConPlan for the period from July 1, 2008 through June 30, 2013. The goals of this Plan are consistent with the Five-Year Strategy and reflect the goals established by the City Council. The Plan brings needs and resources together in a coordinated housing and community development strategy and develops goals to achieve the three national statutory objectives, principally for residents of low and moderate income (LMI):

- Offer decent housing by providing and maintaining the supply of affordable supportive housing to the low-income and special needs populations, including the homeless population;
- Create suitable living environment through neighborhood revitalization and improvements in public services and facilities; and,
- Expand economic opportunities for lower income households, including homeless individuals and families.

The proposed strategies are summarized as follows:

1. Housing

- Construct new housing for senior citizens, farm workers, multi-families, and single families;
- Rehabilitate owner-occupied and mobilehome units through City's Rehabilitation program;
- Assist developers, non-profit corporations, and public housing tenants with financing through City's First-Time Homebuyers program; and,
- Assist the City's families with affordable rental housing through public housing assistance, and Section 8 voucher rental subsidy assistance programs.

2. Homelessness

- Support non-profit agencies that provide assisted housing (transitional or permanent) service;
- Prevent individuals and families from becoming homeless through the homelessness prevention program;
- Provide emergency shelter for homeless persons through the Winter Warming Shelter; and,
- Provide supportive services to homeless or non-homeless with special needs.

3. Economic Development

a. Economic Development Opportunities for Low-Income Persons, Including the Homelessness Persons

The City's strategies are to retain and expand the City's economic development opportunities for LMI persons through job creation and retention. The Family Investment Center (FIC) provides services primarily to families and individuals living in public housing and in units funded by the Section 8 Program. It is located adjacent to the largest public housing site in the City and has been providing services to Oxnard community for the past eleven years.

Furthermore, in order to provide first consideration to LMI persons the Economic Development Corporation of Oxnard (EDCO) has adopted the following procedure when a job becomes available:

- Posting at the Job and Career Centers in Oxnard
- Posting at the website of the Employment Development Department
- Posting at the Community Colleges and trade schools
- Posting by any other means such as newspaper, online, etc...

The FIC's Homeless Grant Program receives \$30,000 yearly from CDBG grant funds and is providing services to homeless families along with intensive case management, job placement services, job retention and housing referrals to the Section 8 Program.

b. Stabilization and Expansion of Small Businesses

The economic opportunity goals of the EDCO are to assist small businesses to be relocated within the City's limits and to help them in their expansion including business technical assistance and coordination.

4. Public Services and Infrastructure

- Provide support needs including housing and services for persons with special needs including youth, and persons and families with HIV/AIDS.
- Enhance suitable living environment through new and improved public facilities and infrastructure.

E. MAJOR CHANGES TO THE FIVE YEAR OBJECTIVES

The current economic recession has affected the housing programs. Due to budget restraints, Section 8 vouchers will not be issued for emergency placement of homeless families or individuals. The demolition of 260 public housing units to be replaced with new tax-credit funded apartment units, assisted with Section 8 vouchers has been postponed due to a mutual recession agreement made between the developer and the OHA. The recession impacted the developer in the extreme to which they could not continue with the project; thus the OHA is actively searching for a new developer. The Table 2, on the following page, describes the City's five-year priority needs, as originally submitted to HUD.

**TABLE 2 - CITY OF OXNARD
FIVE-YEAR PRIORITY NEEDS**

| PRIORITY | FIVE-YEAR OBJECTIVES | BENEFIT |
|---|--|--|
| Construct new housing units for senior citizens, farm workers, multi-families, and single-families. | Construct 593 new affordable units, including 228 senior apartments, 263 family apartments and 102 affordable single-family units. Provide 6 mobilehome replacements. | Very low- and low-income persons |
| Rehabilitate owner-occupied and mobilehome units through City's rehabilitation program. | Rehabilitate 62 mobilehomes, and 55 single-family homes. Provide 12 mobilehome replacements. | Very low- and low-income persons |
| Assist developers, non-profit agencies, and public housing tenants with financing thru a First-Time Homebuyers program. | Provide assistance to 128 first-time homebuyers. | Very low- and low-income persons |
| Support non-profit agencies that provide assisted housing, service and/or shelter to homeless persons/families or those at risk of becoming homeless. | Assist 100 homeless persons to find employment. Assist service providers to support 3,000 persons with essential services and 175 households with homeless prevention. Provide transitional housing for an additional 250 persons. Assist service providers with emergency shelter for approximately 400 persons and 260 mentally ill persons per year. Provide 500 Section 8 vouchers for emergency placements of homeless families or individuals. | Homeless and those at-risk becoming homeless |
| Assist the City's families with affordable rental housing through public housing assistance, and rental subsidy assistance programs. | Administer and preserve 780 units of Public Housing per year. Demolish 260 units of public housing and replace with new tax-credit funded apartment units assisted with section 8 vouchers. Provide rental subsidy assistance to 1,659 families per year. | Very low- and low-income persons |
| Provide support needs including housing and services for persons with special needs including youth and persons and families with HIV/AIDS. | Provide allocation of public housing and Section 8 rental assistance to 80 special needs persons. Provide support services for 500 frail elderly persons. Provide services to 10,000 youth per year. Provide support services for 50 disabled persons. Provide services for 35 persons with HIV/AIDS. | Very low- and low-income frail elderly, youth, disabled persons, and persons with HIV/AIDS |
| Retain and expand the City's economic development opportunities for low-income persons through job creation and retention, stabilization and expansion of small businesses. | Provide assistance to 10 start-up small businesses resulting in the creation of 10 new jobs each year. | Very low- and low-income |
| Enhance suitable living environment through new and improved public facilities and infrastructure. | Reconstruct streets to include, but not limit to, the following neighborhoods: Bartolo Square North and South, Sierra Linda, Five Points Northeast Terrace and Blackstock South. Rehabilitate Campus Park Bannister Gym. Install a new playground at various parks: Colonia Park, Del Sol Park and Beck Park. | Very low- to low-income areas |

General Questions

1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed during the next year. Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.
2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a) (1)) during the next year and the rationale for assigning the priorities.
3. Describe actions that will take place during the next year to address obstacles to meeting underserved needs.
4. Identify the federal, state, and local resources expected to be made available to address the needs identified in the plan. Federal resources should include Section 8 funds made available to the jurisdiction, Low-Income Housing Tax Credits, and competitive McKinney-Vento Homeless Assistance Act funds expected to be available to address priority needs and specific objectives identified in the strategic plan.

Action Plan General Questions response:

II. GENERAL QUESTIONS

A. GEOGRAPHIC AREAS OF THE JURISDICTION

CDBG, HOME and ESG funds for projects/activities will be implemented throughout the City. However, the majority of the projects will concentrate in the "most in need" neighborhoods with census tract representing 51% or more of LMI residents (see Appendix: Census 2000 Low/Moderate Income Areas map).

The proposed projects within this Plan, and noted in Table 4, provide information on the geographic areas that will receive direct assistance during the program year. Some of the City's programs will have a citywide emphasis, in addressing the needs of very low- to moderate-income households. Other projects such as street, park and public facilities improvements will be targeted to specific locations where needs have been assessed and identified.

B. BASIS FOR ALLOCATING INVESTMENTS AND ASSIGNING PRIORITY TO NEEDS

Generally, the City applies grant funds to areas of the City that have needs, reflective of the established goals and objectives in the ConPlan. However, community needs far exceed the revenue sources available. Therefore, the City hopes grant-funded projects will stimulate and encourage the partnership with the private sector to improve the community. The City's goal in using the CDBG, HOME and ESG funds is to maximize grant dollar investments and service returns. The projects and programs being implemented in this Plan strive to provide and match the greatest benefit to the neediest residents.

The funding priorities for the three grants are:

- Facilitate housing for LMI persons;
- Expand the supply of decent, safe, sanitary and affordable housing for LMI families;
- Maintain quality neighborhoods and housing to avoid blight, prevent crime and eliminate unsafe and unhealthy living conditions;

- Strengthen the partnership between the public and private sector, including non-profit or for-profit organizations, with the overall goals of providing decent housing, expanding public services, maintaining a suitable living environment and providing economic opportunities to Oxnard residents, especially for very low- to low-income persons;
- Increase the number and quality of emergency shelter beds and transitional housing units to meet the needs of homeless individuals and families; and,
- Implement a community outreach and education campaign to reinforce the homelessness prevention program through strong support from the community, as well as, an elevated awareness of the number of households at risk and the high cost to help the households after they become homeless.

1. Five-Year Entitlement Summary

The following table summarizes the entitlement funds received or allocated for a five-year period. Please note that these amounts do not include any reprogrammed funds from prior years, or program income.

| TABLE 3 - CITY OF OXNARD FIVE-YEAR ENTITLEMENT SUMMARY | | | | | |
|---|--------------------|--------------------|--------------------|--------------------|------------------|
| Program Year | 2006 | 2007 | 2008 | 2009 | 2010 |
| CDBG | 2,820,986 | \$2,810,804 | \$2,708,769 | \$2,738,447 | \$2,961,698 |
| HOME | \$1,075,966 | \$1,068,452 | \$1,033,211 | \$1,155,701 | \$1,147,134 |
| ADDI | \$14,975 | \$14,975 | \$6,051 | 0 | 0 |
| ESG | \$120,554 | \$121,660 | \$121,107 | \$120,604 | \$120,297 |
| TOTAL | \$4,032,481 | \$4,015,891 | \$3,869,138 | \$4,014,752 | 4,229,129 |

2. Community Development Goals

The City has established community development goals that are consistent with the HUD formula programs and continuously strives to create a viable urban community for its residents. Programs are selected that will maintain quality neighborhoods and housing to prevent blight and decay, eliminate conditions detrimental to health, safety, and welfare, and plan for growth and economic expansion in a way that balances economic interests with a quality living environment.

3. CDBG Program

The primary objective of the CDBG Program is the development of viable urban communities by providing decent housing and a suitable living environment, and expanding economic opportunities for very low- to low-income persons.

CDBG funds may be used for the following activities:

- Public facilities,
- Public improvements,
- Code Enforcement,
- Housing,
- Economic development,
- Public services;
- Program planning; and,
- Administrative activities.

The City utilizes CDBG program funds, in conjunction with other resources, to achieve its varied community development goals. Specifically, the City's objectives to accomplish the goals fall into four main categories:

a. Neighborhood Development

The City's objective is to improve the quality of life for all residents by providing programs and facilities that help maintain neighborhood stability, eliminate undesirable and unhealthy conditions, enhance safety, and generally increase the quality of life within the neighborhoods. The City has a formalized Neighborhood Council Program that enables residents and businesses to develop plans which identify needs and prioritize solutions for each neighborhood. These plans provide input to the City Council for the development of both short and long range neighborhood improvement planning programs. The CDBG program is an important part of the City's overall neighborhood improvement effort to enhance a suitable living environment through new or improved public facilities, infrastructure and Code Compliance.

b. Housing

The City's objectives are to: facilitate the production of needed housing for very low- to moderate-income households; maintain its housing stock; provide a diverse housing environment; increase the quality of housing citywide; and, provide a broad range of homeownership and rental opportunities. Based on the Year 2000 U.S. Census, the City has over 45,000 housing units and provides a balanced housing assistance program to ensure access for all income levels and household types. The City's goal for future housing development anticipates strengthening the diversity of housing types, as well as, increasing housing stock preservation through rehabilitation activities. The City will provide \$465,000 in CDBG funding to support a staff of six who manage the citywide affordable housing program.

c. Economic Development

The City's Economic Development objective is to attract capital investment, which results in the creation of new job opportunities for residents of Oxnard, without

sacrificing the quality of the City's environment. Also included in this objective is to strengthen the economic and social base of the community by supporting small business development and retention. The use of the CDBG funds to accomplish this objective is essential.

(i). Family Investment Center (FIC)

The FIC continues to provide job placement, counseling and supportive services at the Multi-Service Center, a public building owned by the City, and lease space to eight non-profit agencies. In addition to the FIC, supportive services are provided to public housing residents, low-income families and the community. These agencies include: Child Development Incorporated (La Escuelita); Child Development Resources (Head Start); La Colonia Library; Residence Services Program; Self-Help Legal Access Center; Promotoras and Promotores Foundation; Services United, Inc.; and, PAL Soccer League. The FIC also maintains the Multi-Service Center and its grounds. The Resident Initiatives Program contracts the FIC to provide job placement services to public housing residents enrolled in the Resident Opportunities for Self-Sufficiency (ROSS) grant. Using the yearly \$30,000 grant from CDBG funding, the FIC also provides employment services to homeless families, along with intensive case management, job placement services, and job retention. Participants that performed well in both programs and obtained employment are given referrals to the Section 8 Program for rental vouchers.

(ii). Economic Development Corporation of Oxnard (EDCO)

The mission of the EDCO is to create job opportunities, additional tax revenue, new investment opportunities and overall community improvement for Oxnard residents, by supporting existing businesses and bringing additional economic forces to the City. The EDCO sponsors several programs that both directly and indirectly produce additional job growth. These programs include:

- Assisting local businesses in preventing or eliminating problems that might threaten their existence or expansion;
- Sponsoring an aggressive program of industrial/commercial attraction to offset job losses and promote a full mix of employment opportunities along with new retail service jobs;
- Supporting the revitalization of the City's tourism industry by creating an effective tourist attraction program; and,
- Administering the City's revolving Loan Program, which provides loans up to \$150,000 over 15 years for the expansion of existing businesses at a low interest rate. Every \$10,000 loaned creates one new job, and 51% of new jobs created through this program must be made available to low-income persons.

d. Public Services

The Oxnard City Council established the City's commitment to youth through the development of a Youth Master Plan (YMP). The YMP efforts focused on total community involvement to meet the needs of all the youth in Oxnard. The purpose of the YMP is to enrich and strengthen youth and families through the integration of government, schools, public safety, businesses, service organizations and religious institutions to provide a strong foundation for youth and support for families. With more and more youth at-risk of becoming involved with gangs, drugs, and criminal activities, youth programs and activities presented in the YMP focus on providing more positive and realistic alternatives.

In addition to developing the YMP, a Youth Master Plan Core Group recognized the need to implement parallel efforts, which would provide services to strengthen and enhance existing community based youth organizations. Realizing that there are many other programs/agencies involved in the delivery of programs and services, it was imperative that an open link be established with an emphasis on partnering to benefit our youth. This communication link has ensured a good working relationship between all youth service organizations, prevented duplication of effort, and also aided in strengthening the consistency in these programs.

As a result of the YMP development, a number of key services and programs have been established. These include the Police Activities League (PAL), the After School Program, the Colonia Boxing Program, the Colonia Gym activities, the City Corps Program, and the Youth Enrichment Program. Over 9,000 youth participate in these programs each year.

(i). Police Activities League (PAL)

PAL will continue to provide a forum where police officers and community members can volunteer their time, talents and energy to work together with young people in our community. PAL provides crime prevention and intervention programs by providing youth enriching activities (educational, athletic and recreational) creating a safe environment for positive change. Activities include Youth Council, All City Band, Mid-City Boxing, Jr. High/High School Dances, and athletic leagues. PAL partners with the Ventura County Probation Agency to provide opportunities for youth to complete probation hours. PAL also partners with the Ventura Unified School District to provide the free summer lunch program. Participants come from LMI households.

(ii). After School Program (ASP)

The City, through its partnership with the Oxnard Elementary School District, will continue to provide CDBG funding to seven eligible After School Program sites. In addition to the seven schools, the City also provides services at 12 additional school sites. All 19 sites in the Oxnard School District receive State After School Education and Safety Program grant funding. The City currently provides the Fun for All Program, which offers structured recreation, skill building and health promoting activities, to approximately 85-90 children daily. Participants come from LMI households.

(iii). Colonia Boxing Center

The Colonia Boxing Center will continue to develop young people's capacity to engage in positive behaviors that nurture their own well being, and set personal goals to live successfully as adults. The Center is home to World, National and Olympic Champions. The Center is well known throughout the United States and Mexico. It has brought significant recognition and fame to the City. The Center is open five days a week, serving approximately 60 youth daily. Trainers in the Center are former professional boxers who serve as positive role models for youth. Participants come from LMI households.

(iv). Colonia Gymnasium

The Colonia Gymnasium will continue to provide youth development programs that target at-risk youth. These programs help youth gain confidence and develop a positive self-image. The Colonia Gymnasium will continue to provide youth basketball and volleyball leagues throughout they year. In addition, clinics in basketball, soccer, and t-ball will be held for youth. The facility also holds Special Olympics basketball training and open play for mentally disabled adults. Open play is also held for youth and adults daily. Participants come from LMI households.

(v). City Corps

The City Corps Program will continue to work with the local school districts and community based youth organizations to address the needs of at-risk youth by providing a variety of social services, recreation and service learning opportunities. City Corps also works closely with neighborhood councils in the distribution of information and neighborhood cleanups. Participants in this program logged over 39,000 in volunteer hours at work service projects in the community last year. The majority of the participating youth come from LMI households.

(vi). Youth Enrichment Program

The Youth Enrichment Program will continue to use a bid process to allocate CDBG public services funds to community based organizations to provide a variety of services and programs including educational enhancement; youth employment/vocational education and training; health and safety; parent/family intervention and support. Approximately 1,975 youth will be served by various non-profit agencies. Youth served come from LMI families.

4. HOME Program

The HOME Program further supports the City's efforts to improve and increase housing opportunities and prevent and reduce the incidences of homelessness in the City. Specifically, HOME funds are used to expand the supply of decent, safe, and sanitary affordable housing, and strengthen the ability of the City to provide housing for LMI residents.

The City's housing activities include the following programs:

- A first-time homebuyers program for newly constructed and existing housing;
- A mobilehome replacement program;
- Loans and grants for homeowner property rehabilitation; and,
- New construction and rehabilitation of rental housing.

The City's Housing Department efforts are to ensure decent, safe, attractive, sanitary and well-maintained housing for eligible LMI individuals and families. It therefore, provides the following services to Oxnard residents:

- Public Housing Assistance;
- Section 8 Rental Assistance;
- Affordable Housing Assistance;
- Homeless Assistance;
- Grants Management Support;
- Resident Services and Support; and,
- Fair Housing Support and Mobilehome Rent Stabilization.

5. ESG Program

The ESG Program further supports the City's efforts to achieve its community development goals. Specifically, ESG funds are used to assist homeless individuals through services provided by non-profit organizations. The City uses the following criteria to select organization(s) to receive ESG program funds:

- Consistency of proposal with the purpose and intent of the Federal ESG Program;
- Extent to which proposed activities address and fill gaps in the service delivery system assisting homeless in Oxnard;
- Extent to which proposed activities meet these needs;
- Capability of organization to carry out the proposed activities efficiently and effectively;
- Past experience with HUD or other federal grants and regulations;
- Ability to provide matching funds;
- Evidence of linkage and networking with other homeless service providers;
- Degree to which proposals expand or enhance services to homeless individuals and avoid duplication of other community efforts;

- Clarity of proposal; and,
- Extent to which a project promotes a regional approach to homelessness.

The ESG Program funds the South Ventura County Emergency Winter Warming Shelter annually from December 1 through March 31, and also supports other non-profit service providers to provide assistance with:

- Rent and deposit payments;
- Medical and dental needs;
- Food pantries;
- Employment counseling;
- Vehicle repairs; and,
- Obtaining proper State identification.

6. Redevelopment Funds

The Redevelopment Agency of the City was established in 1960, pursuant to the California Community Redevelopment Law. In January 1995, the agency became the Oxnard Community Development Commission (CDC). Under the requirements of the State of California Health and Safety Code, CDC has set-aside 20% of tax increment revenues for use in housing projects benefiting the very low- to moderate-income households.

In addition, to promoting and stimulating quality development that invigorates the City economically, aesthetically and socially, CDC ensures through team efforts, the successful completion of the following projects:

- Central Business District;
- Southwinds;
- Ormond Beach;
- Historic Enhancement and Revitalization of Oxnard (HERO) Project Area;
- Special Projects;
- Economic Development; and,
- Convention and Visitors Bureau.

C. ACTIONS TO ADDRESS OBSTACLES TO MEETING UNDERSERVED NEEDS

The City has identified long-range strategies to promote growth and opportunity for Oxnard's businesses and residents. These strategies have included "reinventing" the local government structure and streamlining bureaucratic processes, thereby providing quality service to Oxnard's residents and businesses. These efforts have begun to:

- Address obstacles to meeting underserved needs;
- Better coordinate existing programs to meet those needs to avoid duplication;
- Identify clear gaps in services; and,
- Address program areas previously overlooked.

In addition, the City's annual strategies, are designed to both address underserved needs such as affordable housing, economic opportunities and Continuum of Care (CoC) issues, and be consistent with available resources. This effort is achieved through a multi-year strategy that maximizes federal resources through leveraging private and public resources.

The public housing agency plan strategy accurately reflects the identified housing needs and priorities, including barrier removal, fair housing, and lead based paint reduction strategies. The City has adopted a citywide homelessness prevention program, which includes the implementation of a community outreach and education campaign, as well as, other strategies such as creation of additional transitional housing and shelter beds.

The City will continue its ongoing efforts to streamline its processes for the issuance of zoning and building permits, including development of new automated systems and internet-based information and application systems.

D. SUMMARY OF ACTION PLAN 2010-2011 PROPOSED PROJECTS FUNDING

The Table 4 summarizes all the FY2010-2011 proposed projects, funded by the three entitlement grants (CDBG, HOME and ESG), with the:

- Local identification of the project number,
- Description of the location, or census tract,
- Title of the project,
- Matching the objectives and outcomes
- Projected accomplishment numbers,
- Federal matrix code,
- Federal regulations,
- Environmental review status, and
- Recommended amounts of funding

TABLE 4 - CITY OF OXNARD
 FY 2010-2011 ENTITLEMENT GRANTS
 PROPOSED PROJECTS FUNDING SUMMARY

| PROJ. # | LOCATION | TITLE | OBJECTIVE OUTCOMES | PROJECTED ACCOMPLISHMENTS | MATRIX | REGULATIONS | ENVIRONMENTAL REVIEW | AMOUNTS |
|---------|----------|-------------------------------------|--------------------|---------------------------------------|--------|----------------|------------------------|--------------------|
| | | CDBG | | | | | | |
| 10-100 | Citywide | Grants Administration and Support | N/A | N/A | 21A | 570.206 | Exempt | 393,800 |
| 10-101 | Citywide | Fair Housing Program Admin | N/A | N/A | 21D | 570.208(a)(2) | Exempt | 48,000 |
| 10-102 | Citywide | Environmental Reviews | N/A | N/A | 20 | 570.205 | Exempt | 10,000 |
| 10-103 | Citywide | Homeless Program Administration | N/A | N/A | 21A | 570.206 | Exempt | 90,540 |
| 10-104 | Citywide | CA-NS Administration | N/A | N/A | 21C | 570.208(a)(1) | Exempt | 50,000 |
| 10-200 | Citywide | Homeless Employment Program | 3/1 | 26 Homeless persons/20 jobs | 05H | 570.201(e)(2) | Exempt | 30,000 |
| 10-201A | CT & BG | After School Program | 1/1 | 630 Youth | 05L | 570.208(a)(2) | Exempt | 105,000 |
| 10-201B | 3401.02 | PAL | 1/1 | 2,275 Youth | 05D | 570.208 | Exempt | 141,130 |
| 10-201C | 3201.01 | Colonia Boxing Center | 1/1 | 240 Youth | 05D | 570.208(a)(2) | Exempt | 17,020 |
| 10-201D | Citywide | Youth Enrichment Program | 1/1 | 600 Youth | 05D | 570.208(a)(2) | Exempt | 79,445 |
| 10-201E | 3202.01 | Colonia Memorial Park Gym | 1/1 | 3,600 Youth | 05D | 570.208(a)(2) | Exempt | 50,740 |
| 10-201F | 3500.01 | City Corps | 1/1 | 475 Youth | 05D | 570.208(a)(2) | Exempt | 20,920 |
| 10-300 | CT & BG | Code Compliance | 1/1 | 1,1000 Housing units | 15 | 570.202(c) | Exempt | 245,000 |
| 10-301 | 5001.01 | St Improvements-El Rio Neighborhood | 1/1 | 768 Persons served | 03K/3L | 570.208(a)(1) | Categorically Excluded | 500,000 |
| 10-302 | Citywide | Business Technical Assistance | 3/1 | 3 New/ retained jobs/s & 4 businesses | 18B | 570.203(b) | Exempt | 75,000 |
| 10-303 | Citywide | Housing Rehabilitation Admin | N2/3 | 52 Housing units | 14H | 570.202(a)(3) | Exempt | 465,000 |
| 10-304 | 3401.02 | Campus Park Rehabilitation | 1/1 | 1,601 Persons served | 03F | 570.208(a)(1) | Categorically Excluded | 552,730 |
| 10-305 | 4705.03 | Lemonwood Park-Playground | 1/1 | 3,519 Persons served | 03F | 570.2081(a)(1) | Categorically Excluded | 415,000 |
| | | | | | | | CDBG TOTAL | \$3,289,325 |

TABLE 4 - CITY OF OXNARD (CONTINUED)
FY 2010-2011 ENTITLEMENT GRANTS
PROPOSED PROJECTS FUNDING SUMMARY WITH OBJECTIVES / OUTCOMES

| PROJ. # | LOCATION | TITLE | OBJECTIVES OUTCOMES | PROJECTED ACCOMPLISHMENTS | MATRIX | REGULATIONS | ENVIRONMENTAL REVIEW | AMOUNTS |
|--|----------|--|------------------------|------------------------------|--------|--------------|---------------------------------|--------------------|
| EMERGENCY SHELTER GRANT | | | | | | | | |
| 10-400 | Citywide | Program Administration | N/A | N/A | 21A | 576.21(a)(5) | Exempt | 6,015 |
| 10-401 | Citywide | Catholic Charities-Essential Services | 1/3 | 600 Homeless people | 05 | 576.3 | Categorically Excluded | 11,000 |
| 10-402 | Citywide | Catholic Charities-Homeless Prevention | 1/3 | 35 Households | 05Q | 576.3 | Categorically Excluded | 16,000 |
| 10-403 | Citywide | Turning Point | 1/1 | 260 Mentally ill adults | 05Q | 576.3 | Categorically Excluded | 15,000 |
| 10-404 | Citywide | St. Vincent de Paul | 1/1 | 550 Homeless people | 03T | 576.21(a)(3) | Categorically Excluded | 72,282 |
| ESG TOTAL | | | | | | | | \$120,297 |
| HOME INVESTMENT PARTNERSHIP ACT | | | | | | | | |
| 10-500 | Citywide | Program Administration | N/A | N/A | 21A | 92.207 | Exempt | 114,713 |
| 10-501 | Citywide | CHDO Development | 2/2 | One organization | 12 | 92.300 | No environmental review is done | 172,070 |
| 10-502 | Citywide | CHDO Operations | N/A | N/A | 211 | 92.208 | Exempt | 50,000 |
| 10-503 | Citywide | First-Time Homebuyer | 2/2 | 30 Housing units | 13 | 92.205(a)(1) | Categorically Excluded | 300,000 |
| 10-504 | Citywide | Mobilehome Replacement | 2/3 | 2 Mobilehome units | 12 | 92.205(a)(4) | Categorically Excluded | 100,000 |
| 10-505 | Citywide | Housing Rehabilitation - MH | 2/3 | 5 Mobilehome units | 14A | 92.205(a)(4) | Categorically Excluded | 100,000 |
| 10-506 | Citywide | Housing Rehabilitation - SF | 2/2 | 15 Housing units | 14A | 92.205(a)(1) | Categorically Excluded | 310,351 |
| HOME TOTAL | | | | | | | | \$1,147,134 |
| GRAND TOTAL | | | | | | | | \$4,556,756 |

E. RESOURCES

The City expects the following federal, non-federal, public and private resources to be available to assist in the support of the priority needs and activities identified:

**TABLE 5 - CITY OF OXNARD
FY 2010-2011 EXPECTED RESOURCES**

| PROGRAM | TERM | | AMOUNT |
|---|---------------------|----|------------|
| Federal Resources: | | | |
| Community Development Block Grant Program – B10MC060534 | 07/01/10-06/30/11 | \$ | 2,961,698 |
| CDBG American Recovery and Reinvestment Act 2009 | 07/01/09-09/30/12 | \$ | 735,792 |
| CDBG Reprogrammed Funds | 07/01/10-06/30/11 | \$ | 327,627 |
| HOME Investment Partnerships Act Program – M10MC060526 | 07/01/10-06/30/11 | \$ | 1,147,134 |
| Emergency Shelter Grant Program - S09MC060534 | 07/01/10-06/30/11 | \$ | 120,297 |
| Homelessness Prevention – ARRA 2009 | 07/01/09-06/30/12 | \$ | 1,124,994 |
| COC–Khepera House Transitional Housing – CA16 | 07/01/10-06/30/11 | \$ | 52,747 |
| COC–One Stop Service Center – CA16 | 04/01/10-03/30/11 | \$ | 123,348 |
| COC – Lighthouse Women & Children’s Mission – CA163311006 | 04/01/08-03/31/11 | \$ | 36,709 |
| Public Housing Capital Fund – CD16P031502-06 | 05/04/07-05/03/11 | \$ | 149,179 |
| Public Housing Capital Fund – CA16P031501-07 | 09/13/07-09/12/11 | \$ | 1,858,137 |
| Public Housing Capital Fund – CA16P031501-08 | 06/13/08-06/30/12 | \$ | 1,819,191 |
| Public Housing Capital Fund – CA16P031501-09 | 09/15/09-09/15/13 | \$ | 1,954,884 |
| Public Housing Capital Fund – ARRA CA16S031501-09 | 03/18/09-03/17/12 | \$ | 2,302,736 |
| Section 8 Rental Assistance Program – Choice Voucher CA031VO0XXX | 07/01/10-06/30/11 | \$ | 16,859,708 |
| Housing Choice Voucher FSS – CA031FSFXXX Estimate | 01/01/10-12/31/10 | \$ | 66,600 |
| Low Rent Public Housing—CA03100000110D TO 510D, 710D & 810D CA03100000810D | 07/01/10-06/30/11 | \$ | 5,728,075 |
| Public Housing Family Self Sufficiency – CA031RFS019A009 | 02/19/10-02/18/2011 | | 68,000 |
| ROSS–Family and Homeownership–CA031REF086A007 | 6/20/08-6/19/11 | \$ | 250,000 |
| ROSS-Neighborhood Networks- CA031RNN051A006 | 04/01/07-07/31/10 | \$ | 150,000 |
| ROSS-Family and Homeownership – CA031REF103A006 | 05/10/07-04/30/11 | \$ | 250,000 |
| Other Resources: | | | |
| City of Oxnard In-Lieu Fee | 07/01/10-06/30/11 | \$ | 500,000 |
| Redevelopment Housing Set-Aside-Rehabilitation & Homeownership | 07/01/10-06/30/11 | \$ | 1,328,270 |
| Redevelopment Agency In-Lieu Fee | 07/01/10-06/30/11 | \$ | 360,000 |
| Redevelopment Agency Operating Subsidy | 07/10/10-06/30/11 | S | 65,000 |
| Neighborhood Stabilization Program /CA-NSP1-6115 | 11/25/09-09/20/11 | \$ | 2,015,277 |
| Local Housing Trust Fund | Pending Application | \$ | 1,000,000 |
| BEGIN | 02/23/09-06/30/2011 | \$ | 3,000,000 |

1. Federal Resources – American Recovery and Reinvestment Act of 2009

The American Recovery and Reinvestment Act of 2009 (ARRA), signed into law by President Obama on February 17, 2009, included 75% of formula based funding and allowed the allocation of the funds to the recipients in a speedy manner. The following resources are anticipated to be received by the City as a result of an amendment to the FY 2008-2009 General Fund budget or through the submittal of grant applications to specific grantor agencies. As of March 2009, HUD has provided the following grant awards directly to the City from the Recovery Act of 2009:

a. Community Development Block Grant – R Program \$ 735,792

Under the Recovery Act, the City is required to prepare a substantial amendment to the FY 2008-2009 Plan and give priority to projects that can award contracts within 120 days of the grant agreement. The third amendment was approved by the City Council on June 2, 2009 to accept the award and apply for the allocation of \$735,792 in CDBG-R funding. On October, 27, 2009, the fourth amendment was approved by the City Council, to allocate \$662,213 for Bartolo Square North Neighborhood water service improvement and \$73,579 for general administration and planning activities in CDBG-R funding.

The Bartolo Square North Neighborhood Water Utility Pipe project phase I involves the construction and installment of a new polyvinyl chloride (PVC) water main pipe lines and remove an existing corroded cast iron pipelines on Hill Street from Ventura Road to "I" Street and "J" street from Wooley Road to Hemlock Street. The project was complete.

b. Homelessness Prevention and Rapid Re-Housing Program \$1,124,994

According to the notice of funding allocations and requirements issued by HUD, the City is required to "provide financial assistance and services to either prevent individuals and families from becoming homeless or help those who are experiencing homelessness to be quickly re-housed and stabilized". On April 21, 2009, the City Council accepted and applied for \$1,124,994 allocation in HPRP funding, submitted a substantial amendment to the FY 2008-2013 ConPlan and FY 2008-2009 Annual Action Plan to HUD for approval.

With the amendment, the City Council also approved the release of a request for qualifications, to award the funds to qualified entities that will carry out the eligible activities. As required by the HPRP substantial amendment, the City identified, upfront the estimated budget for eligible and specific activities, as follows:

- Financial Assistance in Homelessness Prevention \$380,000
- Financial Assistance in Rapid Re-housing \$233,745
- Housing Relocation and Stabilization Service in Homeless Prevention \$225,000
- Housing Relocation and Stabilization Services in \$200,000

Rapid Re-housing

- Data Collection and Evaluation \$30,000
- Administration \$ 56,249

The fifth amendment to the FY 2008-2009 Annual Action Plan was approved by the Council on January 26, 2010 to match the categorical amounts budgeted to eligible activities based on the award of the contract to Ventura County Human services Agency.

- Financial Assistance in Homelessness prevention \$456,828
- Financial Assistance in Rapid Re-housing \$456,827
- Housing Relocation and Stabilization Services in Homelessness prevention \$ 47,500
- Housing Relocation and Stabilization Services in Rapid Re-housing \$ 47,500
- Data Collection and Evaluation \$ 60,090
- Administration \$ 56,249

c. Public Housing Capital Fund ARRA Program \$2,302,736

HUD requires the local public housing agencies to use the allocated funds for "energy-efficient modernization and to make large scale improvements to public housing developments."

On March 24, 2009, the City Council adopted a resolution to approve the 2009 Capital Fund Budget and 5-year Capital Fund Plan Revision, to authorize the Executive Director to accept the Public Housing Capital funds allocated by the Recovery Act and expend the funds for already underway projects or identified projects included in the 5-year Capital fund which will produce energy savings to the Housing Authority.

The Public Housing Capital Fund under ARRA was obligated 100% in March 2010. The OHA is required to spend 60% of the funds by March 2011 and 100% by March 2012. Planned ARRA projects(s) for the FY2010-2011 include:

- Plaza Vista & Palm Vista (CAL 31-5 & 31-8)

| | | |
|--------------------------|----------------|-----------|
| Elevators Rehabilitation | Estimated Cost | \$331,872 |
|--------------------------|----------------|-----------|
- Scattered Sites (CAL 31-7)

| | | |
|--------------------------|----------------|-----------|
| Bathrooms Rehabilitation | Estimated Cost | \$971,900 |
| Carport Covers | Estimated Cost | \$307,000 |

2. State Resources

a. Neighborhood Stabilization Program (NSP) \$2,015,277

Per the Housing and Economic Recovery Act of 2008 (HERA), HUD allocated \$145,071,506 directly to the State of California. This funding, known as NSP, is administered by the California Department of Housing and Community Development. On August 27, 2009, the City was notified of its State NSP allocation award of \$2,015,277. The City proposes to purchase and rehabilitate foreclosed and vacant single unit properties. The units will be acquired, rehabilitated and sold to LMI families. It is anticipated that seven or eight units can be produced with the initial grant funds. As properties are sold, the funds will be recycled in a revolving fund to purchase, rehabilitate, and sell additional units.

Seventy five percent of the awarded funds were obligated by March 2010 and all funds must be obligated by June 30, 2010, and expended by September, 2011.

b. Building Equity and Growth in Neighborhoods (BEGIN) \$3,000,000

The City applied and received a State grant, namely BEGIN, in the amount of \$3,000,000 to assist 100 low and moderate income first time buyers with down payment assistance, in the form of loans for newly constructed homes in the River Park subdivisions.

Managing the Process

1. Identify the lead agency, entity, and agencies responsible for administering programs covered by the consolidated plan.
2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.
3. Describe actions that will take place during the next year to enhance coordination between public and private housing, health, and social service agencies.

Action Plan Managing the Process response:

III. MANAGING THE PROCESS

A. IDENTIFY LEAD AGENCY

The third Annual Action Plan, component of the five-year ConPlan for the FY 2008-2013, was prepared and coordinated by staff in the City's Housing Department, Grants Management Division. Staff members from Affordable Housing Division, Code Compliance, Public Works, Community Development, Recreation and Community Services, Planning and Building, Geographical Information Systems and the OHA participated substantially in the development of the Plan.

B. IDENTIFY THE PROCESS BY WHICH THE PLAN WAS DEVELOPED

In creating the Annual Plan, City staff developed a mailing list of more than 120 addresses consisting of organizations, the faith community, service providers, cities within Ventura County, Neighborhood Councils and other interested parties. Copies of the notice for each public hearing was distributed through the Neighborhood Services Program and posted on the City website (www.ci.oxnard.ca.us).

Neighborhood Services Program annually produces over 8,500 informational packets known as the "Weekly Packet" mailed to the Chairperson of each of the 45 Neighborhood Councils, City Council members and key city staff involved in neighborhood issues. The packet contains agenda's for City Council, Community Development Commission, Housing Authority, Planning Commission, Parks & Recreation Commission, Community Relations Commission, Homelessness Commission and Inter-Neighborhood Council Forum (INCF) meetings, as well as, neighborhood meeting and cleanup flyers, and any other items that may be of special interest to our neighborhoods.

The notices highlighted the purpose of each public hearing and invited comments and presentations from concerned citizens, local agencies and organizations. Also, the City's customer utility bill inserts announced information related to the hearings. Information regarding the Plan also appears on cable television's Citywatch (Channel 17) throughout the month before the scheduled public hearings. In addition, beginning at 7:00 p.m., the City's Channel 10/17 broadcast the City Council meeting at which the public hearing is conducted.

1. First Public Hearing January 12, 2010

On December 14, 2008, a notice of public hearing was advertised in the *Ventura County Star Newspaper*. The notice announced that the purpose of the public hearing was to obtain public input and/or comments on the unmet needs of very-low to moderate-income persons related to housing, public facilities and improvements, public services or economic development, which are not currently being addressed by the City of Oxnard, or local agencies and organizations.

The first public hearing was held on January 12, 2010. A summary of the public testimony received and other pertinent documentation are included in this Plan, Tab 8.

2. Second Public Hearing May 4, 2010

On April 4, 2010, a notice of public hearing was advertised in the *Ventura County Star Newspaper* announcing the availability of the draft Annual Action Plan for FY 2010-2011. This notice officially opened the 30-day public comment period before the scheduled public hearing of May 4, 2010.

C. ACTIONS TO ENHANCE COORDINATION BETWEEN PUBLIC AND PRIVATE HOUSING, HEALTH AND SOCIAL SERVICE AGENCIES.

Coordination between public agencies providing housing resources, assisted housing providers, private and government health and social service agencies are critical to the delivery of viable services or products.

The City has established an Affordable Housing Loan Committee to review all single-family and mobilehome rehabilitation loans and grants, and the mobilehome replacement loans. The committee consists of representatives from Housing, Grants Management, Community Development Commission, Development Services, and Code Compliance. Most applications are approved as presented, but the committee does send applications back for review for both costs and scope of services issues. The Committee meets monthly, unless there are circumstances requiring a special meeting.

The City is represented on the Ventura County Housing Trust Fund (VCHTF). This is consortium of cities and private agencies working to establish an affordable housing trust fund to be able to apply for State of California Local Housing Trust Fund grants. The VCHTF will make loans and grants for affordable apartments, single-family houses, and homeless facilities. The concept of the trust fund originated with various Ventura County Housing Conferences held over the last seven years. In addition to Oxnard, the VCHTF fund has membership from the County of Ventura, City of Thousand Oaks, Area Housing Authority, Ventura Housing Authority, Cabrillo Economic Development Corporation, Habitat for Humanity, NAI Capital, Ventura County Homeless and Housing Coalition, and several other service agencies.

The Affordable Housing staff processes all rehabilitation repair loans and grants through American Bank. All homeowners matching funds are also deposited with this escrow service company. As contractors request payment, the homeowner will sign off on the check

request, as well as, the rehabilitation inspector and financial loan officer. Then, the request will be forwarded to the American Bank for check issuance. Upon receipt of the check, the rehabilitation inspector will authorize the release of the check to the contractor.

The Homeless Assistance program will continue to meet monthly with the City Appointed board, the Commission on Homelessness, to discuss the program requirements. These monthly meetings have allowed for the vetting of issues, the overview of projects and an in-depth review of the 10-Year Plan to End Chronic Homelessness.

Citizen Participation

1. Provide a summary of the citizen participation process.
2. Provide a summary of citizen comments or views on the plan.
3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.
4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

Action Plan Citizen Participation response:

IV. CITIZEN PARTICIPATION

A. SUMMARY OF CITIZEN PARTICIPATION PROCESS

The elements of the Plan were developed with citizen input and comments related to the unmet needs of the very-low to moderate-income persons related to housing, public facilities, and economic development, as well as, needs assessments of the homeless, with input from comments received during the first public hearing held on January 12, 2010. The draft Annual Plan was available for public review for a 30-day period beginning on April 5, 2010, and a notice to that effect was provided in the *Ventura County Star Newspaper* and on the City Web Page. A public hearing for public input and review of the draft was scheduled for May 4, 2010.

B. SUMMARY OF CITIZEN COMMENTS

During the January 12, 2010 first public hearing, no written comments were received. One oral comment made by Eileen Tracy to support the Income Needs Assessment and the need for a year-round shelter home in the community.

C. SUMMARY OF EFFORTS TO BROADEN PUBLIC PARTICIPATION IN THE DEVELOPMENT OF THE CONSOLIDATED PLAN

In order to broaden the public participation in the development of the Plan, Grants Management Division staff mailed over 100 notices to various agencies and key leaders from various organizations such as county agencies and health agencies. The Neighborhood Services Program also added the notice of Unmet Needs Assessment to their packet for

distribution at the neighborhood meeting.

Upon request, the City has and will have a translator to help the non-English speaking citizens to deliver their comments to the Council during public hearings.

D. EXPLANATION OF COMMENTS NOT ACCEPTED

No comments were rejected.

Institutional Structure

1. Describe actions that will take place during the next year to develop institutional structure.

Action Plan Institutional Structure response:

V. INSTITUTIONAL STRUCTURE

The following actions describe and assess the existing strengths and gaps of the City's institutional structure:

A. CITY MANAGER'S OFFICE

The City Manager continues to coordinate City programs with the various departments through weekly Executive Board and Economic Development Committee meetings. There are also weekly or bi-weekly meetings with individual department directors as a further way of managing City operations.

1. Neighborhood Services Program

The Neighborhood Services Program of the City Manager's Office continues to provide support specifically to the 45 Neighborhood Councils to assist in carrying out the priorities identified by each neighborhood. The Councils are predominantly located in LMA. The Neighborhood Council Program provides an opportunity for residents and property owners to come together to identify priority needs and implement solutions to improve the appearance, safety and quality of life in each neighborhood throughout the City. The Program also affords the opportunity for residents in each neighborhood to address issues in an organized manner thereby enhancing and refining their interaction with the City.

The Neighborhood Services Program also serves as a clearinghouse to make sure that neighborhood concerns and problems are matched with the City programs best able to respond to and resolve problems. Staff support is provided to the Inter-Neighborhood Council Forum (INCF), which consists of members from each active neighborhood, providing a citywide forum to address issues. Staff support also includes:

- Flyer and newsletter preparation and printing;
- Scheduling meetings and speakers;

- Securing site reservations;
- Publishing a weekly information packet of Neighborhood Council activities;
- Providing public information regarding City programs and projects; and,
- Providing training and resources for current and newly elected Neighborhood Council officers.

In addition, Neighborhood Services staff coordinates with Neighborhood Watch Patrols and Police services to provide funding for needed equipment and supplies. Watch Patrols have had a tremendous impact in reducing crime. Annual Neighborhood Cleanups, perhaps the most popular neighborhood program, have also improved the appearance and cleanliness of neighborhoods. Many neighborhoods also sponsor activities such as holiday parties, barbecues, block parties and award programs to bring neighbors closer together and develop an improved sense of neighborhood pride.

Neighborhoods also have the opportunity to present comments to the City on prospective developments, zone changes, Alcohol Beverage Control permits, and new City programs, such as the Solid Waste Division Split Container Program, and the Graffiti Removal Task Force. Neighborhood representatives are very effective in reporting unfavorable conditions such as graffiti, potholes, illegal dumping and properties in disrepair.

2. Community Relations Program

The Community Relations Program builds goodwill in the City through planned community outreach activities and provides local officials and citizens with information that affects their quality of life. The Community Relations Program continues to:

- Communicate to the residents the upcoming local community development plans, studies and public services that will have an impact on City residents and businesses, including CDBG related ones;
- Coordinate the Commission on Community Relations (CCR) monthly meetings, schedule speakers and presenters, and provide assistance in organizing outreach activities for the Commissioners. The CCR is also responsible for the annual Multicultural Festival, the annual Recognition Awards Program, and also co-sponsors the annual Dia del Niño/Children's Day event;
- Broadcast Oxnard Citywatch Television Channel 10, which is a government access station and is responsible for live coverage of all the City Council meetings, as well as, all Citizen Advisory Groups (CAG) meetings, such as Planning Commission, CCR, Parks and Recreation Commission, Mobile Home Rent Review Board, and more. The channel also rebroadcasts the City Council meetings each morning at 10 AM, and at 10 PM on the weekends;
- Produce *Spotlight on Oxnard* which is a monthly half-hour television program covering some of the most compelling people and places in the City. This show gives viewers a taste of Oxnard in an informative and entertaining way, with stories and segments culled from all over the City. The program reports the latest news and information regarding City business such as: Downtown happenings; street

maintenance; and, special events. The program also informs the public on community activities including: Tall Ship visits at the Channel Island Harbor, La Colonia boxing gym, art exhibits, and the Martin Luther King celebration;

- Work closely with all City departments to provide various multimedia videos and presentations to highlight individual department's services and events. Such collaborations include projects with Recreation and Community Services Department, City Corps, the Police Department, PAL, Oxnard Public Library, Public Works Department, and many more. The CCR works closely with the Information Services Division to create alternative electronic information access opportunities;
- Oversee City youth video projects such as Barrio Productions (Oxnard Resident Initiatives Program), Keep In' It Reel (Recreation's PAL); and,
- Collaborate with community video production organizations including: Oxnard College (O.C.) Advisory Board, Internship Program (with Oxnard College), Oxnard Independent Film Festival Show (TV program with O.C. students), and Oxnard High School – Video Program Advisory Board.

B. HOUSING DEPARTMENT

The Housing Department is making better utilization of its management staff by developing special teams combining staff from the Housing Authority Director's Office, Fair Housing, Affordable Housing and the Homeless division to implement special projects, especially those evolving from the various programs funded by the ARRA. Several staff realignments are planned within the OHA to improve the delivery of services. The Department, in coordination with the OHA related programs, performs services funded by the City.

1. Oxnard Housing Authority

The OHA is a part of the Housing department of the City. The City's five council members also serve as Housing Authority Commission (HAC) members with the addition of two tenant commissioners for a total of seven HAC members. All personnel hiring, contracting and procurement is performed according to both local and federal standards. The OHA's Comprehensive Grant Program, the review of any proposed development site, and any proposed disposition or demolition of public housing units would be considered at a regularly scheduled City Council meeting, which is open to the public.

The Capital Fund and Asset Management (CFAM) program of the OHA is in charge of planning, budgeting, implementing, managing and administrating all the physical improvements and modernization projects within its 780 public housing units throughout Oxnard. CFAM's objective is to provide safe and sanitary housing and living environment for its public housing residents.

2. Fair Housing

Another important institutional structure involves updating the City's Analysis of Impediments (AI) to Fair Housing. The City produced the first AI in 1992-1993, and was

updated in 1996, and again in May of 2003. Last year, the City of Oxnard joined with the County of Ventura to create a consortium with several local municipalities, for the purpose of producing a regional AI. The City expects the updated AI to be completed in the spring of 2010. The AI studies will provide the City and HUD with an in-depth look at possible impediments to fair housing choice. The City's current fair housing program is a product of the recommendations set forth in the AI studies.

By providing Oxnard home seekers, residents, and housing providers with a professional fair housing organization, the City has had a broad impact on increasing public awareness of and compliance with, fair housing rights and obligations. Most importantly, Oxnard home seekers and residents who allege violations of fair housing statutes have a place to turn to for redress and resolution of complaints, via the Housing Rights Center (HRC), at no cost to the complainants.

3. Affordable Housing

The City continued to promote the development of affordable housing through the Affordable Housing Team. The Team is made up of employees from Housing, Community Development, Code Compliance, Homeless Assistance, City Attorney, Public Works, Grants Management, Development Services and Planning Programs. The Team reviews development proposals and provides feedback on how to proceed, or if the proposal has run into difficulties, on strategies for addressing particular issues in the proposal. The City also works cooperatively with non-profit housing developers, such as HOME Corporation, Habitat for Humanity, Cabrillo Economic Development Corporation and Mercy Charities Housing, in securing local redevelopment funds, multi-family revenue bonds, and State tax credits to help finance affordable housing projects.

4. Homeless Assistance

In terms of program administration, Homeless Assistance staff conducts site visits and monitoring of the CDBG funded homeless employment program, all ESG funded sub-grantees' and is responsible for overseeing the billing, accounting and reporting functions of the grant, in coordination with the City's Grants Management Division of the Housing Department. Homeless Assistance staff also conducts the grant review and award process for ESG and CoC funds when needed, and provides ongoing technical assistance when warranted.

5. Grants Management

The Grants Management Division of the Housing Department, with the assistance of staff from other City programs continues to be the lead division for the development of the ConPlan and Annual Plans submitted to HUD. In addition to the planning and administrative functions, monitoring of programs and projects are conducted by the Grants Management staff, or the Project Manager, to review the adherence to and compliance with grant regulations and requirements from all sub-recipients. Sub-recipients visits are prioritized by determining if an organization is considered high risk because they are new to the CDBG program and experiencing their first year as a sub-recipient.

C. COMMUNITY DEVELOPMENT

The City facilitates the involvement of local business and community leaders through the incorporation of the City's Economic Development Department into the Greater Oxnard Economic Development Corporation. Non-profit housing development corporations, such as Cabrillo Economic Development Corporation, and Mercy Charities Housing, play key roles in the development of affordable housing and by leveraging limited City resources.

Monitoring

1. Describe actions that will take place during the next year to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

Action Plan Monitoring response:

VI. MONITORING

The Grants Management Division will continue to monitor housing and community development projects, through site visits, to ensure long-term compliance requirements and comprehensive planning requirements. Throughout the current year, Grants Management Division continues to provide technical assistance to various city programs in terms of administrative as well as financial compliance with all HUD regulations.

For any construction related projects, the City works closely with a business partner, Comprehensive Housing Services, to provide contract administration services including monitoring of the Davis Bacon Labor Law compliance, as well as, adherence to the federal procurement requirements.

In the efforts to effectively enhance the coordination with various service providers, a bi-annual monitoring process has been implemented for the Homelessness Program. The process calls for each service provider that receives City funds to provide homeless services, to receive an on-site monitoring visit from the City staff. Homeless Program Staff will review client information, financial records, and internal operating policies to ensure continued program success, as well as, meeting HUD and State guidelines as required by each individual grant.

While monitoring activities for the HOME program, a focus on compliance issues with the purpose of assisting property owners to prepare accurate files, maintain adequate internal controls and conducting projects that conform to program regulations. Areas of monitoring include, but are not limited to: affordability, project and participant eligibility; housing quality standards; match contributions; affirmative marketing; fair housing; property management administration; subordination and payoff of loan process; environmental standards; minority business enterprise; prevailing wage requirements; and, fiscal administration and procurement standards. Physical inspections of units assisted with HOME funds are performed as required by the Housing Staff.

Lead-based Paint

1. Describe the actions that will take place during the next year to evaluate and reduce the number of housing units containing lead-based paint hazards in order to increase the inventory of lead-safe housing available to extremely low-income, low-income, and moderate-income families, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.

Action Plan Lead-based Paint response:

VII. LEAD-BASED PAINT

All units participating in the City's home owner rehabilitation and first-time homebuyer programs that were built prior to 1978 are examined by the Housing Department inspector for lead-based paint issues. The appropriate corrective action is taken before each unit is designated as completed. The same procedure will be followed in the 2009-2010 Neighborhood Stabilization Program. The reduction of lead-based hazards in each vulnerable unit is obviously going to reduce the extent of lead poisoning and hazards for young children.

Procedures for lead-based paint are considered as a three step process:

- 1) Inspection for existence of lead-based paint
- 2) Notification to homeowner of lead-based paint results and information
- 3) If lead-based paint exists, treatment is recommended.

Effective April 22, 2010, the U. S. Environmental Protection Agency issued a new lead-based rule impacting contractors, property managers, maintenance workers, painters, and other specialty trades. The new federal rule requires training and certification for any person(s), including City staffs, that perform renovation, repairs, or engage in painting projects that disturb lead-based paint in homes, child care facilities, or schools built before 1978. In March 2010 all of the Housing Department's maintenance and painting workers in the Public Housing Program received the training and certification required under the new rule, with Section 8 Housing Inspectors scheduled to receive the same training in May 2010. This training is aimed at preventing lead poisoning and ensuring the use of lead safe practices.

HOUSING

Specific Housing Objectives

*Please also refer to the Housing Needs Table in the Needs.xls workbook.

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve during the next year.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

Action Plan Specific Objectives response:

The foreclosure rate in Oxnard has been in tandem with the decline in home values generally. The yearly foreclosure resulting in real estate owned (REO) units by lenders is as follows:

- 2006: 74 foreclosures
- 2007: 553 foreclosures
- 2008: 1,622 foreclosures
- 2009: 936 foreclosures

Rental units for January 2010 in Ventura County averaged a rental rate of \$1,351 per month, versus \$1,252 per month in Oxnard. This reflects the average rent for all size bedroom units.

I. SPECIFIC HOUSING OBJECTIVES

Through a steadfast effort to improve the challenging social and economical barriers, the City continues to provide:

- Assistance to homeowners with rehabilitation grants and deferred loans. The grants and loans are awarded to qualified LMI, using CDBG, HOME, CDC mandated set-asides funds, as well as, other State and local grants,
- Assistance to disproportionate needs households, such as farm worker families, with low cost rental apartment units or mobilehome units.
- Assistance to first-time homebuyers with matching down payment grants. With the cooperation of local Community Housing Development Organizations such as Habitat, Cabrillo Economic Development Corporation (CEDC), and Housing Opportunities Management and Education (HOME) Corporation, the City continues to offer affordable housing ownership to minority populations with low-income using CDBG, HOME, NSP and other State funds such as BEGIN, LHTE, BEGIN, and CalHome.

A. PRIORITIES AND SPECIFIC OBJECTIVES

1. CDBG Housing Projects

a. Code Compliance

The City works with the community to enhance the quality of life of the residents through enforcement to maintain clean, safe, prosperous and attractive neighborhoods. The targeted areas are LMA that are deteriorated and need immediate attention to bring up the quality of the living environment.

One of the many objectives of the Compliance effort is to enhance the quality of existing housing stock. Code Compliance staff, proactively and via complaints, investigate compliance with housing, building, and other municipal codes that require correction. Furthermore, Code Compliance assures that the City maintains an acceptable affordable housing level of all housing types, such as, single-family units, duplexes, and multi-unit complexes.

The City, in general, through Code Compliance activities, creates an atmosphere of decent housing by assuring that residents live in habitable environments without fear of conditions that could be hazardous and/or unhealthy.

b. Housing Rehabilitation Administrative Costs

With a budget amount of \$465,000 in CDBG funds, the goal is to provide partial financial support for a six member staff to administrate the activities of the Affordable Housing programs. These funds will be used to pay operational costs in support of HOME eligible activities, such as:

- Loan processing for Mobilehome Replacement, First-Time Homebuyer, and, Homeowner Rehabilitation;
- Inspection of units; and,
- Other services related to assisting owners, tenants, contractors, and other entities participating in the HOME program.

2. HOME Housing Projects

The 10% of HOME administrative funds (\$114,713) will be used for operational costs of the Housing Rehabilitation and Affordable Housing programs. The CDC will commit \$65,000 of operational costs to administer the rehabilitation and first-time homebuyer programs in redevelopment areas.

a. Homeowner Rehabilitation

With a budget of \$410,351 in HOME funds, the goal is to assist 20 eligible owners of single-family and mobilehome units citywide.

The CDC has a pool of \$619,396 to assist with single and multi-family rehabilitation in the Southwinds and HERO redevelopment areas. The goal is to assist 29 properties.

Priority: REHABILITATION

Basis for Assigning Priority

The needs section identified LMI homeowners at-risk of substandard housing. Older rental housing may also benefit from rehabilitation, in order to preserve this affordable housing stock.

Goal: *Rehabilitate the City's owner-occupied and mobilehome units through the City's home repair program, and replace mobilehome units.*

Objectives: *Provide \$310,351 to rehabilitate 15 owner-occupied housing units.
Provide \$100,000 to rehabilitate 5 mobilehomes.*

Benefit: *Very low- and low-income persons.*

Source: HOME

Performance:

Measures: *Enhanced suitable living through improved sustainability..*

b. First-time Homebuyer Assistance

With \$300,000 of HOME funds, the City plans to assist 30 homebuyers with down-payment and closing costs in 2010-2011. The City also plans to rely heavily on State and non-HUD funds for this program.

Priority: HOMEBUYERS ASSISTANCE

Basis for Assigning the Priority

The City has identified LMI renters and multi-generational households as potentially benefiting from First-Time Homebuyer Programs. The comparison of the housing problems experienced by LMI renter households against the availability and affordability of housing units justified that First-Time Homebuyers Program was a primary activity to be pursued and used over the next year. This relieves those households of substandard or overcrowding conditions and provides an opportunity to increase the number of LMI and minority homeowners. The City proposes to continue the down- payment and closing costs program with the available resources.

Goal: *Develop programs to assist developers, non-profit corporations, and public housing tenants with financing through a first-time homebuyer program.*

Objectives: *Provide \$300,000 to assist 30 units through a first-time homebuyers program.*

Benefit: *Very low- and low-income persons.*

Source: *HOME*

Performance

Measures: *Improved decent housing through improved affordability.*

c. Mobilehome Replacement

The City has provided 1 new unit in the past 12 months, at the Hollywood Beach Mobilehome Park using \$93,900 of HOME funds. There will be a pool of \$100,000 from HOME and \$460,000 from CDC funds in 2010-11 to replace 6 more units at the Oxnard Mobilehome Lodge and citywide.

d. HOME CHDO Set-Aside and operations

The City retains approximately 15%, out of its yearly HOME entitlement, for new construction. This is normally pooled for two years awarded to a CHDO for either new sales or rental construction. An additional \$50,000 is made available to CHDO's for operating expense activities related to an awarded construction project.

Priority: **NEW CONSTRUCTION**

Basis for Assigning Priority

As discussed in the previous needs section, additional affordable rental housing is needed for LMI renters. Large family, farm worker, elderly, and single households experience this particular need.

Affordable housing ownership is one of the pressing goals of the HOME grant to be accomplished by the participating jurisdiction in order to reduce housing inequity within the City.

Goal: *Construct new housing units for senior citizens, multi-families, and single families.*

Objectives: *Reserve \$172,070 funding as CHDO Set-Asides to fulfill HUD requirements.*

Provide \$50,000 funding as CHDO operating expenses

Provide \$100,000 to replace two mobilehome units.

Benefit: *Very low- and low-income persons.*

Source: *HOME*

Performance

Measures: *Create decent housing with improved affordability and sustainability.*

3. State and Non-HUD Projects

a. Individual Development Account (IDA)

The City has had an agreement with Cabrillo Economic Development Corporation since 2006 for the use of \$900,000 of in-lieu fee funds and Federal Home Loan Bank funds to assist 30 public housing and Section 8 families purchase homes. Two families have been assisted to date. The initial emphasis was to assist families from The Courts Project (CA 31-1). Because that project has been delayed, families are being assisted with home purchasing in the private market. The goal for 2010-2011 is assistance for 12 families.

b. BEGIN Program

The City entered into an agreement dated February 23, 2009 with the State Housing and Community Development (HCD) Department to assist 100 moderate-income homebuyers to purchase new homes in the River Park project area, with \$30,000 silent second mortgages. The City has approved one homebuyer. Escrow was closed in April 20, 2010, for the purchase of the property. A tentative goal of 12 homebuyers has been selected for the next year.

c. Local Housing Trust Fund (LHTF)

The City submitted an application, in February 2009, to HCD for a \$1 million LHTF grant. If received, the grant combined with a City matching contribution, will make \$735,000 available for new construction gap financing to assist an estimated 45 low-income families with \$30,000 silent second equity share loans. A portion of these funds would be allocated to CEDC's Camino Gonzales project, located at "C" Street and Gonzales Road.

d. Gap Financing- New Construction

- (i). **CalHome Project Development Loan:** the City has received a \$1,440,000 grant under the CalHome Homeownership Project Development Loan for the 24 unit Colonia Villas condominium project, located on the corner of First and Hayes.
- (ii). **Paseo de Luz and Camino Gonzalez:** the City has executed a \$1.3 million agreement with CEDC for 43 units at 457 West Gonzales Road. Funding was provided from the in-lieu fee fund. An additional \$700,000 is anticipated to be appropriated from HOME and LHTF funds. Paseo de Luz will have 25 special needs units and Camino Gonzales will have 18 farmworker apartments. Construction should start in late 2010.

e. Neighborhood Stabilization Program (NSP)

The City received an award of \$2,015,277 federal NSP grant through the State Housing and Community Development Department. The City proposes to purchase foreclosed properties, value under \$200,000, which are not selling because of the extensive repairs required. The units will be acquired, rehabilitated and sold to LMI

families. Seven to eight units are anticipated to be produced with this initial grant. As properties are sold, the funds will be maintained in a revolving fund to purchase, rehabilitate, and sell additional units. As of April, 2010, six properties have been purchased and are in the process of rehabilitation.

B. RESOURCES

The City expects the following resources to be available to be used in order to address the identified housing needs during the FY2010-2011:

| TABLE 6 – CITY OF OXNARD FY 2010-2011 ANTICIPATED HOUSING RESOURCES | | | |
|---|---|--|---|
| SOURCE | PROGRAM | ANTICIPATED AMOUNT | FUND USES, COMMENTS, OR STATUS |
| Federal | CDBG Entitlement CDBG Entitlement HOME Entitlement American Recovery and Reinvestment Act American Recovery and Reinvestment Act | \$ 245,000 465,000 1,147,134 2,302,736 1,124,994 | Code Enforcement Rehabilitation Program Administration and Planning Administration, CHDO, Housing Projects Public Housing Capital Fund Homelessness Prevention Fund |
| State | Neighborhood Stabilization Program Local Housing Trust Fund BEGIN | \$2,015,277 1,000,000 3,000,000 | Federal grant, but State entitlement Pending approval of submitted application State HCD Agreement |
| Local | City of Oxnard In-Lieu Fee CDC Set-Aside (HERO-South Winds) Mandated Set-Aside Redevelopment Agency In-Lieu Fee Private Resources | \$500,000 350,000 978,270 360,000 350,000 | Inclusionary Fee Paid by Homebuilders 20% Set-Aside Funds 20% Set-Aside Funds Inclusionary Fee Paid by Homebuilders HOME grants matching requirements |

Needs of Public Housing

1. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.
2. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year.

Action Plan Public Housing Strategy response:

II. NEEDS OF PUBLIC HOUSING

A. PUBLIC HOUSING TENANT NEEDS AND RESIDENT INVOLVEMENT IN MANAGEMENT AND OWNERSHIP

1. Involvement in Management

A key aspect of the OHA Resident Initiatives Program is the involvement of the residents through the two resident councils: The Colonia Village Tenants Association; Palm Vista Tenant Association; Plaza Vista Tenant Association; and, the Pleasant Valley Tenants Association. Residents are able to participate in all facets of the management of the program through their organizational representatives, including planning, implementation, and evaluation. Tenant officers represent a community oriented problem identification and resolution approach in the delivery of services. Staff will continue to work with resident organizations to assist them technically with organization process requirements and information on HUD and the OHA, including tenant-owned businesses.

2. Homeownership

a. Family Self-sufficiency Program

The OHA will continue to operate the public housing Family Self-Sufficiency Program. The Program will target up to 40 families at a time, through a comprehensive case management approach, which will formulate and implement family economic development plans to assist them to become self-sufficient, including homeownership. Escrow set-aside accounts will be used, as a means for families to develop assets which may be used for a down payment on a home purchase.

b. 31-1 The Courts Project

The OHA will continue with the redevelopment of 260 public housing units (CAL31-1). These units will be replaced with 260 new affordable units. Presently, the OHA is aggressively searching for a suitable contractor to perform the work. Once the contractor is identified, the funding sources will be put in place.

Priority: PUBLIC HOUSING AND RENTAL ASSISTANCE

Basis for Assigning Priority

The majority of Oxnard's LMI renters are expending greater than 30% of their gross annual income on housing. Nearly all of these renters are experiencing some type of housing problem such as: living in units with physical defects; living in overcrowded conditions or have a cost burden of paying more than 30% of income on rent and utilities. There is a need to increase the access of LMI families to affordable rental housing.

Goal: *Assist the City's residents with affordable rental housing through public housing and Section 8 rental subsidy assistance programs*

Objectives: *Administer 780 units of Public Housing per year.*

Preserve 780 rental units per year.

Provide rental subsidy assistance to 1,659 families per year.

Benefit: *Very low- and low-income persons.*

Sources: *Section 8 Rental Subsidy Program*

Family Self-Sufficiency Program

Family Unification Program

Low Rent Public Housing Program

Public Housing Capital Fund

Public Housing Capital Fund ARRA

Performance

Measures: *Improved decent living through improved affordability.*

B. TROUBLED PUBLIC HOUSING

OHA is not designated as "troubled" by HUD.

Barriers to Affordable Housing

1. Describe the actions that will take place during the next year to remove barriers to affordable housing.

Action Plan Barriers to Affordable Housing response:

III. BARRIERS TO AFFORDABLE HOUSING

A major issue confronting the City is the development of affordable housing on infill lots at a density that will enable the project to be financially feasible. The current policy is to use the zoning code, in combination with a density bonus. In an R-3 zone, this would be a maximum of approximately 23 units per acre. On smaller lots, a density of 33-50 units is needed to make a project "pencil out". Staff of the Housing and Development Services departments will

be working together in 2010-2011 to develop a program feasible for small infill lot development.

HOME/ American Dream Down payment Initiative (ADDI)

1. Describe other forms of investment not described in § 92.205(b).
2. If the participating jurisdiction (PJ) will use HOME or ADDI funds for homebuyers, it must state the guidelines for resale or recapture, as required in § 92.254 of the HOME rule.
3. If the PJ will use HOME funds to refinance existing debt secured by multifamily housing that is that is being rehabilitated with HOME funds, it must state its refinancing guidelines required under § 92.206(b). The guidelines shall describe the conditions under which the PJ will refinance existing debt. At a minimum these guidelines must:
 - a. Demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing.
 - b. Require a review of management practices to demonstrate that disinvestments in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated.
 - c. State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.
 - d. Specify the required period of affordability, whether it is the minimum 15 years or longer.
 - e. Specify whether the investment of HOME funds may be jurisdiction-wide or limited to a specific geographic area, such as a neighborhood identified in a neighborhood revitalization strategy under 24 CFR 91.215(e) (2) or a federally designated Empowerment Zone or Enterprise Community.
 - f. State that HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.
4. If the PJ is going to receive American Dream Down payment Initiative (ADDI) funds, please complete the following narratives:
 - a. Describe the planned use of the ADDI funds.
 - b. Describe the PJ's plan for conducting targeted outreach to residents and tenants of public housing and manufactured housing and to other families assisted by public housing agencies, for the purposes of ensuring that the ADDI funds are used to provide down payment assistance for such residents, tenants, and families.
 - c. Describe the actions to be taken to ensure the suitability of families receiving ADDI funds to undertake and maintain homeownership, such as provision of housing counseling to homebuyers.

Action Plan HOME/ADDI response:

IV. HOME AND ADDI

A. OTHER FORMS OF INVESTMENT

No other forms of investment are created in Oxnard.

B. GUIDELINES FOR RESALE OR RECAPTURE

Resale Recapture Provision:

- If a homebuyer uses ADDI for an inclusionary unit, there is either a 20 or 45 year restriction or an equity share provision.

- If the ADDI grant is \$5,000 or less, the owner must repay if the unit is sold within 5 years.
- If the ADDI grant is \$5,001-\$10,000, the owner must repay if the unit is sold within 10 years.
- All notes are secured by a deed of trust.

C. REFINANCE GUIDELINES

The participant jurisdiction has no plan to use HOME funds to refinance existing debt secured by multi-family housing that is being rehabilitated with HOME funds. The City uses HOME funds only to rehabilitate single-family and mobilehome units.

D. ADDI

No federal ADDI allocation for FY 2010-2011 is awarded to the City.

HOMELESS

Specific Homeless Prevention Elements

*Please also refer to the Homeless Needs Table in the Needs.xls workbook.

1. Sources of Funds—Identify the private and public resources that the jurisdiction expects to receive during the next year to address homeless needs and to prevent homelessness. These include the McKinney-Vento Homeless Assistance Act programs, other special federal, state and local and private funds targeted to homeless individuals and families with children, especially the chronically homeless, the HUD formula programs, and any publicly-owned land or property. Please describe, briefly, the jurisdiction’s plan for the investment and use of funds directed toward homelessness.
2. Homelessness—In a narrative, describe how the action plan will address the specific objectives of the Strategic Plan and, ultimately, the priority needs identified. Please also identify potential obstacles to completing these action steps.
3. Chronic homelessness—The jurisdiction must describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness by 2012. Again, please identify barriers to achieving this.
4. Homelessness Prevention—The jurisdiction must describe its planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.
5. Discharge Coordination Policy—Explain planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how, in the coming year, the community will move toward such a policy.

Action Plan Special Needs response:

I. SPECIFIC HOMELESS PREVENTION ELEMENTS

A. SOURCES OF FUNDS

The only sources of funds the City expects to receive during the FY 2010-2011 to prevent homelessness are:

1. Emergency Shelter Grant (ESG) \$120,297

The Housing Department released a Notice of Funding Availability via several media outlets on March 6, 2010 alerting the general public that a total of \$120,297 in ESG funds was available. The Review Committee, consisted of Pastor Edgar Mohorko, Karol Schulkin of the Commission on Homelessness and Norma Owens, Grants Manager, met on April 28, 2010 to review the submitted proposals. The pending awards were submitted to the City’s Commission on Homelessness and approved at the May 5, 2010 meeting. The final determinations are summarized as follows:

- a. **Catholic Charities, Awarded \$27,000** - Catholic Charities proposes to serve 600 individuals with an \$11,000 essential services allocation; 100 unduplicated individuals will receive assistance with nutrition through the provision of sack lunches; 50 individuals will receive transportation assistance through the use of bus tokens; 5 will be assisted with the acquisition of identification to help in obtaining employment and/or mainstream federal entitlement benefits; 13 persons will be helped with automotive repairs or license fees; 20 will be assisted with items related to acquiring employment; and, five persons will be assisted in obtaining critical medical attention and/or needed medication. With regard to the \$16,000

homeless prevention allocation, 35 households will be helped under the program: 30 households will be provided with financial assistance to avoid eviction or to move into permanent housing after being homeless; and five, will be provided with finance assistance to help with utility payments.

- b. The Society of St. Vincent de Paul (Emergency Winter Warming Shelter), Awarded \$72,282** - This funding will be utilized to support shelter maintenance and operations of the annual Emergency Winter Warming Shelter. The shelter is a partnership between the cities of Ventura and Oxnard. The Society of St. Vincent de Paul anticipates providing food, transportation, showers, shelter and services to approximately 550 unduplicated individuals for the 2010-2011 winter season. The shelter generally operates from December 1 through March 31. However, depending on the available budget from other funding sources this timeframe may be subject to reduction and hence, will affect the proposed number of persons to be served.
- c. Turning Point Foundation, Awarded \$15,000** - This funding will provide shelter maintenance and operations for Turning Point's emergency shelter beds in the City. Turning Point Foundation proposes to serve 260 mentally ill adults. Twenty mentally ill homeless persons, identifying Oxnard as their home, will be provided with residential shelter. Fifty (50%) of residential clients from Oxnard leaving the shelter are expected to find appropriate housing. Fifty (50%) of residential clients from Oxnard without a source of income will have some form of identifiable income upon exiting the program. Sixty-five (65%) of residential clients who are not receiving mental health services will be linked to these services prior to exiting the program.
- d. City of Oxnard, Awarded \$6,015** – This funding will be used to partially pay the salaries of a full-time permanent Homeless Assistance Coordinator and a full-time temporary Program Assistant.

**TABLE 7 - CITY OF OXNARD
FY 2010-2011
EMERGENCY SHELTER GRANT PROGRAM AWARDS**

| Agency | Essential Services | Shelter Maintenance & Operations | Shelter Staff Costs | Homeless Prevention | Admin | 2009-2010 Awards |
|------------------------------|----------------------------|------------------------------------|---------------------|--------------------------|----------------|------------------|
| Catholic Charities of Oxnard | \$11,000 / 600 individuals | \$0 | \$0 | \$16,000 / 35 households | \$0 | \$27,000 |
| St. Vincent de Paul | \$0 | \$72,282/ 550 individuals | \$0 | \$0 | \$0 | \$72,282 |
| Turning Point Foundation | \$0 | \$15,000 / 260 mentally ill adults | \$0 | \$0 | \$0 | \$15,000 |
| City of Oxnard | \$0 | \$0 | \$0 | \$0 | \$6,0150 | \$6,015 |
| Totals | \$11,000 | \$87,282 | 0 | \$16,000 | \$6,015 | \$120,297 |

2. Continuum of Care Grant

\$681,594

From 1996 through 2010, the City's Homeless Assistance Program, in collaboration with local service agencies and the City's Commission on Homelessness, has been successful in securing federal funds and in implementing effective programs to address homeless issues throughout the City and the larger western region of Ventura County.

| TABLE 8 - CITY OF OXNARD 2009 CONTINUUM OF CARE (COC) PROGRAM AWARDS | | | |
|---|---------------|-------------------|------------------|
| ORGANIZATION | STATUS | GRANT TERM | AMOUNT |
| Project Understanding, Transition House | Renewal | 1 year | \$ 53,642 |
| Ventura County, RAIN Transitional Housing | Renewal | 1 year | \$163,795 |
| Khepera House, LIFE Transitional Housing | Renewal | 1 year | \$ 52,747 |
| Turning Point Foundation, Transitional Housing | Renewal | 1 year | \$ 31,361 |
| Turning Point Foundation, Permanent Housing | Renewal | 1 year | \$ 35,410 |
| United Way of Ventura County | Renewal | 1 year | \$ 44,541 |
| Ventura County Human Services Agency, Oxnard Homeless Outreach Project | Renewal | 1 year | \$ 31,214 |
| Community Action of Ventura County | Renewal | 1 year | \$123,348 |
| Ventura County Behavioral Health Shelter Care | Renewal | 1 year | \$145,536 |
| | | TOTAL | \$681,594 |

Collectively, these projects continue to build upon past successes, as well as, add to the critical new "beds" inventory and will continue to provide quality transportation and case management services to homeless persons within the Ventura County area.

B. HOMELESSNESS

The Action Plan will help address the specific objectives of the Strategic Plan by allowing the focus to remain on the established priorities. The challenges that remain are in the areas of zoning for badly needed projects and dealing with, "Not in My Back Yard" (NIMBY). The City currently has not identified sites to be zoned for homeless shelters and the plan is to address this in the update of the City's General Plan and the Housing Element Update.

We are also utilizing CDBG to assist service providers with capacity building by conducting research of foundation grants and submitting possible funding matches to them. This will allow them to create additional revenue sources with fewer restrictions to service homeless clients.

Priority: HOMELESS PERSONS AND FAMILIES/SUPPORT FACILITIES

Basis for Assigning Priority

The City has identified gaps in the services available to homeless persons and families. These include emergency housing, transitional housing, supportive services, employment services and case management in order to assist them to become self-sufficient and ultimately permanently housed.

The City will continue to identify and pursue available resources to assist homeless families and individuals achieving self-sufficiency. The City will encourage and promote collaborative efforts with non-profit organizations, the County of Ventura, and other cities within Ventura County in developing strategies and in applications for funds.

Goal: *Support non-profit agencies providing assisted housing, services and/or shelter to assist homeless persons/families or those at-risk of becoming homeless.*

Objectives: *Assist service provider to provide essential services to 600 people and homeless prevention services to 35 households.*

Assist service providers to provide transitional housing for an additional 50 persons.

Assist service providers to provide emergency shelter to 550 homeless people and 260 mentally ill adults.

Benefit: *Homeless persons and those at-risk of becoming homeless.*

Sources: *Emergency Shelter Grant Program Funds*

Performance

Measures: *Enhanced suitable living through improved accessibility.*

C. CHRONIC HOMELESSNESS

The plan for addressing chronic homelessness is to work closely with the Homeless Employment Services Division of the Housing Authority to create permanent employment positions along with local developers to create affordable housing opportunities for these families. Once again, the barriers are zoning for badly needed projects and dealing with NIMBY. The City currently has not identified sites to be zoned for homeless shelters and the plan is to address this need in the update of the City's General Plan and the Housing Element.

In addition, the plan to eliminate chronic homelessness is to provide 20 units of transitional housing. By making these units available, families and/or individuals who occupy these units will have the opportunity for stabilization. And, in combination with obtaining long-term employment, the residents will transition to permanent housing without public assistance. This can be accomplished with a decent supply of affordable housing. With 671 documented homeless persons in the City, based on the 2007 Point in Time (2009 numbers have not

been processed as of yet), the housing needs can be addressed properly with the provision of a minimum of 250 combined units of affordable, transitional and permanent supportive housing.

The City's Action Plan to End Chronic Homelessness is being implemented by the Commission on Homelessness. The three arms of the approach are:

- 1. Resource Development:** to identify other funding streams. The City only receives CoC and ESG funding to support homeless initiatives. Funds will be used for both prevention and intervention activities, just as the current grants are used, and will be made available to service providers through the Notice of Funding Availability process.
- 2. Policy Development:** to identify both State and local policies which impact the creation of shelters and transitional housing. The City does not currently have any ordinances that govern emergency shelters/boarding homes, and has yet to comply with the California SB2 Law that mandates jurisdictions designate areas for homeless shelters. This is vital to the success of the plans because there are no year-round emergency shelters in the Ventura County.
- 3. Shelter and Housing:** examine all possible shelter, transitional and very low- income housing opportunities for new construction, acquisition for rehab projects and also the purchase of both detached single-family homes and multifamily apartment buildings that can be used to address the issues of homelessness. The goal is to have a plan to develop at least ten (10) units of transitional housing and an emergency shelter by December 2009.

D. HOMELESS PREVENTION

Over the course of the next year, the City plans to address the individual and families with children at imminent risk of becoming homeless by continuing to work with local non-profit service providers to make funds available for rent and utility assistance, ensuring additional financial literacy information is available, and working closely with other city departments to make additional supportive services available where needed.

E. DISCHARGE COORDINATION POLICY

While the local hospital and County jail have their formal discharge policies, there are no full service housing facilities available for those released from State prisons and mental institutions. Currently, aside from four or five half-way homes that exist, there are no other plans in place to address the Discharge Coordination Policy. Also, local homeless service providers that have transitional housing programs have individual discharge and termination policies.

Emergency Shelter Grants (ESG)

(States only) Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.

Action Plan ESG response:

II. EMERGENCY SHELTER GRANTS

The City receives ESG entitlement grant directly from HUD.

COMMUNITY DEVELOPMENT

Community Development

*Please also refer to the Community Development Table in the Needs.xls workbook.

1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), public facilities, public improvements, public services and economic development.
2. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

*Note: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

Action Plan Community Development response:

I. COMMUNITY DEVELOPMENT

A. NON-HOUSING COMMUNITY DEVELOPMENT NEEDS

The City has also developed strategies to enhance the suitable living environment of the residents in the LMI areas as follows:

Public Facilities / Improvements

Priority: **SUITABLE LIVING ENVIRONMENT**

Goal: *Enhance suitable living environment through new or improved public facility, infrastructure, and Code Compliance.*

Objectives: *Provide \$500,000 funding to design and reconstruct sidewalks and streets in the El Rio Neighborhood Street Reconstruction including compliance with ADA Standards.*

Provide \$552,730 funding to rehabilitate Phase II of Campus Park Bannister Gym, located at 937 West 5th Street.

Provide \$ 415, 000 funding to design and install security lighting system and a modified irrigation system construct a walking tract and a covered shelter, and to modify and improve the existing landscape at Lemonwood Park, located at 2055 East San Mateo Place.

Provide \$245,000 funding to Code Compliance Division to pay for salaries and related expenses of officers that will be assigned to the targeted areas, the Appeals Hearing Officer and legal proceedings.

Benefit: *Very low- and low-income areas.*

Source: CDBG

Performance

Measures: *Enhanced suitable living through improved accessibility.*

a. Street Reconstruction Program

In the next five years, several residential neighborhoods and major arterial roads adjacent to residential neighborhoods are due for street reconstruction and will need CDBG funding to pay for the improvements. These neighborhoods and arterial roads include, but not limited to: Bartolo Square North, Sierra Linda, Five Points Northeast, Blackstock South, Bartolo Square South and Wooley Road.

b. Parks Remodeling

The City's Parks and Public Grounds Division enhances the quality of life of the residents of Oxnard by managing park systems and public grounds in a manner that provides customers with safe, clean, and attractive outdoor open spaces. In the next five years the City will address: Colonia Park; Del Sol Park; Beck Park; Thompson Park; and, Durley Park. These parks are eligible for CDBG funding because they are located in areas that are more than 50% low-income and are highly used by the residents.

c. Public Facilities Improvement

The City strives to improve the quality, safety, and usefulness of public facilities. The Campus Park Facility is located at 350 South "K" Street, formally known as Old Oxnard High School. This facility houses the gymnasium, boy's activity room, and the community center, which were built in the 1950's. These buildings are highly used by the Recreation Department and Police Activity League (PAL). Due to the wear and tear through the years and the lack of funding, the structures are in need of improvements on the interior, as well as, the exterior, including Americans with Disabilities Act (ADA) updates. In addition, the facility has not had a heating system for some years, as well as, energy efficient lighting.

The main purpose of the upgrades is to enhance the facility, including safety, giving the local community and lower income residents a place to recreate. In the next five years, the plan will be to complete the rehabilitation in three phases, as funding becomes available. The construction estimate is \$2,800,000. Part of Phase I started in the fall of 2008. The remaining phases will be completed by 2012. As part of the Campus Park Master Plan, when complete, the gym will improve the quality, safety and usefulness of the environment of the entire site.

2. Public Service

Designated and selected public services activities to benefit LMI households and individuals are: employment services for homeless persons; crime prevention and public safety with the PAL Program; child care combined with educational services under the After School Program; and, recreational services for Oxnard youth. CDBG funds

safety with the PAL Program; child care combined with educational services under the After School Program; and, recreational services for Oxnard youth. CDBG funds obligated for public services activities must not exceed 15% of the annual grant allocation plus 15% of prior year program income.

Priority: OTHER SPECIAL NEEDS

Basis for Assigning Priority

The City has identified supportive housing and service needs for several groups including youth and child care services, the frail elderly, persons with disabilities, persons with drug or alcohol dependencies, and persons with HIV/AIDS. Youth and child care needs have been studied extensively over the last ten years. The City has also made Section 8 and public housing assistance available to persons and their families with HIV/AIDS and mental illness.

The FIC Job Placement Program provides employment opportunities, counseling, career development, and job placement skills to homeless individuals and family members in need of employment. Currently, clients interested in educational training are referred to the Oxnard Adult School, the Center for Employment Training, Oxnard College and Ventura College. The FIC is also in partnership with the State-operated One Stop Centers throughout the City so that clients may be assisted with a variety of supportive services. Other services providing assistance out of the FIC include: Child Development Incorporated; Child Development Resources; Colonia Library; Promotoras & Promotores; Resident Initiatives Program; Self-Help Legal Access Center; Services United, Inc.; and, the Oxnard Police Activities League.

The OHA will continue to administer the Public Housing and Section 8 Rental Assistance program and expand its assistance as funding opportunities become available from HUD.

Goal: *Provide supportive services and housing for persons with special needs and persons/families with HIV/AIDS.*

Objectives: *Provide allocation of public housing and Section 8 rental assistance to 20 special needs persons.*

Provide support services for 100 frail elderly persons.

Provide \$414,255 funding to assist 7,820 youth in diversified area of support services.

Provide support services for 11 disabled persons.

Provide support services for 7 persons with HIV/AIDS.

Provide \$30,000 funding to assist 26 homeless persons to find employment

Benefit: *Very low- and low-income frail elderly, youth, disabled persons, and persons with HIV/AIDS.*

Sources: *Public Housing Program*

*Section 8 Rental Assistance Program
Family Self-sufficiency Program
CDBG*

Performance

Measures: *Enhanced suitable living through improved accessibility*

3. Economic Development

EDCO will continue to provide business assistance in permitting, location, selection, and employee recruiting for businesses in the project areas. It provides long-term, low-payment, below-mark-priced financing for new and existing businesses, by providing loans to finance fixed assets, working capital, leasehold improvements and debt restructuring. Loans are from \$10,000 to \$250,000, for a maximum loan term of 84 months at favorable rates and out-of-pocket expenses. It also provides a Business Enhancement Program that provides employers access to the latest business resources to sustain jobs and improve companies' economic stability and expansion that provide jobs to the community.

Priority: **ECONOMIC DEVELOPMENT**

Goal: *Retain and expand the City's economic opportunities and provide a suitable living environment for businesses and persons, especially low-income persons, through job creation and retention, stabilization and business expansion opportunities.*

Objectives: *Provide \$75,000 funding to assist 4 small businesses, resulting in the creation or retention of 3 full-time jobs for Oxnard residents. EDCO will focus on the Channel Islands Business Center and the Downtown Area.*

Benefit: *Very low- and low-income jobs.*

Sources: CDBG

CDC Tax Increment: \$150,000

Performance

Measures: *Provide economic opportunity through improved sustainability.*

B. SPECIFIC LONG-TERM AND SHORT-TERM COMMUNITY DEVELOPMENT OBJECTIVES

1. Short Term Objectives:

The CDC works to eradicate blight and improve redevelopment areas by rebuilding the infrastructure and enhancing its residential and commercial elements. Infrastructure improvements are crucial to strengthening the economic base of an area. These improvements, along with a well-balanced blend of quality housing types and commercial services, help provide economic stimulation to the area, bolster private investment, and

create a renewed sense of community pride. Infrastructure improvements to the Downtown's public parking lots, alleys, and lighting have previously been funded by a blend of CDBG and tax increment dollars. In addition to these programs, in February 2009, the CDC contributed \$150,000 to the Economic Development Collaborative – Ventura County, to participate in the Revolving Loan Fund and Business Enhancement Program described above.

The following capital improvement projects, funded by redevelopment tax increment dollars, are intended to assist in achieving the Commission's goals for redevelopment in its four redevelopment project areas:

a. HERO Façade and Paint Improvement Program

The objective is to provide financial assistance to commercial businesses in the HERO Redevelopment Project Area for exterior physical improvements to help revitalize and strengthen the economic base of the project area:

- FY 2010-2011: \$300,000 (HERO Redevelopment Tax Increment)
- FY 2011-2012: \$300,000 (HERO Redevelopment Tax Increment)
- Estimated completion: June 30, 2011

b. Southwinds Residential Rehabilitation Program

The objective is to maintain and improve housing stock and living environment quality:

- FY 2010-2011: \$150,000 from Tax Increment Housing Set-Aside Funds
- FY 2011-2012: \$150,000 from Tax Increment Housing Set-Aside Funds
- Estimated completion date: June 30, 2011

c. Southwinds Security Lighting and Fencing Program

The objective is to provide lighting and fencing improvements to homeowners when additional property safety and security are needed:

- FY 2010-2011: \$15,000 from Tax Increment Housing Set-Aside Funds
- FY 2011-2012: \$15,000 from Tax Increment Housing Set-Aside Funds
- Estimated completion date: June 30, 2011

d. Mobilehome Replacement Program

The objective is to replace mobilehome units in Central City Revitalization Project (CCRP) Area:

- FY 2010-2011: \$100,000 from Tax Increment Housing Set-Aside Funds
- FY 2011-2012: \$100,000 from Tax Increment Housing Set-Aside Funds
- Estimated completion date: June 30, 2011

e. Social Security Building Improvements

The objective is to provide repairs to the existing CDC-owned 13,646 square foot Social Security building, located at 425 South B Street. Repairs include roof repairs or reroofing, HVAC unit replacement and/or repairs, and general repairs as needed to provide safe and sanitary conditions to tenants of the building.

- FY 2010-2011: \$260,000 from Housing Set-Aside Funds
- FY 2011-2012: \$20,000 from Tax Increment Housing Set-Aside Funds
- Estimated completion date: June 30, 2011

f. HERO Homebuyer's Assistance

The objective is to provide financial assistance to homebuyers to purchase resale homes that are located in the HERO project

- FY 2010-2011: \$50,000 from Tax Increment Housing Set-Aside Funds
- FY 2011-2012: \$50,000 from Tax Increment Housing Set-Aside Funds
- Estimated completion date: June 30, 2011

2. Long Term Objectives:

a. Parks Retrofits and Improvements

The City's Parks and Public Grounds Division enhances the quality of life to the residents of Oxnard by managing park systems and public grounds in a manner that provides users with safe, clean, and attractive outdoor open space. The Parks and Public Grounds Division maintains approximately 443 acres of City Parks, many of them in low-income areas that are completely built out and have no ability to collect Quimby fees. Many of the playgrounds, basketball, tennis courts, picnic areas and park structures are in need of retrofits and upgrades due to wear and tear and some vandalism. In the next five years, these repairs will need to be addressed and there are no general fund monies available. Some of the City parks that are in CDBG eligible areas are: Colonia Park, Del Sol Park, Thompson Park, Durley Park, Southwinds Park, Johnson Creek Park, College Estates Park, Beck Park, Lemonwood Park, Community Center East Park, Community Center West Park, Plaza Park, Wilson Park, Eastwood Park, Sierra Linda Park and Garden City Acres Park.

b. Streets Reconstruction Program

In the next five years, several residential neighborhoods are due for street reconstruction and will need CDBG funding to pay for the improvements. These neighborhoods would include, but not limited to: Bartolo Square North; Sierra Linda; Five Points Northeast; Blackstock South; and, Bartolo Square South.

Anti-poverty Strategy

1. Describe the actions that will take place during the next year to reduce the number of poverty level families.

Action Plan Antipoverty Strategy response:

II. ANTIPOVERTY STRATEGY

The City has a number of goals, programs, and policies to reduce the number of households living below poverty. Reducing poverty is a goal the City approaches in four ways: (1) through cooperative programs with educational institutions and training program; (2) by increasing the access residents have to programs and opportunities that can help maximize economic and human potential and by improving their living environment; (3) by enhancing the suitable living environment; and, (4) by assisting the business community, where jobs are created.

A. SCHOOL AND COMMUNITY INVOLVEMENT PROGRAMS

The City's Youth Development Program works in conjunction with local school districts and community-based youth organizations with an emphasis in the areas of education, social services, recreation and employment. These efforts include:

- Coordinating efforts with Police and Housing Services programs, such as the Police Activity League (PAL) activities, Youth Sports, and Resident Services programs;
- Working with neighborhood councils and other community-based organizations to address the needs of "at-risk" youth;
- Providing a variety of youth, leisure and educational activities at neighborhood facilities utilizing recruited and trained volunteers;
- Working with the local youth commission to develop work program and training activities; and,
- Developing partnerships with local non-profits through the City's allocation of CDBG funds to sub-recipients funded under the Youth Enrichment program.

B. INCREASING RESIDENTS' ACCESS

The City has developed innovative programs to increase the accessibility of education and job training to local residents. These programs include:

1. The Family Investment Center

The Family Investment Center (FIC), located in the Colonia Village public housing development, houses nine non-profit agencies that provide education, job training, substance abuse treatment, child care, and employment services for public housing

residents, Section 8 and the homeless population in the City. The FIC Job Placement Program provides employment services opportunities, counseling, career development, and job placement skills to individuals and family members in need of employment. Currently, clients interested in educational training are referred to the Oxnard Adult School, The Center for Employment Training, Oxnard College and Ventura College.

The FIC is also in partnership with the State-operated One Stop Centers throughout the City so that clients may be assisted with a variety of supportive services. Other services providing assistance out of the FIC include: Child Development Incorporated; Child Development Resources; Colonia Library; Promotoras & Promotores; Residence Services Program; Self-Help Legal Access Center; Services United, Inc.; and, PAL. The FIC also coordinates with a number of County, State, and City agencies. This collaboration provides a wide range of services to the residents of the community.

2. The Residence Service Program

The Residence Services Program offers a variety of tenant services, such as a Teen Parents Program, five computer centers located in the Colonia and Pleasant Valley Village Neighborhoods, and sponsors job placement services with the Family Investment Center and the Boys and Girls Club Youth Empowerment Program to train and hire public housing residents.

C. ENHANCE THE SUITABLE LIVING ENVIRONMENT

The City has also developed aggressive planning and scheduling work to enhance the suitable living environment of the residents in the LMI areas as follows:

1. Street Reconstruction Program

The City is committed to a steadfast plan to improve the quality, safety, and usefulness of approximately 475 miles streets and alleys for its residents and business communities. Using various resources, such as gas tax revenues, revenue bond proceeds and CDBG funds, several residential neighborhoods are scheduled for improvement. These neighborhoods would include, but not limited to: Bartolo Square North and South; Wooley Road, Sierra Linda, Five Points Northeast; and, Blackstock South.

2. Parks and Public Grounds Enhancements

The City's Parks and Public Grounds Division strives to provide to its residents with safe, clean, and attractive outdoor of approximately 443 acres of open spaces. Many of them in low-income areas are in need of retrofits and upgrades due to wear and tear and some vandalism. The parks improvement needs will be addressed, primarily with CDBG funds, because the City has no ability to collect Quimby fees.

3. Code Compliance

The main purpose of Code Compliance is to work with the community in enhancing the quality of existing housing stock and providing the quality of life to the residents through enforcement. Code Compliance staff assists affected residents within the targeted areas

by attending neighborhood meetings and participating in outreach and educational activities such as providing tenant housing program, affordable housing and OHA contact, imposing land use and property maintenance standards, and providing residential and business grant information for low-income loans and property upgrade assistance. In general, the City offers an atmosphere of decent housing and assures a suitable living environment without fear of hazardous and/or unhealthy conditions to its residents.

4. Modernization of Public Housing Units

The Capital Fund Asset Management program (CFAM) Division of the Housing Department, formerly known as Modernization Division, was created in compliance with new Asset Management policy adapted by HUD.

The purpose of this program is to maintain, improve, and enhance the quality of life for the OHA residents by planning, budgeting, implementing, and managing capital fund physical improvement and modernization projects and by providing safe, viable, and sanitary housing facilities for the OHA public housing residents.

Each year CFAM applies to HUD for grants for its modernization projects and upon receiving the grants implements those projects through competitive procurement process and/or by using Force Account (in house hired construction workers).

Some of planned Capital Fund projects for the FY 2009-10 include:

| | | |
|-------------------|----------------|-----------|
| • Carport Covers | Estimated Cost | \$436,000 |
| • 540 Compliance | Estimated Cost | \$ 55,471 |
| • Hallway Windows | Estimated Cost | \$ 40,500 |
| • New Flooring | Estimated Cost | \$270,000 |
| • HVAC | Estimated Cost | \$ 28,000 |

D. ASSISTING THE BUSINESS COMMUNITY

The mission of the Economic Development Corporation of Oxnard (EDCO) is to create job opportunities, additional tax revenue, new investment opportunities and overall community improvement for the residents of Oxnard, by supporting existing businesses and bringing additional economic forces to Oxnard. The EDCO sponsors several programs that both directly and indirectly produce additional job growth. These programs include:

1. Economic Development Program

- Assist local businesses in prevention or elimination of problems that might threaten their existence or expansion
- Sponsor an aggressive program of industrial and commercial attraction to offset job losses and promote a full mix of employment opportunities along with new retail service jobs.
- Support the revitalization of the City's tourism industry by creating an effective tourist attraction program.

2. Business Retention and Expansion Program

Administering the City's revolving Loan Program, which provides loans up to \$150,000 over 15 years for the expansion of existing businesses at a low interest rate. Every \$10,000 loaned creates one new job, and 51% of new jobs created through this program must be made available to low-income persons.

NON-HOMELESS SPECIAL NEEDS HOUSING

Non-homeless Special Needs (91.220 (c) and (e))

*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve for the period covered by the Action Plan.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

Action Plan Specific Objectives response:

I. NON-HOMELESS SPECIAL NEEDS

A. PRIORITIES AND SPECIFIC OBJECTIVES

The ConPlan, Action Plan and draft 2006-2014 Housing Element, have identified a variety of needs among the Non-homeless Special Needs groups. Due to the lack of funding, the City's role is reduced to mainly facilitating the provision of resources among various non-profit groups that can obtain sites and funding to provide the necessary facilities. Only rarely, does the City have its own funds to provide the facilities, such in the case of the issuance of bonds for the renovation of old St. John's Hospital into a 228 senior apartment complex for low-income seniors using bonds and tax credits. Sycamore Senior Apartments is currently open and accepting applications. In another instance, the City provided approximately one million dollars to Cabrillo Economic Development Corporation for 25 special needs units and 18 farmworker units for the Camino Gonzales Project.

The priorities come from the organizations that have been able to obtain sites and funding. No specific priorities have been established because of funding uncertainty. If a proposal falls within the broad mix of Non-homeless Special Needs groups, the City will evaluate whether or not it wishes to provide financial assistance to this specific project.

B. RESOURCES

Normally, the non-profit groups providing assistance to the Non-homeless Special Needs groups obtain the Federal and State grant funding because they are specified for designated needs. The City does not apply for these specific grants, unless in those rare circumstances the City is undertaking its own project. The City's role is to provide some type of local "gap" financing from the available resources to complete the funding for the activities.

Housing Opportunities for People with AIDS

*Please also refer to the HOPWA Table in the Needs.xls workbook.

1. Provide a Brief description of the organization, the area of service, the name of the program contacts, and a broad overview of the range/ type of housing activities to be done during the next year.
2. Report on the actions taken during the year that addressed the special needs of persons who are not homeless but require supportive housing, and assistance for persons who are homeless.
3. Evaluate the progress in meeting its specific objective of providing affordable housing, including a comparison of actual outputs and outcomes to proposed goals and progress made on the other planned actions indicated in the strategic and action plans. The evaluation can address any related program adjustments or future plans.
4. Report on annual HOPWA output goals for the number of households assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. Include any assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.
5. Report on the use of committed leveraging from other public and private resources that helped to address needs identified in the plan.
6. Provide an analysis of the extent to which HOPWA funds were distributed among different categories of housing needs consistent with the geographic distribution plans identified in its approved Consolidated Plan.
7. Describe any barriers (including non-regulatory) encountered, actions in response to barriers, and recommendations for program improvement.
8. Please describe the expected trends facing the community in meeting the needs of persons living with HIV/AIDS and provide additional information regarding the administration of services to people with HIV/AIDS.
9. Please note any evaluations, studies or other assessments that will be conducted on the local HOPWA program during the next year.

Action Plan HOPWA response:

II. HOUSING OPPORTUNITIES FOR PEOPLE WITH AIDS

The City does not receive HOPWA funds.

Specific HOPWA Objectives

Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the Action Plan.

Specific HOPWA Objectives response:

III. SPECIFIC HOPWA OBJECTIVES

The City does not receive HOPWA funds.

APPENDIX

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FUNDING SOURCE TABLE..... Tab 2
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CERTIFICATIONS..... Tab 4
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CITIZEN PARTICIPATION PLAN Tab 6
PUBLIC NOTICES..... Tab 7
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