



**Meeting Agenda  
Continuum of Care (CoC) Board  
Wednesday, June 14, 2023  
2:00pm – 3:30pm  
Ventura County Office of Education  
5100 Adolfo Road, Camarillo**

Zoom Meeting ID: 871 1841 0223

<https://us02web.zoom.us/j/87118410223>

1. Call to Order
2. Board Comments
3. CoC Staff Comments
4. Public Comments: Public Comment is an opportunity for the public to participate in public meetings by addressing the Ventura County Continuum of Care Board in connection with one or more agenda or non-agenda items. This meeting is subject to the Brown Act and public comments may be submitted by using one of the following options:

**Email in advance of the meeting:** If you wish to make public comment on an agenda item via email, please submit your comment via email by 4:30pm on the day prior to the Board meeting. Send emails to: [venturacoc@ventura.org](mailto:venturacoc@ventura.org) Please indicate the agenda item you would like to speak on if relevant and whether you would like your message read by staff or you will be participating and would like to provide your comments during the live meeting.

**During the meeting:** Participants may use the chat function in zoom to indicate they would like to make a comment. Staff will call on participants during the public comment section of the meeting or during specific item following staff presentation of the item.

Continuum of Care Governance Board Business

5. Approval of Board Minutes from May 10, 2023.
6. Receive a presentation from U.S. VETS on the Ventura Springs Veteran Housing Project.
7. Authorization to release a Request for Proposals (RFP) for the program interest accrued for the Homeless Housing, Assistance and Prevention (HHAP) Program.
8. Receive an update on the Ventura County Project Roomkey transition plan.



**Meeting Minutes  
Continuum of Care (CoC) Board  
Wednesday, May 10, 2023  
2:00pm – 3:30pm  
Ventura County Office of Education  
5100 Adolfo Road, Camarillo**

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1. **Call to Order:** Dawn Dyer, Board Chair, called the meeting to order at **2:04pm**

**Board Members:** Pauline Preciado, Jack Edelstein, Mara Malch, Juliana Gallardo, Stefany Gonzalez, Paul Drevenstedt, Ingrid Hardy, Michael Nigh, Kevin Clerici, Dawn Dyer, Dr. Sevet Johnson

**Absent:** Emilio Ramirez, Manuel Minjares

**Staff:** Jennifer Harkey, Alicia Morales-McKinney, Christy Madden, Felipe Flores, Morgan Saveliff

2. **Board Comments:** Dawn Dyer invited the CoC Board to attend the Housing Trust Fund's annual event tomorrow night, May 11<sup>th</sup>, 2023.
3. **CoC Staff Comments:** Jenn Harkey (CoC Staff) thanked everyone for attending and announced we will continue to provide a hybrid option for board meetings for public attendees to join online.
4. **Public Comments:** Elizabeth R. Stone announced that the workgroup, FIND, will be receiving additional funding to support mental health services.

**Continuum of Care Governance Board Business**

5. **Approval of Board Minutes from April 12, 2023.**

Susan Whitewood (attendee) requested her last name be amended to not include a hyphen.

Paul Drevenstedt moved for approval, Pauline was second; Sevet Johnson and Dawn Dyer abstained; the balance of the Board was in favor.

6. **Receive and file a report on FY22 Department of Housing and Urban Development (HUD) Continuum of Care (CoC) Program Competition Debriefing.**

Jenn Harkey shared that the HUD competition for bonus funding will open between July and August 2023. Jenn discussed HUD scoring and noted areas of improvement where we previously lost points: RRH inventory, bed coverage rate in HMIS, System Performance Measures, and Coordination with housing and healthcare.

Board members inquired about rapid rehousing efforts between cities. Mara Malch shared that the City of Simi Valley is planning on prioritizing homeless initiatives and operations in the next budget to better dedicate resources. Dawn Dyer shared her surprise that HUD funds could not be used for

homeless prevention and inquired about alternative resources. Jenn Harkey shared that the ESG grant can be used for prevention services, although it is limited. Jenn further shared that HHAP round 5 funding could be utilized to focus on prevention projects. Chris Russel with HSA shared that the county receives additional funding from state grants BFH, CHSP, and HDAP, which all allow for homeless prevention uses. Dawn Dyer inquired if the board can coordinate efforts with partnering CoCs to influence HUD to expand prevention funding. Jenn shared that we are a part of the SoCal CoC Alliance and agreed to mention the prevention funding gap at the next meeting to request feedback and partnership.

**7. Receive and file the VC Homeless Management Information System and Pathways to Home Coordinated Entry System (VC HMIS/PTH CES) Report and Fiscal Year 2021-22 Data.**

Chris Russel with HSA provided a presentation on the VC Homeless Management Information System and Pathways to Home Coordinated Entry System (VC HMIS/PTH CES) Report.

Board members inquired if clients have the option to opt out of being visible in the system to individual agencies. Chris explained that clients can opt out of being placed into the system entirely but that there is not an ability to opt out of view of a certain agency. Jenn Harkey explained that the CoC and HMIS team are currently researching other vendors that focus on homelessness and could potentially provide more options for providers that would like limited access. Dr. Sevet Johnson acknowledged the work of partner agencies and highlighted the importance of building partnerships. Board members discussed outreach efforts in several cities across the county that are collaborating with partners that may not have HMIS access. Jenn Harkey highlighted that outreach workers have HMIS access and are able to make assessments in the field. Pauline Preciado shared that Gold Coast Health Plan (GCHP) has recently joined HMIS and highlighted how this access is critical in coordinating services to support homeless clients. Pauline shared that GCHP will be launching several pilot programs to support homeless clients and will soon be launching a webinar to share further details on the programs.

**8. Approval to release a Request for Qualifications for consultant services to develop a countywide Supportive Services Plan and approval to allocate up to \$50,000 of administrative funds from the Homeless Housing Assistance and Prevention (HHAP) Program.**

Alicia Morales-McKinney requested board authorization for the CoC to hire a consultant with HHAP administrative funds to develop a countywide supportive services plan.

Mara March inquired if the new written standards would be shared with partner agencies once adopted. Alicia explained that the goal would be to have partners and people with lived experience be active participants in the creation of the supportive services plan. Alicia further shared that the plan can be updated as needed to meet service needs. Dawn Dyer inquired how the \$50,000 budget was decided. Alicia and Jenn explained that research was conducted on other communities that had completed similar projects and the \$50,000 was decided based on community size and a 6-month timeframe for project completion. Jenn explained that the CoC does have the administrative funds to support this project and if additional time is needed, it can be brought back to the board. Elizabeth R. Stone highlighted the importance of including people with lived experience in the creation of the plan to ensure quality of life supportive services are provided.

Kevin Clerici motioned for approval; Paul Drevenstedt was second; all in favor.

**9. Authorize Collaborative Applicant staff to work with the VC CoC Youth Collaborative to complete and apply for the U.S. Department of Housing and Urban Development (HUD) Youth Homelessness Demonstration Program (YHDP) grant.**

Jenn requested board authorization for the CoC to apply for the YHDP grant to expand youth services

in our community. Jenn shared that as part of the application, the CoC will need to develop a Youth Action Board (YAB) with a minimum of 3 youth with lived experience of homelessness or housing instability. Jenn shared that the CoC can apply for up to 3 million, and if awarded, funding would be on a renewal basis.

Dawn Dyer inquired if the CoC is collaborating with local high schools. Jenn shared that the CoC is coordinating with the Ventura County Office of Education (VCOE), which includes high schools. Elizabeth R. Stone commented that the youth participating in the focus groups could be stiffened through FIND for participating.

Ingrid Hardy motioned for approval; Dr. Sevet Johnson was second; all in favor.

**Additional items not on the agenda:** No further comment.

Next meeting set for June 14, 2023

Meeting adjourned at 3:30pm.



June 14, 2023

VC CoC Governance Board

**SUBJECT:** Receive a presentation from U.S. VETS on the Ventura Springs Veteran Housing Project


**BACKGROUND:** Ending homelessness among Veterans in Ventura County is a priority of the VC CoC Board and our Ventura County Board of Supervisors. The 2023 Homeless Point-In-Time Count indicates there are 134 unsheltered Veterans who need extremely affordable housing. 47% of our unhoused Veterans are chronically homeless and may qualify for Veteran Affairs Supportive Housing (VASH) vouchers. As of May 2013, 32 homeless Veterans have been issued a VASH voucher and continue to search for affordable one-bedroom housing units.

**DISCUSSION:** U.S. VETS and A Community of Friends is developing 122 affordable housing units for homeless and low-income Veterans at 10866 Morning Glory Road in Ventura. The Ventura Springs Veteran Housing project is funded by Veterans Homeless Housing Program (VHHP), City of Ventura HOME Program and Low Income Housing Tax Credits. The anticipated occupancy date is November 2024.



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# AGENDA



1. Development Team
2. Proposed Project: Ventura Springs
  1. Development Summary
  2. Site Amenities
  3. Apartment Mix
  4. Update – Estimated Timeline
3. Questions

2

1



**Ownership & Operation**

*Developers:* A Community of Friends & U.S.VETS

*Service Provider:* U.S.VETS

*Property Manager:* A Community of Friends

**Design Team**

*Architects:* DE Architects  
RNT Architects

*Landscape Architect:* Pacific Coast Land Design

**Client/Collaborators**

City of Ventura  
Community & Neighbors  
Tri-County Area Veterans


TEAM

3



**A Community of Friends**

- Founded in 1988
- Completed over 2,000 units in 51 properties
- Serve individuals *and* families, including veterans, emancipated foster youth, and older adults
- Provide development, services, asset management, and property management services
- 10 awards in last 5 years
- 81% units serve homeless households
- 91% retention rate in first year



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- Founded in 1993, U.S.VETS first residential facility, Westside Residence Hall in Inglewood, CA initially housed five veterans – today is houses up to 600 formerly homeless veterans.
- U.S.VETS now has 40 residential and service sites in five states and the District of Columbia, housing more than 3,000 veterans every night, providing vital services such as:
  - Mental Health Counseling
  - Job placement
  - Case management
  - Permanent Housing placement



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## SITE

Address: 10866 Morning Glory Road,  
Ventura, CA 93004



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## SITE

Address: 10866 Morning Glory Road,  
Ventura, CA 93004

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## DEVELOPMENT SUMMARY

- 122 Affordable Homes for Homeless and Low-Income Veterans
- Variety of Outdoor Recreational and Gathering Spaces
- 1 Development Phase, Mixed Building Sizes and Types
- Responsive to Tenants' Needs
- Design Objectives:
  - Community Integration
  - Sense of Home
  - Sustainable Design
  - Healthy and Engaged

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## APARTMENT MIX

Total # of Units	Unit Type	Bath (s)	AMI	Target Population
35	1BR	1	30%	Homeless Veterans
19	1BR	1	50%	Homeless/Low-Income Veterans
24	1BR	1	60%	Low-Income Veterans
4	2BR	1	30%	Low-Income Veterans
27	2BR	2	60%	Low-Income Veterans
2	3BR	2	30%	Low-Income Veterans
9	3BR	2	60%	Low-Income Veterans
1	2BR	1	Manager	Manager Unit
1	3BR	2	Manager	Manager Unit
<b>122 TOTAL</b>				

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## SITE AMENITIES

- Front doors and stoops
- Community building
- Landscaped Courtyards
- Parking Court
- Primary Community Plaza
- Community playground
- Community gardening
- Community BBQ and seating
- Workout/Activity Stations
- DIY/Tinker Workshop
- Slope stabilization
- Flagpole
- Native people's parking on Cosmos

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12



13



14

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## CONSTRUCTION PROGRESS

15

## SOCIAL SERVICES

### U.S.VETS Philosophy and Approach

#### **THERAPEUTIC COMMUNITY APPROACH**

- Therapeutic Community Builds Upon Camaraderie of Veterans
- Instills Veteran Leadership, Responsibility, & Sense of Belonging
- Focus includes Housing Retention, Income Stability, Community Integration, and Quality of Life



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## SOCIAL SERVICES

Services provided focus on long-term healing

### Veteran-Centered Services and Activities

- Case Management
- Physical and Mental Health Care
- Addiction Treatment
- Employment and Job Training Assistance
- Educational Assistance
- Benefits Assistance
- Financial Management
- Legal Advocacy
- Life Skills Training
- Peer Mentors
- Specialized Services for Subpopulations (post 9/11 veterans, female veterans, veteran families, senior veterans)
- Peer Support Groups & Activities
- Menu of Classes/Groups
- Therapeutic Stations
- Veteran Council
- Town Hall Meetings
- Recognition for Successes
- Community Volunteering

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## PROPERTY MANAGEMENT

### ACOF Philosophy and Approach

#### QUALITY AND COLLABORATIVE APPROACH

- A well managed and properly maintained project (*financial and physical*).
- A pleasant, healthy, and secure living environment for tenants.
- A pleasant and cooperative relationship among and between tenants, the property management, services staff and members of the surrounding community.

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## PROPERTY MANAGEMENT

### ACOF Philosophy and Approach

- Assist tenants in maintaining housing
- Ensure that our properties meet or exceed development pro-forma expectations
- Ensure that all properties are managed in such a way that they meet all reporting and regulatory requirements
- Ensure the preservation of ACOF's affordable housing stock
- Ensure that each property maintains physical and fiscal integrity
- Ensure that ACOF buildings and tenants are an asset to their neighborhood and community

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## Financing Plan

### Key Financing Sources

Veterans Homeless Housing Program (VHHP)

Low Income Housing Tax Credits

City of San Buenaventura HOME Funds

City of San Buenaventura Deferred Impact Fee

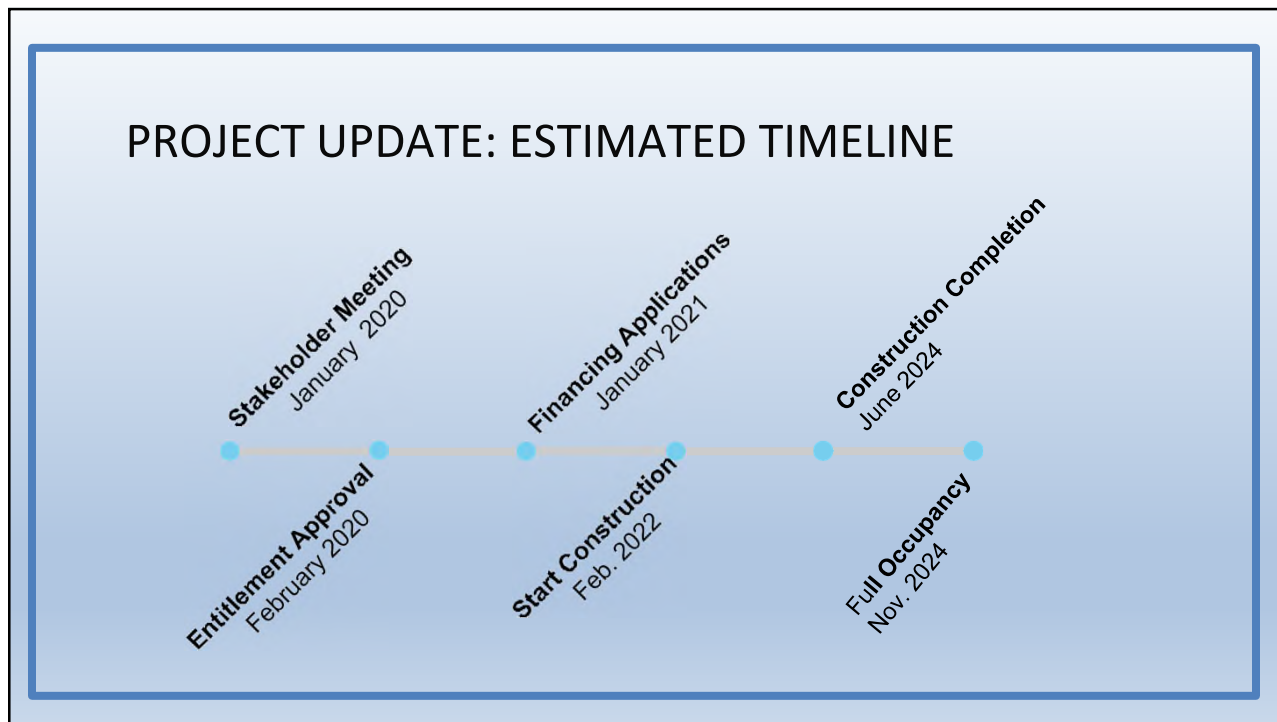
Project Based Section 8/VASH

### Estimated Total Development Costs

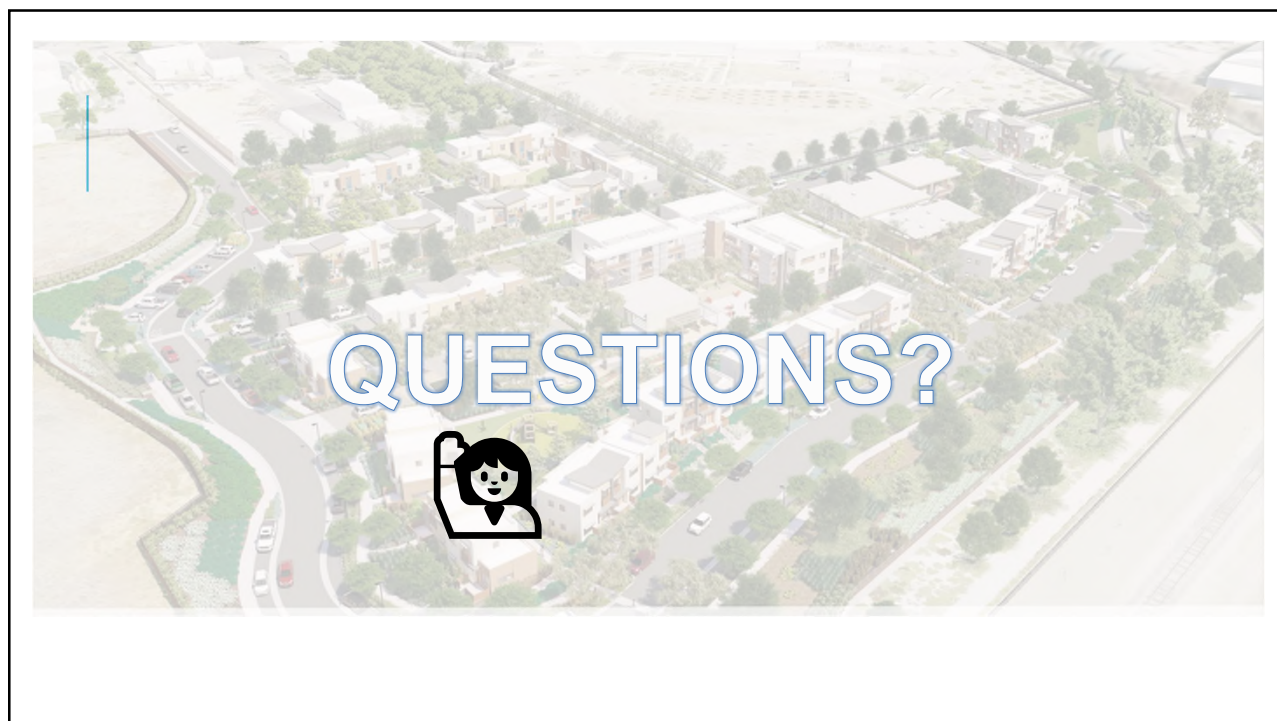
**\$69.3 Million**

10

20



21



22

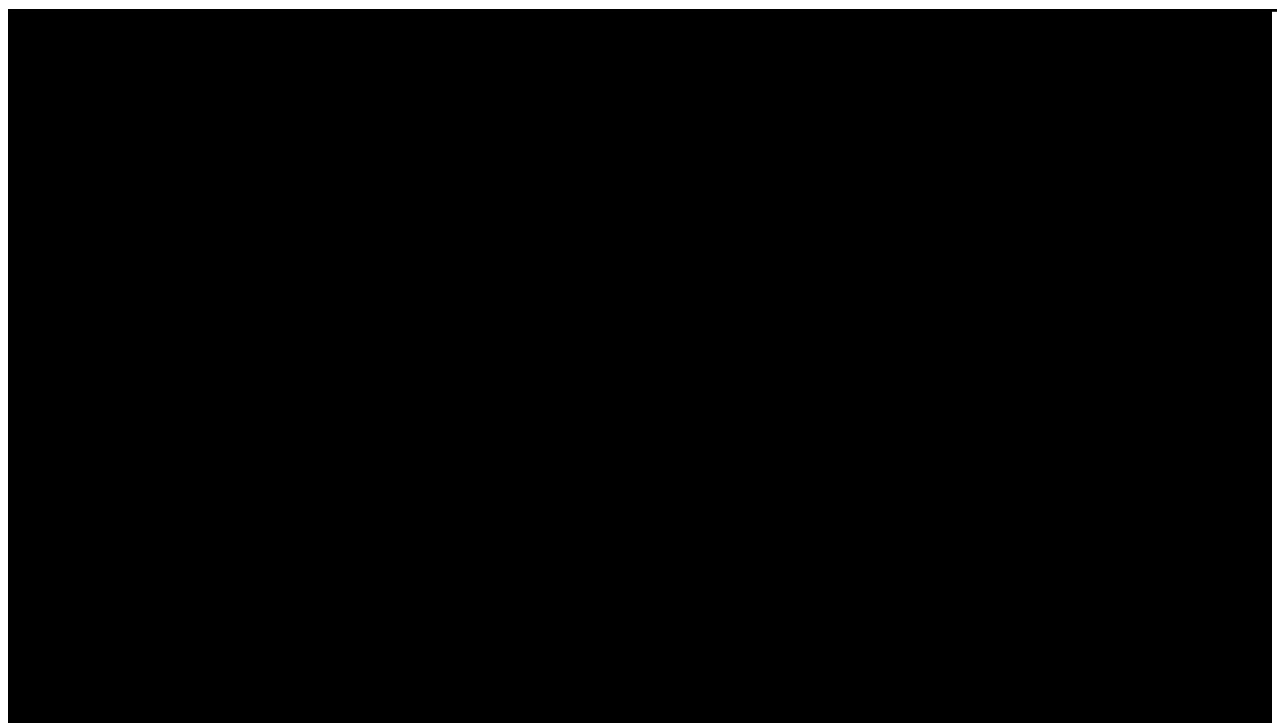
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TCAC Rents

- One Bedroom
  - 30% AMI Rents = \$705 - \$44 (utility allowance) = \$661
  - 60% AMI Rents = \$1,411 - \$44 (utility allowance) = \$1,367
- Two Bedroom
  - 30% AMI Rents = \$846 - \$60 (utility allowance) = \$786
  - 60% AMI Rents = \$1,693 - \$60 (utility allowance) = \$1,633
- Three Bedroom
  - 30% AMI Rents = \$978 - \$75 (utility allowance) = \$903
  - 60% AMI Rents = \$1,956 - \$75 (utility allowance) = \$1,881



June 14, 2023

CoC Governance Board

**SUBJECT:** Authorization to release a Request for Proposals (RFP) for the program interest accrued for the Homeless Housing, Assistance and Prevention (HHAP) Program.

**BACKGROUND:** The Ventura County Continuum of Care (VC CoC) continues to build regional coordination developed through various rounds of funding of the Homeless Housing, Assistance, and Prevention (HHAP) Program, to reduce and prevent homelessness. In accordance with each round of funding requirements, all proceeds from any interest-bearing account established by the CoC Grantee for the deposit of HHAP funds, along with any interest-bearing accounts opened by subrecipients to the CoC Grantee for the deposit of HHAP funds, must be used for HHAP eligible activities and reported on as required by California Interagency Council on Homelessness.

**DISCUSSION:** Since 2019, VC CoC has been awarded three rounds of HHAP program funding. With interest accrued thus far (approximately \$90,000 as of March 31, 2023), VC CoC staff recommend releasing a Request for Proposals (RFP) for all eligible applicants who were previously awarded HHAP Program funding in rounds 1 to 3. All proposals will be reviewed by the VC CoC Data, Performance and Evaluation Committee for allocation recommendations based on local funding priorities and prior performance. Local HHAP funding priorities previously approved by the VC CoC Board include the following:

1. Delivery of Permanent Housing-
2. Operational Subsidies-
3. Prevention and Diversion-
4. Rapid Re-Housing-
5. Interim Sheltering-
6. Coordinated Entry System Supports-
7. Services Coordination-
8. Improvements to existing emergency shelter-
9. Street Outreach-

**RECOMMENDATION:** Authorize VC CoC Staff to release a Request for Proposals (RFP) for the program interest accrued from HHAP rounds 1 to 3 based on VC CoC Board priorities established in HHAP-3.

June 14, 2023

VC CoC Governance Board

**SUBJECT:** Receive an Update on the Ventura County Project Roomkey Transition Plan

**BACKGROUND:** In response to the COVID-19 pandemic, Project Roomkey (PRK) has provided motel vouchers to support non-congregate shelter for highly vulnerable persons experiencing homelessness since March 2020. Through this temporary shelter program, the County of Ventura has supported over 800 persons with nearly 500 persons exiting to permanent housing or other temporary housing through case management services provided by homeless service providers. Additionally, over 40 veterans were referred to services and supportive housing. The County Executive Office has been providing administration and oversight which includes the review of referrals from case managers, prioritization of placements, issuing vouchers, maintaining documentation, communicating with both case management and motel staff, and managing client counts for food delivery through the VC Area Agency on Aging's (VCAAA) meal delivery program. FEMA funding covered the motel and food costs from March 2020 through February 2023. With the end of FEMA funds, the California Department of Social Services (CDSS) has provided grant funds to continue to support PRK placements and assist with rehousing strategies. We anticipate this funding will cover the motel costs until January 2024 as program participants exit to various housing placements.

**DISCUSSION:** The State of California has required local jurisdictions to report on Project Roomkey (PRK) participants, including the number sheltered at each motel location and the number exiting to housing or other locations. There are currently 177 persons sheltered in PRK motels. Of the 177 persons in PRK, 67 or 38% are homeless seniors 62 & older with limited Social Security Income who need affordable housing placements. The remaining 110 are those living with high-risk health conditions who need either Permanent Supportive Housing (PSH) or extremely affordable housing units. Homeless service providers continue to explore all housing options with clients served by PRK. The United Way of Ventura County – Landlord Engagement Program has been supporting the housing location and navigation efforts by securing rental units when available, by offering bonus funding to landlords and property managers.

There are numerous supportive housing resources coming online within the next few years, beginning this Fall 2023 with Step Up in Thousand Oaks with 77 PSH units. Additional resources include Oxnard's Casa Aliento and Central Terrace, that will collectively provide 156 new affordable housing units. In addition, the City of Oxnard has approved the construction of Casa de Carmen, a housing development that will also provide 56 new PSH units, located at 2<sup>nd</sup> and B Street. The timely availability of these units depends on several factors, including the funding awards and construction timeframes. It is likely that alternative housing options for PRK clients will need to be available by the end of December 2023 while these projects are being finalized. The County Executive Office is awaiting the award announcements for State Homekey Round 3 and evaluating other sheltering options.

PRK has been an unheralded success, thanks to the heartfelt work of the coordination of several County agencies and partners. Highlights include:

1. Providing over 200,000 motel nights
2. Serving over 1,000,000 hot meals and food boxes
3. Greatly reducing the number of Covid-19 infections and hospitalizations among the most vulnerable and unprotected members of the community

In an unexpected perk, local businesses benefitted from the injection of federal and state grant dollars to pay for program related goods and services, helping the local economy weather the challenging conditions of the pandemic.

Thanks to FEMA and CDSS funds, the most vulnerable members of the community were served with a clean, safe and comfortable space to sleep and provided with wraparound services. For a firsthand account of PRK's success and how it has transformed participants, please click [here](#) for shared testimonies. The meals provided nourishment and food security, freeing clients from having to worry where the next meal will come from. In some cases, extremely ill clients that could not recover from a variety of health complications, passed away. For these clients, PRK provided a peaceful and dignified confine where they spent their last days, away from the cold, harsh street environment.

The VC CoC staff continues to work closely with partner agencies who are supporting clients in PRK. The case managers have been completing vulnerability assessments, gathering eligibility documentation, and referring clients to the Coordinated Entry System for PSH prioritization. The number of referrals through the Coordinated Entry System has increased significantly over the past year, especially with the addition of Emergency Housing Vouchers through the local housing authorities.

In addition to the noted coordination with the varied partners, VC CoC staff has spent an extensive amount of time and emotion ensuring PRK clients will be successful on their paths towards PSH/PH. The amount hours of behind-the-scenes work staff cannot be quantified as they work towards having zero exits to the streets.

# Project RoomKey IN VENTURA COUNTY

## EMERGENCY SHELTER

Since the start of Project Roomkey (PRK) in March 2020, **OVER 800** participants have been assisted with motel vouchers in Ventura County (VC), providing temporary shelter and meals throughout the pandemic.

On any given night, PRK has been able to shelter **UP TO:**

**320**  
INDIVIDUALS



## WHO HAS BEEN SERVED

1

Project RoomKey

# OF PERSONS SINCE 2020:  
**OVER 800**

2

Vulnerable Persons Served

**UNHOUSED SENIORS 65 & OLDER AND Adults with health conditions (immune compromised)**

3

Placements into Successful Housing Destinations

**478**

4

In partnership with VCAAA and Slate Catering

**Over 1 million MEALS**

5

WRAP AROUND SERVICES

FOR ACCESS TO HEALTHCARE, MENTAL HEALTH SERVICES, SOCIAL SECURITY AND WELLNESS.



6

SUPPORTIVE SERVICES

Homeless Service Providers support clients with CASE MANAGEMENT PERMANENT HOUSING PLAN REFERRALS TO OTHER RESOURCES

7

VETERAN POPULATION

**OVER 40 VETERANS SUCCESSFULLY REFERRED FOR VETERAN SERVICES AND SUPPORTIVE HOUSING**

8

HISTORY OF DOMESTIC VIOLENCE

**84 PERSONS**



PARTNERING WITH DV SERVICE PROVIDERS

Visit [www.venturacoc.org/success-stories/](http://www.venturacoc.org/success-stories/) to learn more about PRK in VC

