

April 14, 2010

Housing Options Sub-Committee Meeting

Present: Carolyn Briggs, Loretta McCarty, John Jones, Ken Finning, Muriel Steiger, Patricia Hamilton; Clyde Reynolds, Mark Trinidad

I. Introductions

II. Old Business

A. Gateway/Sober Center Project

The working group had a meeting on April 16th. They are starting to study the size of various facilities that could be located on a site. They are also looking at the use of space. The Salvation Army is interested in a leadership role with this program. They have some resources that could assist in moving the project forward. They are considering the best use of their east Ventura and west Ventura properties. Possibilities include moving their senior center to west Ventura, selling their service center and 2 acres of land in east Ventura and using the proceeds of that to develop a site. They estimate they are about two-years from breaking ground.

B. HomeShare Program

Muriel Steiger reported that since they had been on cable TV - interest in the program has increased. They had more success with the Richard Senate television program. It especially generated more interest from home providers.

Most home seekers are men. Most home providers are women. It can be difficult placing men in homes owned by single women. Therefore, the emphasis right now is to place the men into SRO units.

The HomeShare program will be featured on the VSST website- when updated.

C. RiverHaven

Has evolved to all new residents. Some of the graduates are successfully living on their own. This newer group of residents has a higher level of energy and is highly motivated.

They are looking at the possibility of replacing one of the units with a geodesic dome to serve as a group living facility. World Shelter has been contacted, they are producing units right now for Haiti, and therefore, RiverHaven could take advantage of reduced pricing due to mass production.

ACTION in Ventura County has been asked to paint the domes as a community project - the purpose is to extend the life of the dome.

A community garden is also being developed.

- D. Encanto Del Mar
This project will be considered at Design Review Committee April 28th. A 9% tax credit application was submitted. Construction is expected to begin in November 2010.
- E. HUD 811 project
HUD rejected this funding application, along with many others across the nation, due to stated deficiencies in Board bylaws. This decision has been appealed and we are waiting for a response.

III. New Business

- A. Mark Trinidad shared information about a model program to house foster youth who are aging out of the foster youth program. The project is located in Long Beach and was acquisition/rehab of the Palace Hotel. Link Housing Association was the developer, United Friend of the Children is the service provider, and the Housing Authority of Long Beach provides rental subsidy. The total project cost was \$6.1 M. All the hotel units were converted into studio apartment units, about 20-units total. The first floor consists of office/commercial space. It was primarily funded with 9% tax credits.

Many Mansions is looking at a similar model in Ventura County. They are looking at sites in Oxnard, which would consist of about 8 units.

Clyde Reynolds commented that he is looking at a similar model for use of Turning Point's Appleton Housing in Simi Valley. He is looking at a transitional housing program with TAY providing supportive services. Another concept he might incorporate is mixing the population to consist of adults and emancipated foster youth.

- B. Clyde R. reported that Turning Point submitted a grant application to the VA for funding to house and support 12 veterans. He is considered acquisition/rehab for the facility. Notification is expected in about 90 days.
- C. The members reviewed the 22 Programs in the 10-Year Strategy to End Homelessness and determined which of the 22 fall in the purview of the Housing Options Subcommittee. This chart will be used at the Task Force Retreat on April 22nd.

It was recognized that developers are primarily responsible for advancing housing projects. The role of the Housing Options Subcommittee (and the VSST) is to support and advocate appropriate housing development. We should also provide input in any discussion regarding what should be Ventura's fair

share of housing/beds to serve the countywide need.

One advocacy role could be to encourage the City to support acquisition/rehab projects. New construction is very expensive and acquisition of an existing building could be far more cost effective. Along with this approach is the fact that commercial real estate is experiencing a continued decline in value. An appropriately located site could be acquired, modified, and used for housing.

- D. At the March subcommittee meeting with City staff, the Housing Options Subcommittee was asked to develop a Resource list of affordable housing and special needs service providers to the City for distribution at the Planning Counter. The attached list was developed.
- E. Review City's Pending Project list for potential affordable housing units
This item was continued due to lack of time.

MAY SUBCOMMITTEE MEETING IS CANCELLED

NEXT REGULAR MEETING

June 9, 2010

4:30 - 6:00 PM

CHAPEL LANE SENIOR APARTMENTS
11122 SNAPDRAGON STREET, SUITE 100
VENTURA, CA 93004

POTENTIAL COLLABORATIVE PARTNERS FOR HOUSING DEVELOPMENT

Affordable Housing Development

ORGANIZATION	CONTACT
Cabrillo Economic Development Corporation 702 County Square Drive Ventura, CA 93003 (805) 659-3791	Karen Flock Ext. 126
Housing Authority of City of San Buenaventura 995 Riverside Street Ventura, CA 93001 (805) 648-5008	Loretta McCarty Dan Hardy 805-647-5990
Many Mansions 1459 E. Thousand Oaks Blvd. - Bldg. D Thousand Oaks, CA 91362 (805) 496-4948	Mark Trinidad Ext. 226
People's Self-Help Housing 26 E. Victoria St. Santa Barbara, CA 93101 (805) 962-5152	Jeanette Duncan

Special Needs Housing

ORGANIZATION	CONTACT
Partners in Housing c/o ARC 5103 Walker Street Ventura, CA 93003 805) 650-8611	Jim White Ext. 216
Project Understanding 43 East Vince Street Ventura, CA 93001-1737 (805) 652-1326	Rob Orth
Turning Point Foundation 505 Poli St. Street Suite 401 Ventura, CA 93001 (805) 652-0000	Clyde Reynolds Ext. 105

