

Housing Options Meeting
February 10, 2010

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

I. Introductions

II. Old Business

A. Gateway/Sober Center Project
There was no update.

B. Home Share Program Update

Muriel Steiger stated there was a taping about the Program at CAPS TV: Community Corner with Richard Senate. There will be another taping: Schmooze with Suz, on February 18th.

Muriel S. is making an appointment to speak to with the Kiwanis.

Loretta M. stated the Committee will want a monthly report with the number of seekers and home providers.

It was reported there are 3 or 4 home providers and a couple of seekers currently signed up with the program.

Muriel stated that sharing an office at Area Agency on Aging is challenging because the phone is in use constantly. Muriel said she will ask Steve Turner at the College if she could have another day.

Loretta will also ask the Housing Authority if there is other space for the program.

Ken Finning continues to host a HomeShare table at One Stop.

Muriel S. stated that they are also getting calls and referrals from Harbor Church but not all the clients are leaving adequate information to the return the calls.

C. RiverHaven - update
No update.

D. Encanto Del Mar – update

Loretta gave a brief history of the Encanto Del Mar project.

The entitled property was a project that it was in foreclosure and the Housing Authority was able to buy it due to the receipt of a \$9.5 M award of foreclosure funding from the state of California. This was part of the \$36 M the state made available in Tier 3 Neighborhood Stabilization Program (NSP) Funding. The funding was awarded as an over the counter application that could only be used for Very Low Income households. Other criteria was that it had to be a minimum of 7 units in a complex, or 7 or more multi-family, or 7 foreclosed homes in a housing tract.

John J. asked if any other foreclosed sites met those criteria. The La Mer Bed and Breakfast was an early option, but it was not a feasible acquisition. The condominium units near Chapel Lane were also considered, but the ownership status was uncertain. Hence, the Housing Authority pursued the Encanto Del Mar project.

The state has still not produced Loan Documents. The other funding is expected to come from 4% or 9% Tax Credits. It is a 37-unit Project. The units are very large and the plan is to reduce the size of the units but make no changes to the approved building elevations.

The project was discussed at the Downtown Ventura Organization. There was some positive and negative feedback, but one favorable concept was the Housing Authority's plan to put an office on-site. Based on the proposed changes to Downtown freeway access, the project will be at the gateway of the proposed entrance to Downtown. There is the possibility it could represent the inclusionary units for downtown.

Loretta M. stated that the Encanto Del Mar project needs to be in construction by November.

E. NSP funding status - update

Loretta M. summarized the status of the Ventura County Consortium NSP Funding. The Consortium will share in \$2,500,000 with about \$450,000 to the Ventura Housing Authority. It is shared between all cities and transferred to us.

NSP loan documents should be here this next month so that potential properties can be identified and acquire. Our agency is interested in special needs rentals.

F. HUD 811 project - update

Loretta M. reported that Partners in Housing has an option on a property in Midtown Ventura. Also, an application had been submitted for HUD 811 money which is strictly for special needs housing and provides both construction and ongoing case management funding.

The Housing Authority would provide property management services.

Housing Authority staff have already spoken with the chair of the Midtown Community Council and the upcoming chair.

A group of project representatives will make a presentation to the Midtown Community Council in March.

John J. commented that the Midtown Community Council has issues with pedestrian safety in the area. Carolyn B. notes that to walk to the shopping center you must cross Thompson and Borchard.

John J. notes that as the hospital expansion takes place there will be more opportunities to improve pedestrian access and safety.

Carolyn B. commented that the new proposed design orients the units more away from Main Street and yet not be too near the adjacent bungalows.

25 units are the maximum HUD funding will allow which will consist of one Onsite Manager Unit, and 24 Residential Units and each will be about 560 to 590 square feet – HUD's minimum and maximum square footage.

Loretta M. indicated there will also be outreach to the neighborhood businesses.

III. New Business

John J. said each subcommittee of the task force will be asked to look at the 22 recommended strategies in the 10-year strategy to end homelessness. Each subcommittee needs to identify which of the 22 strategies they are involved in addressing.

This could help to strengthen the task force desire to address the need for shelter beds. The other concept is for all the City Councils in the County should hear from each task force about the strategies they are working on and what needs attention and support.

John J. also mentioned that the task force will be scheduling a retreat to combine ideas from the recent homeless conference.

IV. Announcements

Mark Trinidad from Many Mansions introduced himself and noted that he is fairly new to Many Mansions but will be part of an effort to outreach to the West County, which was the reason for his presence at this meeting. Many Mansions is researching opportunities for housing for transitioned aged youth here in Ventura and other parts of Ventura County. He stated there were not enough facilities for transitioned aged youth between the ages of 18 to 25. When children in Foster Care are emancipated the housing and education options are often times non existent. It is difficult to serve this

population. A project in Long Beach is providing about 12 beds, financing is very complicated.

Carolyn B. said she partnered with Behavioral Health with Many Mansions' projects in City of Simi Valley and City of Thousand Oaks and they were looking at licensed residential program on VCMC campus.

Ken F. noted they had never talked about transitional youth at their meetings but that he was seeing younger youth showing up for services recently. He has seen them fall within the 18 to 25 year age group.

Jeff Lambert had been invited to attend another Housing Options meeting but had not yet responded. Loretta M. will follow up on this.

NEXT REGULAR MEETING

March 10, 2010

4:30-6:00 PM

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