



Camino De Salud - OVMAC Presentation

Presented by Cabrillo Economic Development Corporation

Camino de Salud

- 11432 N. Ventura Ave Ojai, CA
- Falls within the OVMAC jurisdiction
- Offers Opportunity to present this project to the Ojai community for feedback, comments and questions

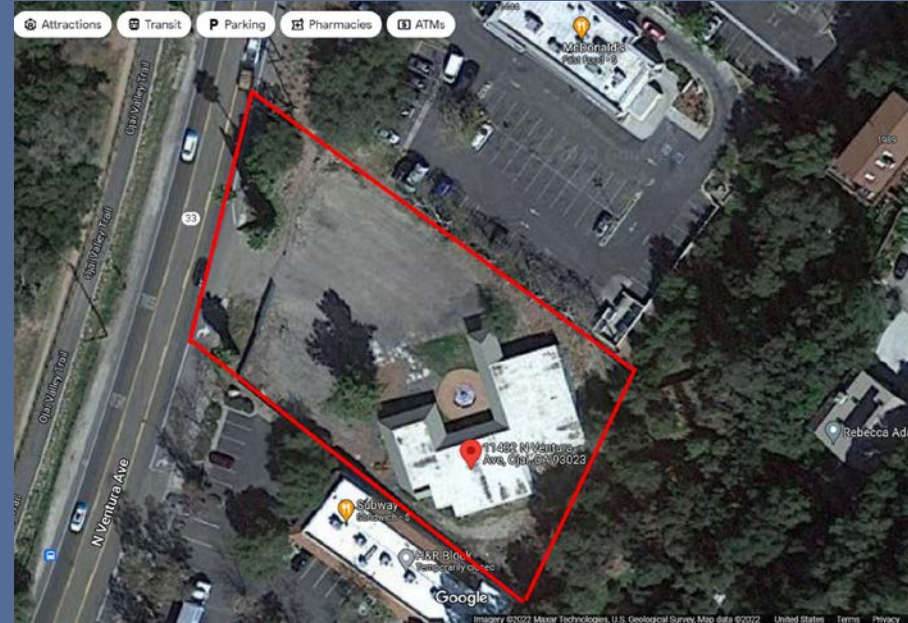


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ABOUT US

Cabrillo's Background in
Affordable Housing Development

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NEED FOR HOUSING

Discussion of need for
affordable/ supportive housing in
Ventura County

03

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Overview of Camino de Salud and
the services we will be providing

04

SUPPORTIVE SERVICES

The types of services to be
provided for the tenants of this
development

05

Elevations/ Renderings

Site plans, and elevations to show
the visual of the building

SECTION 01 ABOUT US



Cabrillo Economic Development Corporation's:

- History developing Affordable Housing
- Our Mission Statement
- Our impact on Ventura County



Mission Statement

The Cabrillo Economic Development Corporation's mission is to provide comprehensive housing services and community economic development activities through a community-building approach that facilitates self-sufficiency for individuals and families who are most lacking in opportunity in Ventura and Santa Barbara Counties, and adjacent areas of Los Angeles County.



CEDC Background Information

1,137 Affordable housing units managed by Cabrillo EDC at 24 properties in Oxnard, Santa Paula, Ventura, Ojai, Fillmore, Piru, and Simi Valley.



117 Affordable housing units in pre-development in the Cabrillo EDC pipeline.



48 Developments built since 1981.



1,089 The number of local volunteer hours contributed to Cabrillo EDC's Resident and Community Service programs.



Cabrillo Economic Development Corporation has been developing affordable housing for the Central Coast since 1981

CEDC is the largest affordable housing developer in Ventura with a total of 48 properties operating and more in development

With a total of 1,782 units built for people with low income, seniors, farm workers, persons with disabilities and families, CEDC has a wide array of experience



Ojai Project Highlight: Montgomery Oaks

- Located in 508 N Montgomery St, Ojai, CA 93023, USA
- Features 20 two and three bedroom rental townhomes
- Community Center
- Green building features
- Outdoor recreational areas
- Added to community aesthetic and housed approximately 100 local residents



Section 02
**Need for
Housing**

Affordable Housing Needs in Ventura County

- ❖ Renters in Ventura County need to make **3.1 times the minimum wage** to afford average market rate rent
- ❖ Asking rents in Ventura County **have increased by 13%** from 2020-2021
- ❖ **State and Federal funding has decreased by 23%** for Ventura County from the prior year



VENTURA COUNTY 2022 Affordable Housing Needs Report



KEY FINDINGS

- Renters in Ventura County need to earn \$46.81 per hour - **3.1 times** the state minimum wage - to afford the average monthly asking rent of \$2,434.
- Asking rents in Ventura County **increased by 13%** between Q4 2020 and Q4 2021.
- Low-Income Housing Tax Credit production and preservation in Ventura County **increased by 142%** between 2020 and 2021.
- State and federal funding for housing production and preservation in Ventura County is \$134 million, a **23% decrease** from the year prior.
- With the addition of Homekey, the interim and permanent housing supply available in Ventura County in 2021 for persons experiencing homelessness was **1,600 beds**.

Homeless Statistics in Ventura County

- Homeless population in Ojai has nearly doubled since 2017
- Total homeless population in Ventura County has increased 1,086 people since 2017 according to the Continuum of Care
- The Ventura County homeless population has been on an upward trend for the past 5 years

Ventura County homelessness by city

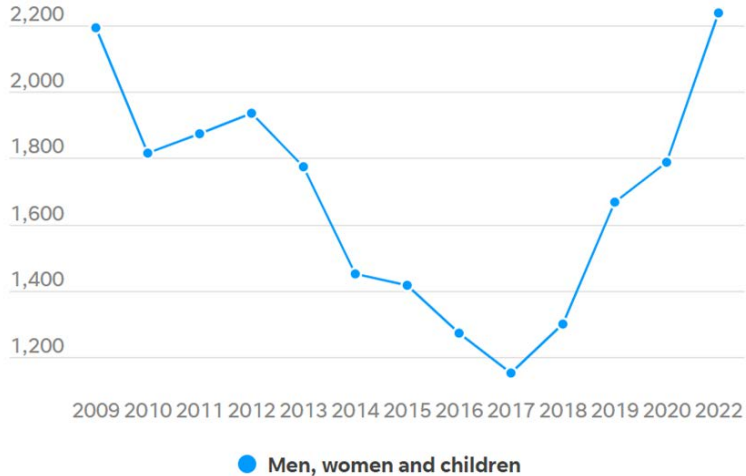
	2017	2018	2019	2020	2022
Camarillo	27	49	33	30	49
Fillmore	0	2	10	10	8
Moorpark	7	3	2	0	0
Ojai	19	31	47	49	38
Oxnard	461	335	548	567	793
Port Hueneme	18	19	30	19	30
Santa Paula	35	44	106	95	115
Simi Valley	105	143	121	162	141
Thousand Oaks	102	80	103	152	210
Ventura	301	516	555	531	713
Unincorporated	77	77	114	128	109
Total	1,152	1,299	1,669	1,787	2,238

Source: Ventura County Continuum of Care

Homelessness Exacerbated by Pandemic

- Homelessness has been exacerbated by the pandemic, being one of the reasons the rate of unhoused people has risen greatly.

Homelessness in Ventura County



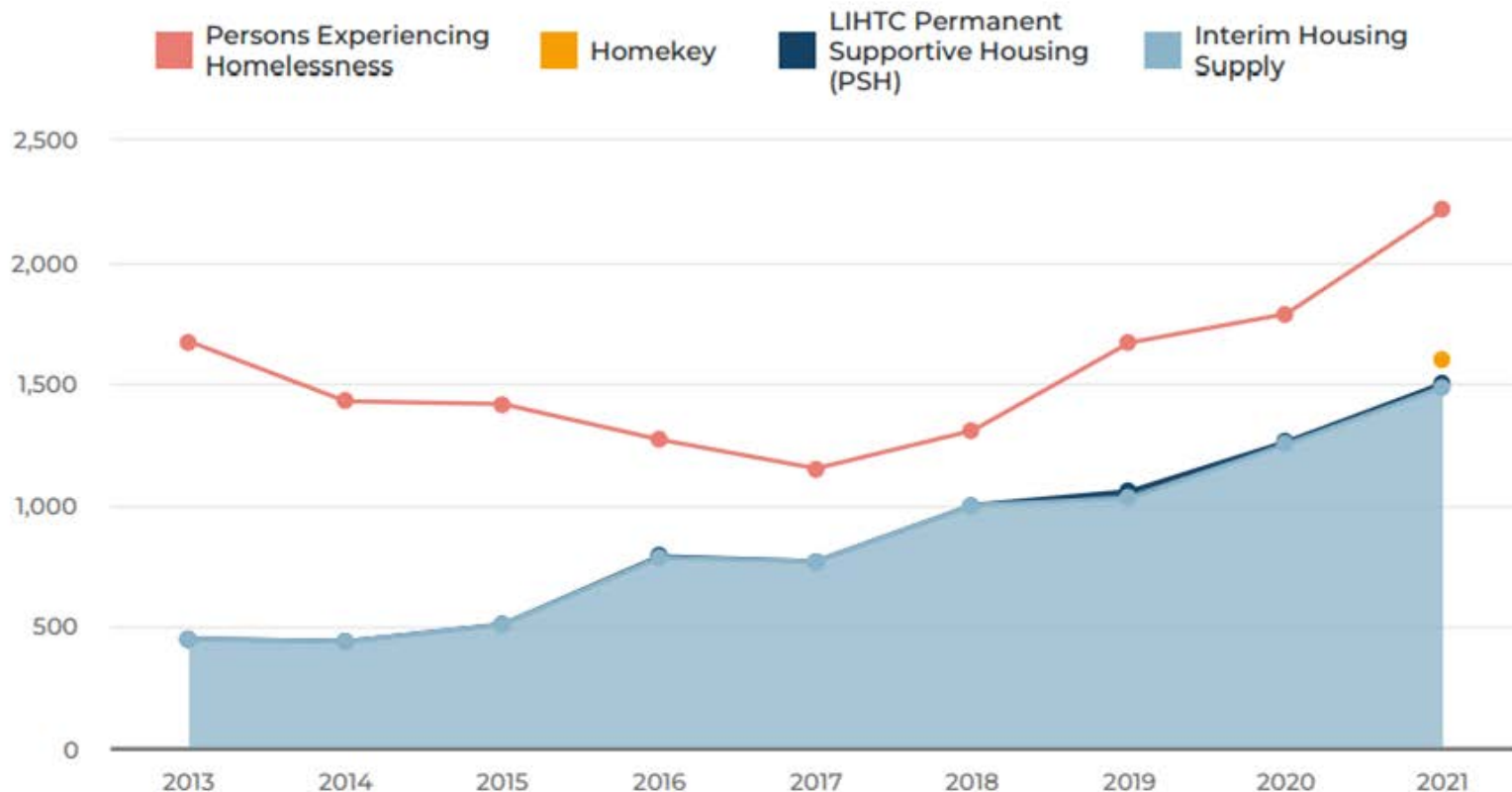
Source: Ventura County Continuum of Care
*Data is not available for 2021.



Homelessness affected by
Covid-19

HOUSING FOR PERSONS EXPERIENCING HOMELESSNESS

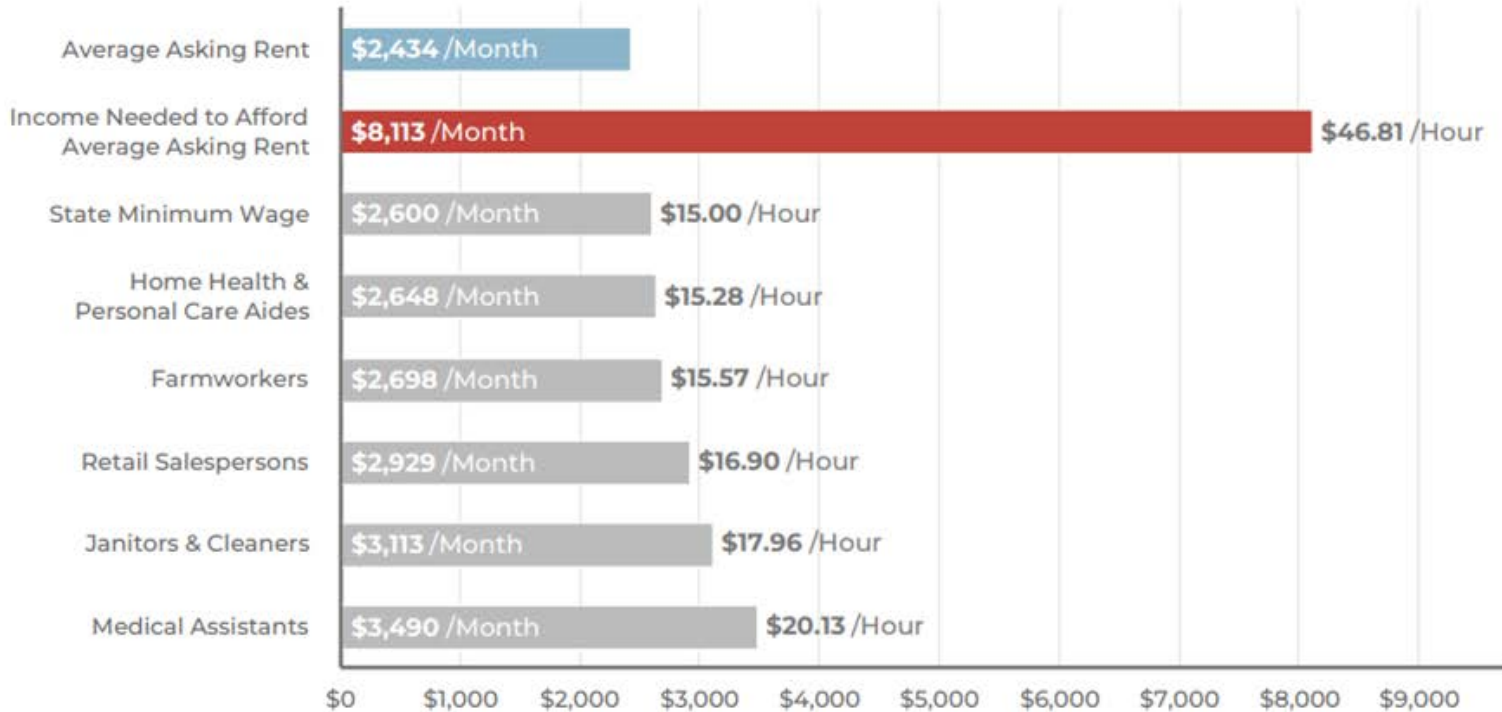
With the addition of Homekey, the interim and permanent housing supply available in Ventura County in 2021 for persons experiencing homelessness was **1,600 beds**.



Housing for People
Experiencing Homelessness

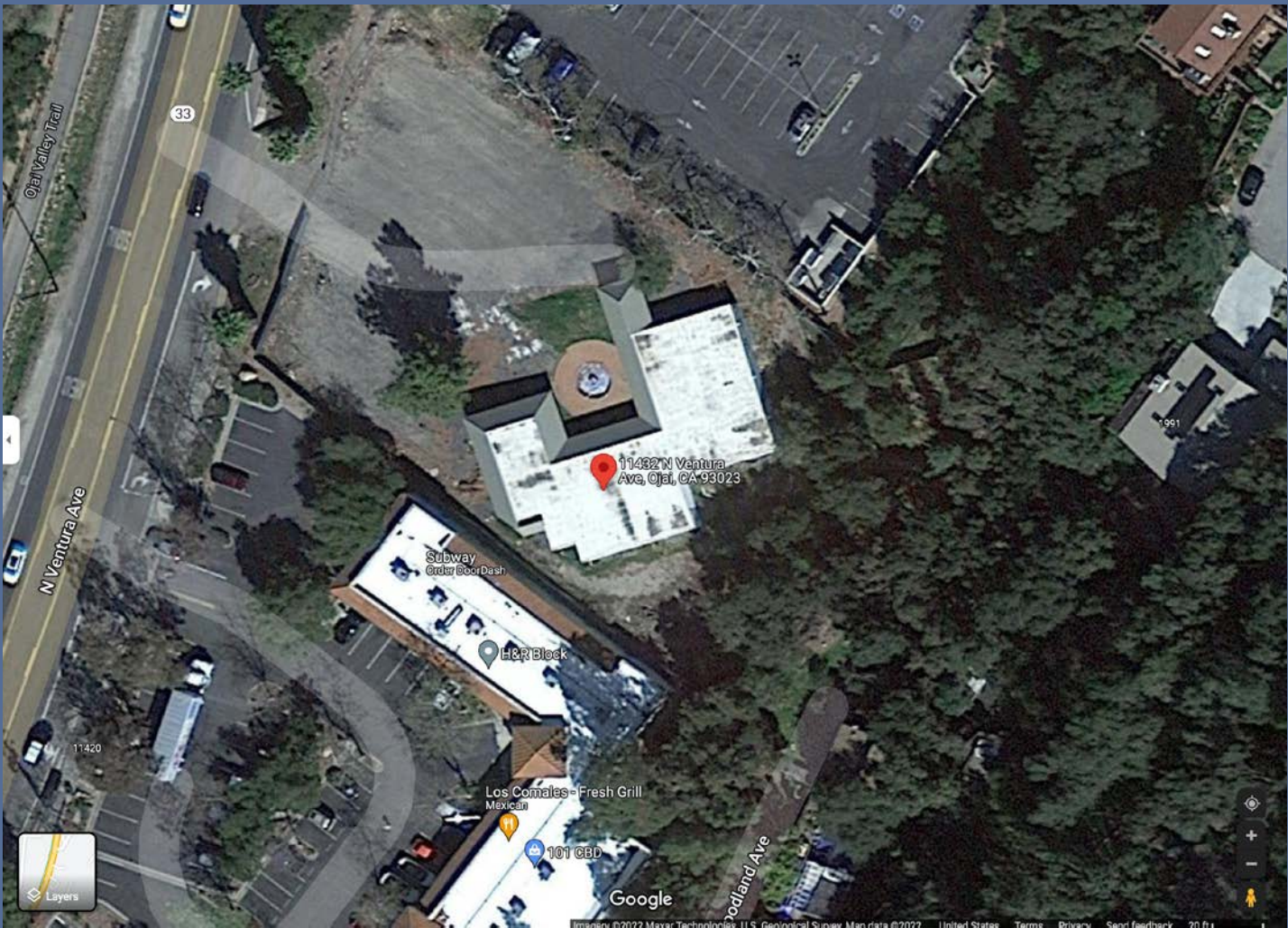
WHO CAN AFFORD TO RENT

Renters need to earn **3.1 times** minimum wage to afford the average asking rent in Ventura County.



Who Can Afford to Rent?

Aerial Photo of Property



Looking toward and away from McDonalds



Looking west across Highway 33



Looking north and south along Highway 33



Looking east along the south property line (near Subway)



Looking north from back of property to McDonalds rear parking area



Looking to and from McDonalds



Current State of The Parcel



Alternative Uses

The following uses are allowed either outright or without public hearing process:

- *Auto Service Station*
- *Emergency Shelter/Transitional Housing for homeless*
- *Ambulance Services*
- *Hotels, motels and boarding houses*
- *Hazardous Waste Collection Facility*
- *Recycle Collection Center*
- *Fire Station*
- *Public Works Projects*
- *Maintenance Yards*

The following uses are allowed with a Conditional Use Permit:

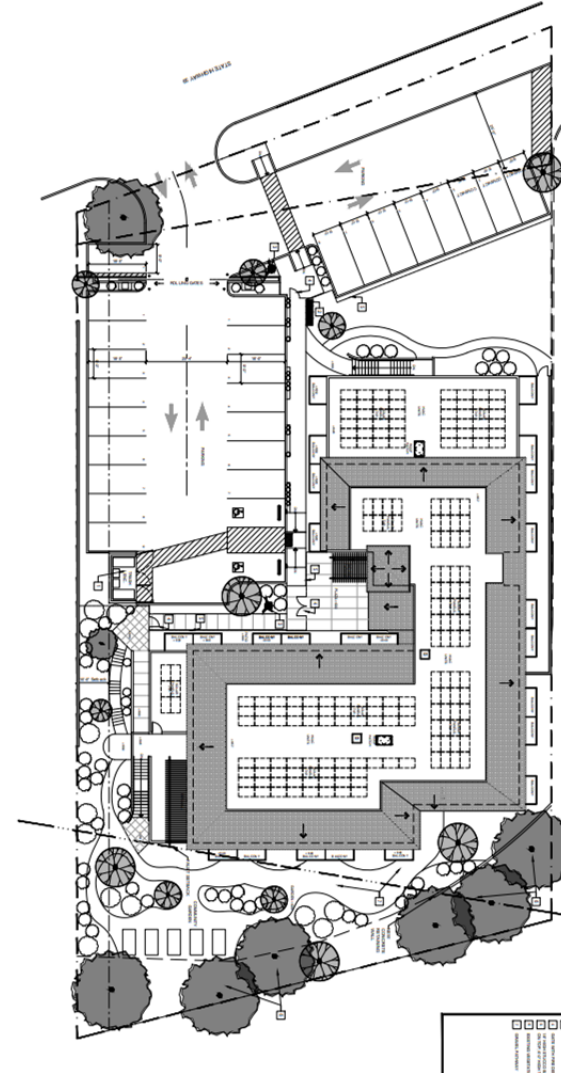
- *Bars, tavern, nightclubs*
- *Auto Repair*
- *Car wash*
- *Swap meets*
- *Wastewater treatment facility*
- *Assembly uses*

A group of construction workers are working on the roof of a building under construction. They are installing large wooden trusses. The workers are wearing white and blue shirts. The sky is blue with some clouds. The building's walls are made of wood framing. The floor is covered with wooden planks. A semi-transparent blue box is overlaid on the bottom half of the image, containing the text "Section 03 - Project Description".

Section 03 - Project Description

Camino de Salud

- 49 Unit New Affordable Housing Development
 - 24 Units for low income workers
 - Workers earning less than \$52,680 per year
 - 24 Units for formerly unhoused tenants
 - 1 Unit for manager
- Unit Mix
 - 24 Worker Units - 60% AMI
 - Tenants earning less than \$26,340 per year
 - 24 Formerly Unhoused Units - 30% AMI
 - Tenants earning less than \$26,340 per year



On-Site Amenities

- ❖ On-site management
- ❖ Meeting Room with kitchen
- ❖ Two offices for on-site supportive services
- ❖ Laundry facility
- ❖ Elevator
- ❖ Extreme drought tolerant landscaping
- ❖ Perimeter Fencing
- ❖ Video Surveillance
- ❖ State of the industry efficient plumbing fixtures
- ❖ Residential community gardens
- ❖ Bicycle Parking
- ❖ 27 Parking Spaces
- ❖ Limited Access Gating
- ❖ Net-Zero Energy Efficiency



Local Amenities

- Drug/ Food Store - 506 feet away
 - Rite Aid, 11496 N Ventura Avenue -
- Bus Stop -152 Feet away
 - -Gold Coast Transit Bus line 16 -
 - 30 mins M-F; 60 mins Sat-Sun
 - Ojai Trolley Service Route A & B
 - 30 mins M-F; 60 Mins
- Medical Center - 1.9 miles away
 - Ojai Valley Family Medicine Group, 117 Pirie Road #D



Camino de
Salud - Local Amenities



Section 04 - Supportive Services

Case Management & Service Coordination



Medi-Cal Enrollment Assistance



Supportive Services Offered



Educational Services



Behavioral Health Care



Benefits Counseling & Advocacy



Basic Housing Retention Skills Training



Co-Occurring Disabilities and Disorders

Supportive Services Onsite

Support of Local Organizations

- Ventura County Continuum of Care Alliance
- Independent Living Resource Center Inc.
- Clinicas del Camino Real, Incorporated
- Ventura County Behavioral Health

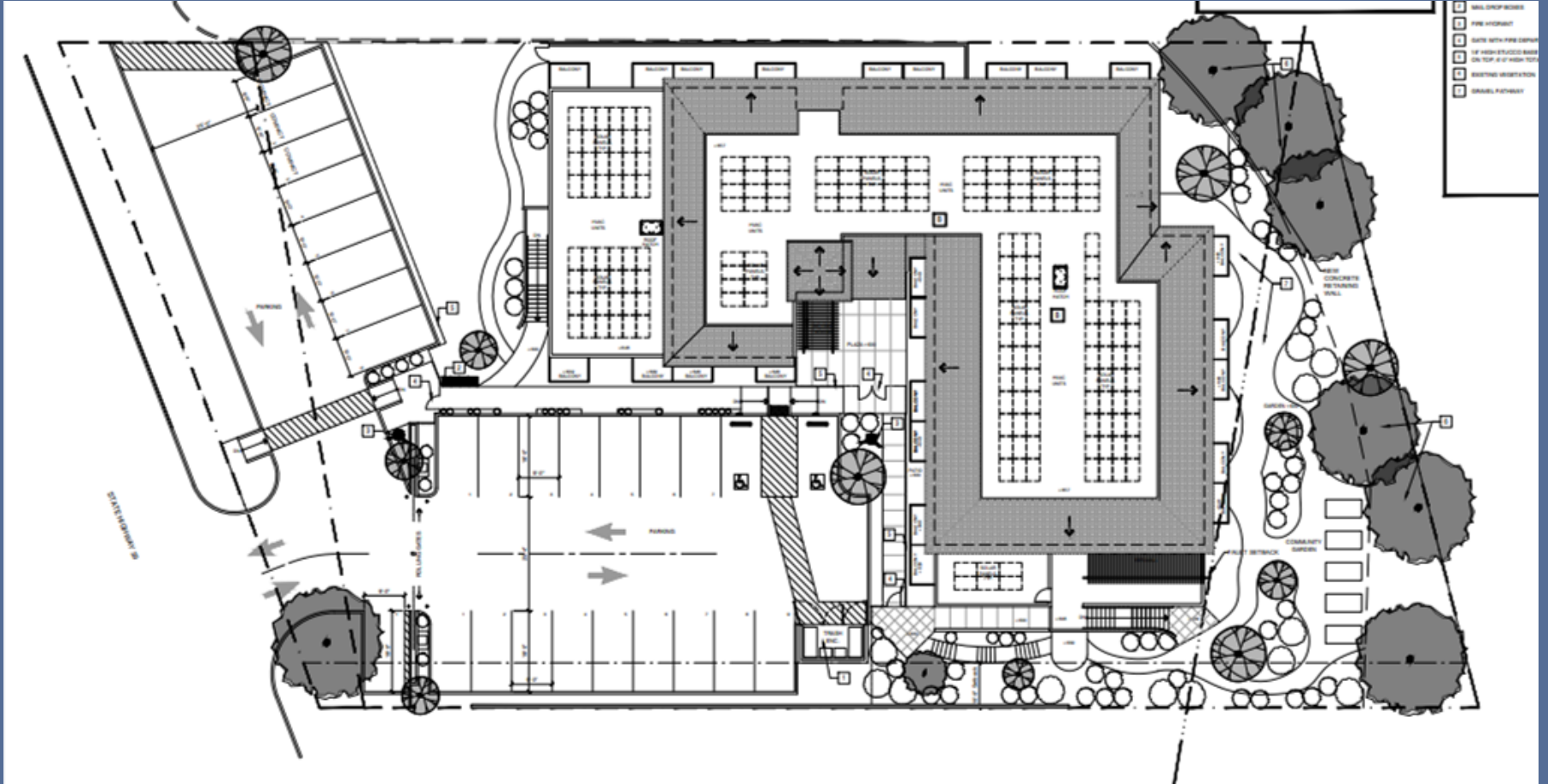


Support of Local Organizations

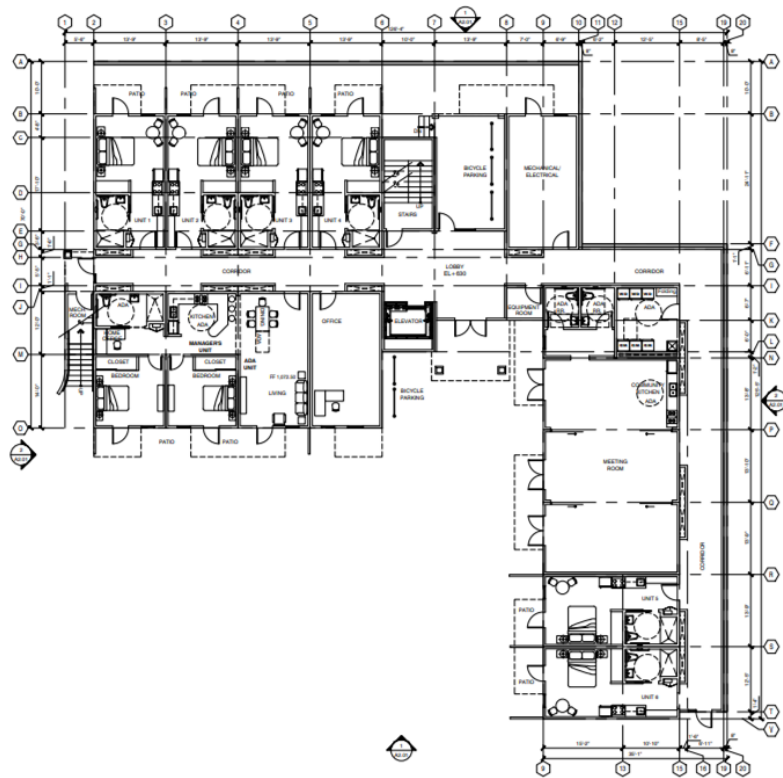
SECTION 05 Elevations, Floor Plans and Renderings



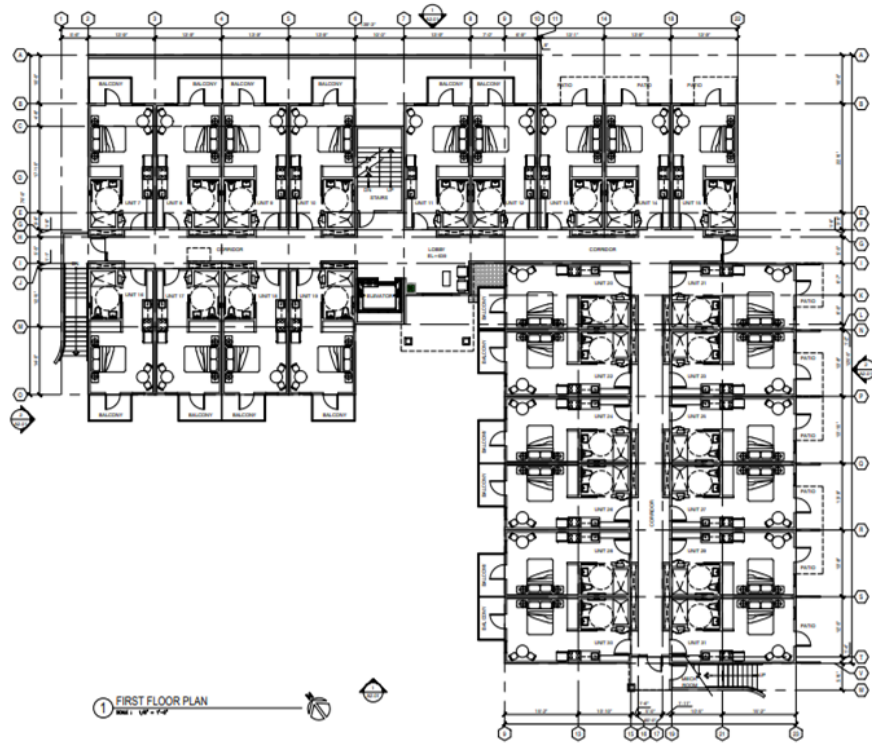
Site Plan



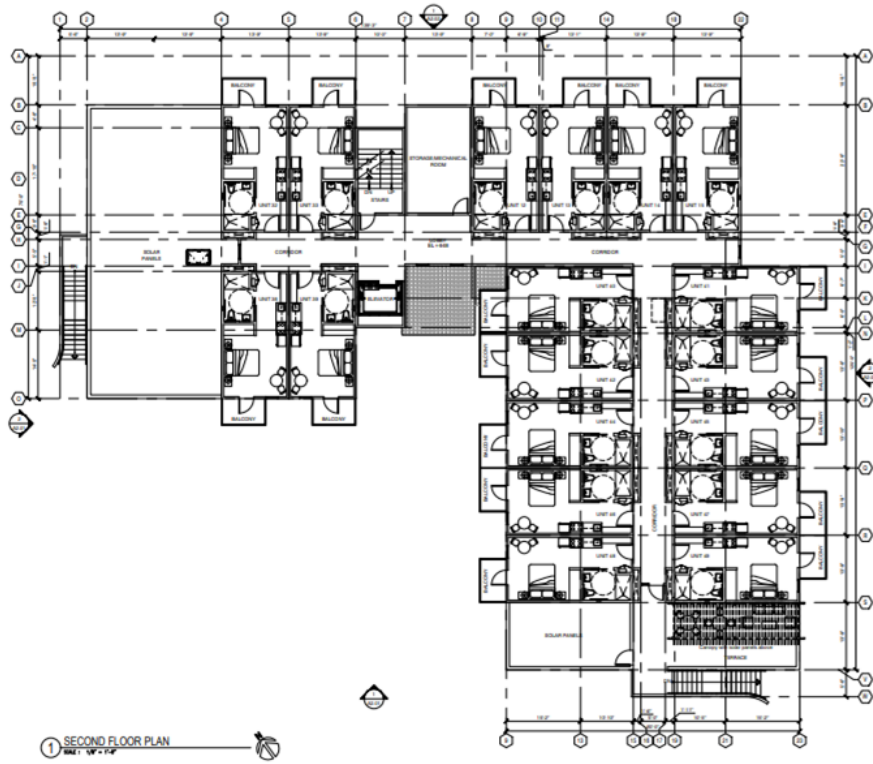
Ground Floor Plan



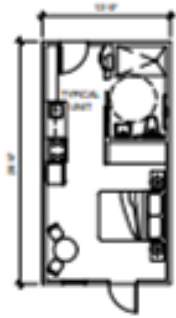
- Features the following:
 - Lobby
 - Office
 - Meeting Room
 - Community Kitchen
 - Mechanical/
Electrical Area
 - Equipment Room



First Floor Plan



Second Floor Plan



GROSS AREA
357.50
Sq. Ft.

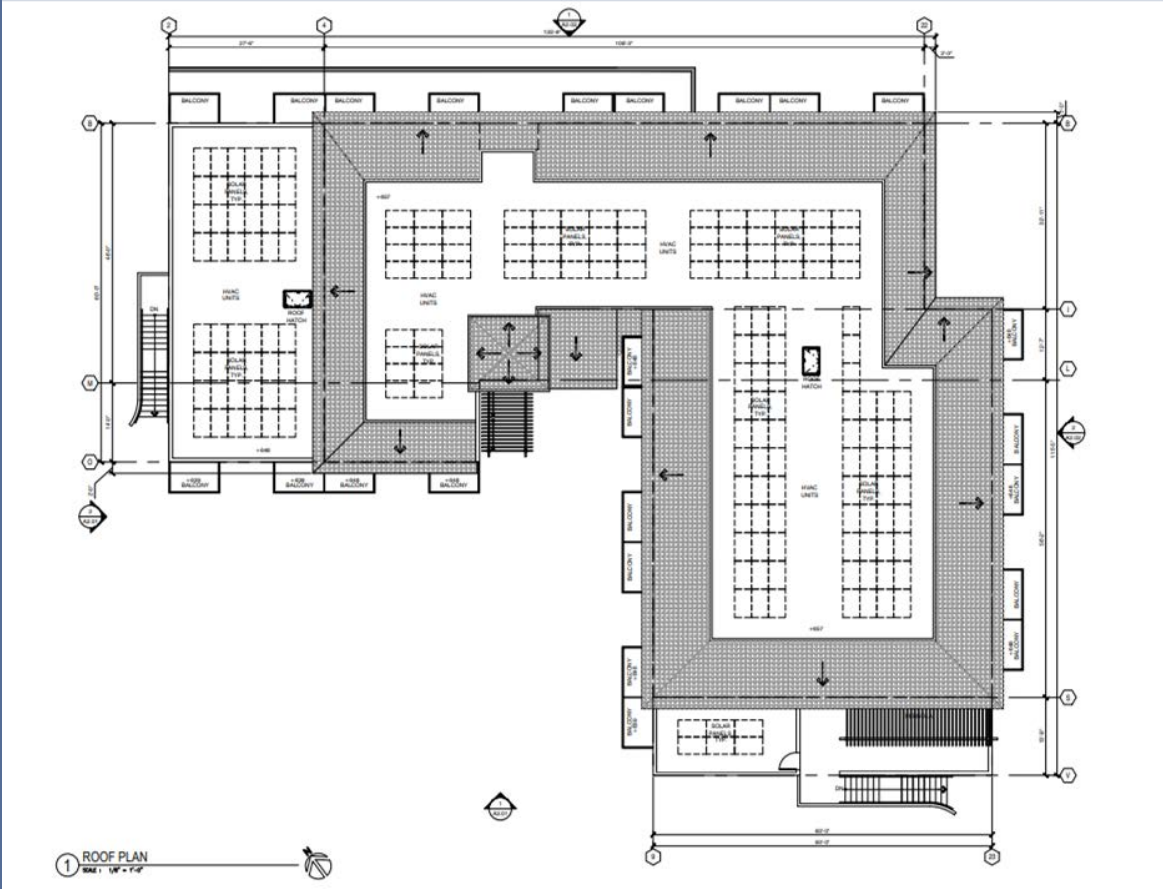


NET AREA
318.75
Sq. Ft.

② TYPICAL UNIT FLOOR PLAN
Scale: 1/4" = 1'-0"

Typical Unit Floor Plan

Roof Plan



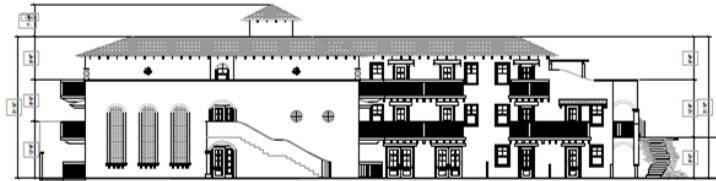
Elevations



1 SOUTH ELEVATION



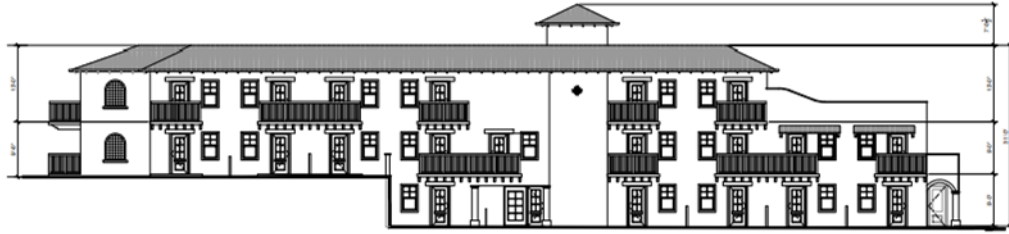
1A SOUTH ELEVATION - OUTSIDE THE SITE FENCE



2 WEST ELEVATION



2A WEST ELEVATION



① NORTH ELEVATION
SCALE: 1/8" = 1'-0"



② EAST ELEVATION
SCALE: 1/8" = 1'-0"



②A EAST ELEVATION - OUTSIDE THE SITE FENCE
SCALE: 1/8" = 1'-0"

Elevations



① BUILDING FROM THE EAST
SCALE: 1/8" = 1'-0"



② BUILDING FROM THE SOUTHEAST
SCALE: 1/8" = 1'-0"



③ BUILDING FROM THE SOUTH
SCALE: 1/8" = 1'-0"

Renderings



① BUILDING FROM THE EAST
SCALE: 1/8" = 1'-0"



② BUILDING FROM THE SOUTHEAST
SCALE: 1/8" = 1'-0"



③ BUILDING FROM THE SOUTH
SCALE: 1/8" = 1'-0"

Renderings

Color Board

COLOR BOARD



Building Walls
Soft Coral DE5155



Building Walls Base
BBQ DE511



Site Walls, Details –alternate option
Adobe Avenue DE5137



Wood Beams, Trims
**Hill Country SW 3532 (Solid
Body stain)**

CAMINO DE SALUD RESIDENTIAL DEVELOPMENT

11432 N. Ventura Ave.
Ojai, CA 93023

COLOR BOARD



Roof Tile
MCA tile, One Piece S Mission
Old Mission Blend

CAMINO DE SALUD RESIDENTIAL DEVELOPMENT

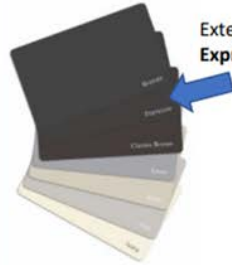
11432 N. Ventura Ave.
Ojai, CA 93023

Color Board

COLOR BOARD



Proposed Windows



Exterior trims
Expresso



Proposed Doors

CAMINO DE SALUD RESIDENTIAL DEVELOPMENT

11432 N. Ventura Ave.
Ojai, CA 93023

Color Board

Color Board

COLOR BOARD



Proposed Lighting fixtures

CAMINO DE SALUD RESIDENTIAL DEVELOPMENT

11432 N. Ventura Ave.
Ojai, CA 93023

Low-Income Housing : *The basics*

- Building new affordable housing units is difficult because the **rents** of low-income units will **not** pay enough to cover development and construction loan costs .
- New affordable housing *must* have supplemental funding or financing – typically the State HCD.
- Low-income housing developers use traditional lending institutions: Wells Fargo, etc.
- No institution will lend to a project that will not be able to pay-off loan debt.
- Cabrillo Economic Development Corporation brings back MILLIONS of State dollars to Ventura County for housing development. We compete against the rest of the state for these dollars to improve the housing situation here locally. Funding is sometimes targeted for groups with special needs: The disabled, veterans, farmworkers, single-parent households, and in recent years, the homeless.
- Funding application preparation is skilled and onerous work – *and* low-income housing does not provide the profit margins of market-rate housing. Thus, most developers prefer to skip the bureaucracy of finding supplemental funding - and to make a higher profit - by developing market-rate housing. Affordable housing is then left to non-profit development agencies.

Importance of Project

- Affordable housing is needed in Ventura County and Ojai
 - Homelessness rates have nearly doubled since 2017
- This project will revitalize the area and provide much needed workers housing
- Reduce commuting on Highway 33 for local workers
- Current conditions of the parcel have created problems for local businesses and residents
- Camino de Salud will offer residents a chance to live better and healthier lives



THANKS

Does anyone have any questions?
Follow the project updates

Main Office

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