Housing Supports Health



Over the last 25 years, housing has increasingly been understood as a foundation for health, safety, recovery, and long-term stability.

A stable home can affect whether someone can recover, manage a disability, access treatment, maintain employment, age safely, or move forward after homelessness.

HOME
Housing Opportunities Made Equal
CELEBRATING 20 YEARS

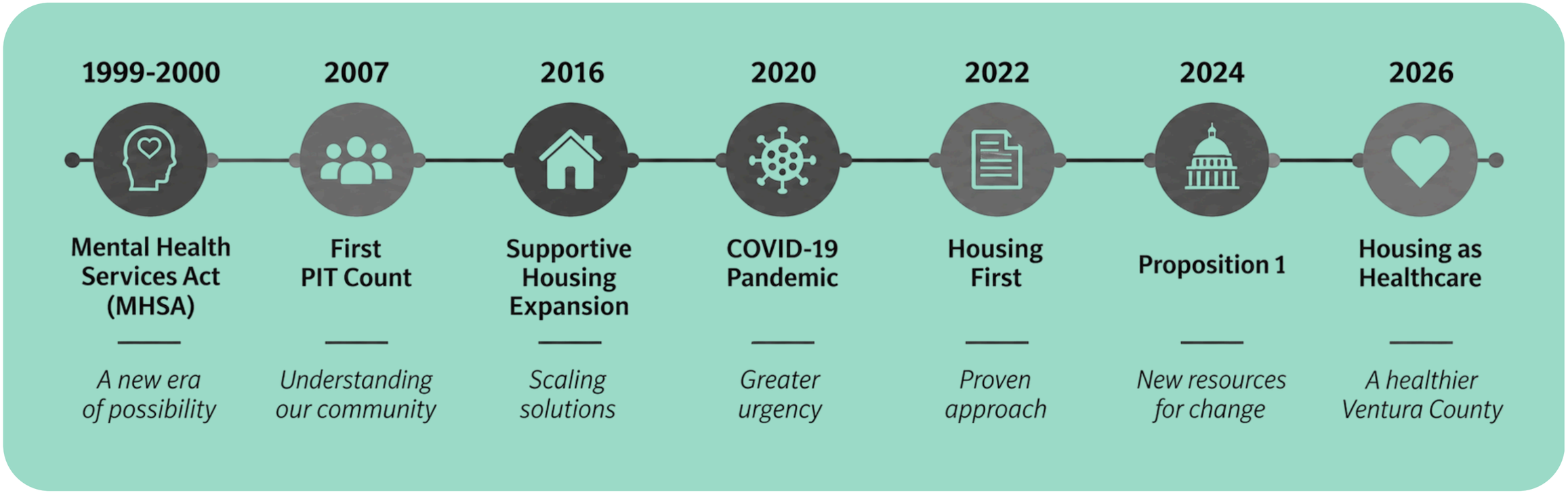
HEART OF HOME
25 Years of Connection, Community, & Change

**This digital deck is an evolving record of Ventura County's housing history. It highlights selected projects, policies, partnerships, and milestones and may not include every contribution. Content can be corrected, expanded, and updated as new information becomes available.*

A Home Is More Than An Address



25 Years Of Housing And Health



2024 - 2026 Acceleration

HOUSING IN DEVELOPMENT



2024
Hillcrest Apartments



2024
Las Posas Apartments



2025
Saticoy Apartments



2025
El Portal Permanent Supportive



2026
The Hub Youth Housing

SYSTEMS & PARTNERSHIPS

2024
HOME Forum

2024
County-HP Partnership

2025
Service Expansion

2026
More Homes More Hope

Mental Health And Housing Instability Were Already Closely Connected

MENTAL HEALTH NEEDS IN VENTURA COUNTY	2018
Total Population	843,843
Serious Mental Illness (SMI)	25,317
Percent with SMI	3.0%
Children with Serious Emotional Disturbance (SED)	11,766
Percent with SED	2.8%



Stable housing is a critical component of mental and behavioral health recovery.

59%

chronically homeless reporting mental illness

Housing creates the condition for healing



Turning Point Foundation

15
Locations

20
Programs

18-bed
Emergency Shelter

SERVICES INCLUDE

- Behavioral Health
- Case Management
- Housing Navigation
- Food Security
- Education & Life Skills
- Wellness & Recovery

Housing Becomes Part Of Behavioral Health

A policy shift that recognized housing as health care

Year	Change	What Changed
2016	**No Place Like Home**	Created a major financing pathway for permanent supportive housing serving people with serious behavioral-health needs who are experiencing or at risk of homelessness.
2022	**CalAIM Community Supports**	Expanded Medi-Cal's ability to address housing-related social drivers of health.
2024	**Proposition 1 / BHSA**	Restructured behavioral-health funding and expanded housing investment.
2026	**Transitional Rent**	Eligible Medi-Cal members can receive up to six months of rental assistance.
2026	**BHSA Housing Interventions**	Housing becomes a required component of county behavioral-health funding.

30%



of county BHSA allocations designated for housing interventions

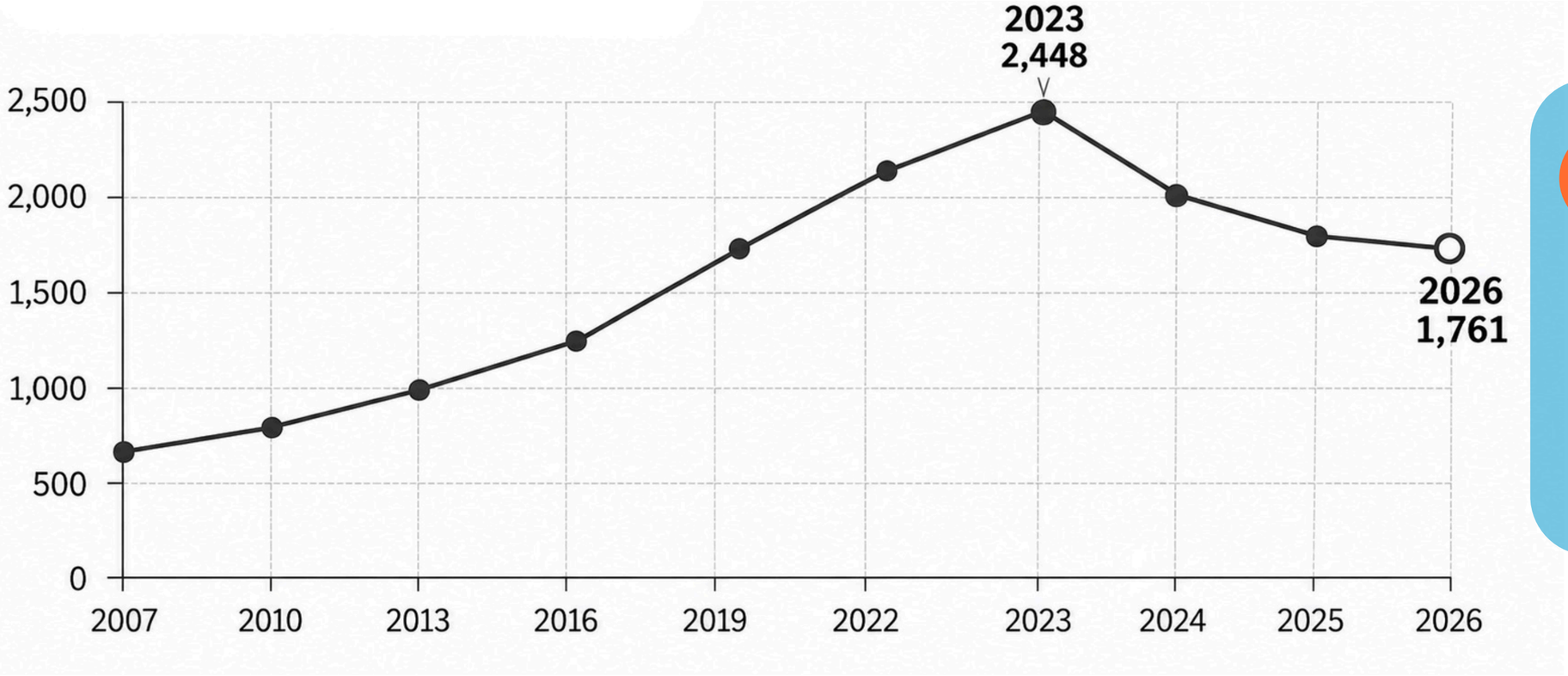
50%



must prioritize people experiencing chronic homelessness

Ventura County Homelessness: 2007–2026

From crisis to measurable change.



28%

since 2023

Real progress for real people in Ventura County.

Ventura County did not conduct a 2008 count. HUD granted an exception to the full unsheltered count in 2021 due to pandemic conditions.

Recent Progress Is Measurable

Investments are working - and people's lives are changing

28%
decrease in overall homelessness since 2023

34%
increase in permanent housing placements

69%
of exits to housing maintained (for at least 6 months)

65%
reduction in unsheltered homelessness

297
additional permanent supportive homes since 2023

More homes. Healthier lives. A stronger Ventura County

Progress is driven by:

- **PSH expansion**
- **Homelessness prevention**
- **Veteran & youth investment**
- **Cross-system collaboration**

Housing First Starts With Stability

Different approaches. Different outcomes.

	Housing-Readiness / Treatment-First	Housing First
When housing comes	Housing may follow transitional steps or demonstration of “readiness.”	**Permanent housing is prioritized as quickly as possible.**
Sobriety	May be required in some programs before placement.	**Sobriety is not a prerequisite for housing.**
Treatment	Treatment compliance may be linked to placement.	**Services are offered, but participation is generally voluntary.**
Income / employment	Stability benchmarks may be expected before housing.	**Employment or income history is not required first.**
Tenant relationship	May begin in a transitional or program setting.	**Residents receive standard tenant rights and responsibilities.**
Support	Services may be closely tied to program requirements.	**Case management, psychiatric care, recovery and employment support wrap around the resident.**



Project Home Key

COVID Made Housing A Public-Health Tool

A moment of crisis created lasting change.

450+

people served through Ventura County Project Roomkey

50%

reduction in COVID transmisson among participants

85%

connected to medical care

75%

moved to longer-term housing or other stable settings

"During COVID, we proved that housing saves lives. Now we're building on that progress."

A simple but powerful pathway:

Unsheltered + medically vulnerable individuals → Motel room (Project Roomkey) → Meals and medical care → Longer-term housing



Former La Quinta (Homekey site) Ventura County

From Emergency Response To Permanent Housing

A proven pathway, a lasting impact.

Roomkey
Emergency shelter during COVID-19

↓

Homekey
State investment turns hotels into housing

↓

Casa Aliento
Permanent supportive housing

↓

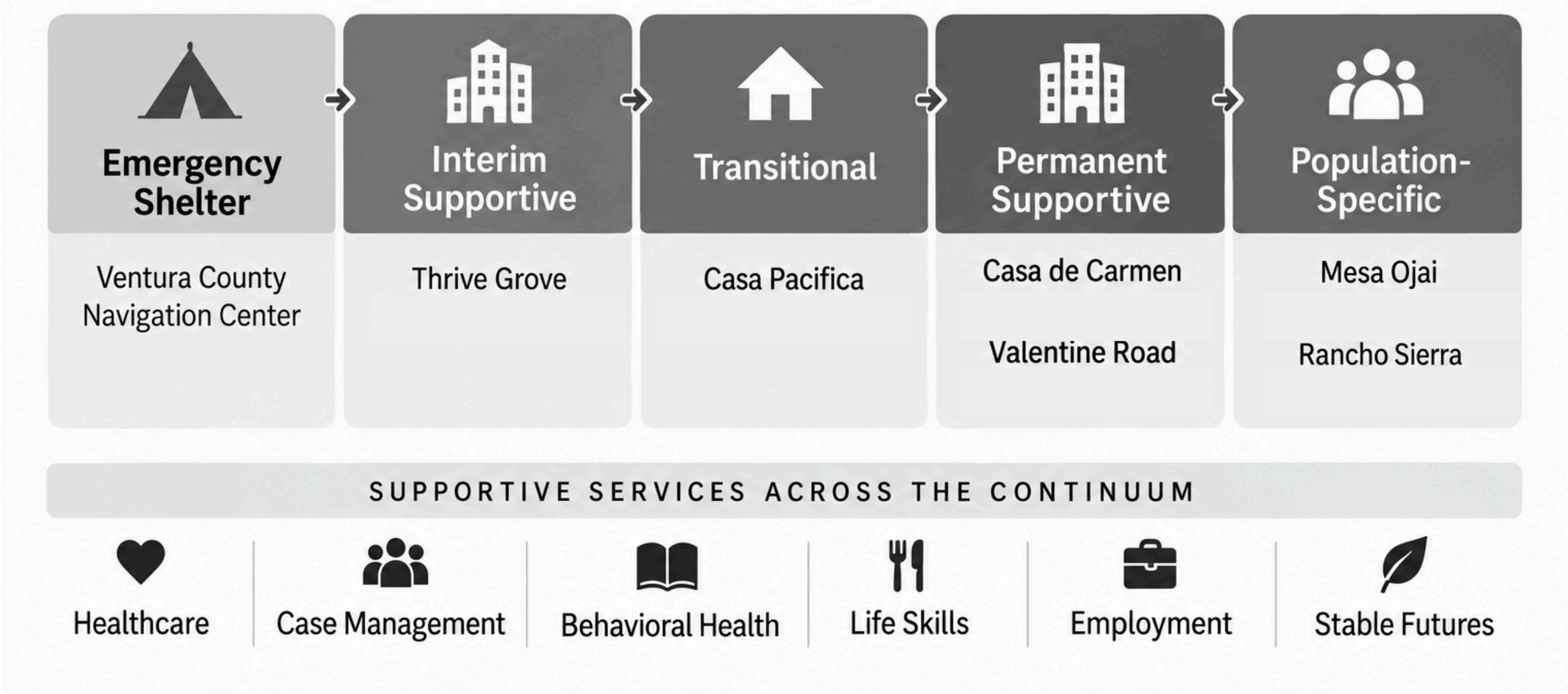
70 permanent supportive homes

A brighter future for Ventura County.



Different Housing Models Meet Different Levels Of Need

A continuum of housing and supports



Housing + Health Projects Across Ventura County



Housing + Health Projects Across Ventura County

Project Status Tracker

Project	Location	Homes / Beds	Status	Next Milestone
Valentine Road	Ventura	134 homes	Opened	Resident Services
Casa de Carmen	Oxnard	55 PSH + 110 beds	In Development	Construction
Thrive Grove	Thousand Oaks	30 residents	Funded	Begin Construction
Mesa Ojai	Ojai	~50 homes	Completed	Celebrate Impact
Casa Pacifica	Camarillo	Transitional (TBD)	In Development	Design & Permits
Rancho Sierra	Camarillo	50 homes	Occupied	Ongoing Services

Valentine Road: From Hotel To Home

Stable Homes. Brighter Futures.

Before



Former La Quinta 2023

After



Valentine Road Apartments 2026

$32M
Total Investment

134
Homes

151
Residents

Different Housing Models Serve Different Needs

Thrive Grove

Interim Supportive Housing



A safe interim home can create the stability needed to connect people with services and permanent housing.

Casa de Carmen

Permanent Supportive Housing



Housing, shelter, navigation and behavioral-health support come together on one campus.

Aging, Disability And Housing Stability Are Increasingly Connected

20.0%
of Ventura County **residents are 65+**

31.2%
of residents with **a disability**

15.4%
of older adults are **cost burdened**



Rancho Sierra

Affordable Senior Homes

50
affordable senior homes

Opened 2026

Housing Can Interrupt Long-Term Homelessness Before It Starts

↓ 65%
Transitional-age youth homelessness reported in 2026

Targeted housing and support services are helping more young people stabilize - before homelessness becomes long-term.

Mesa Ojai
Transitional housing for young adults in recovery



Casa Pacifica
Supportive housing for youth and young families



Housing Works Best When Support Follows The Person

A coordinated mix of services helps people not just obtain housing, but keep it - and thrive.

Project / Program	Case Mgmt	Behavioral Health	Wellness	Recovery Support	Education / Employment	Housing Navigation	Life Skills
Mesa Ojai	●	●	●	●	●	●	●
Casa Pacifica	●	●	○	●	●	●	●
Project Roomkey	●	●	●	●	●	●	○
Permanent Supportive Housing	●	●	●	○	●	●	●
Rapid Rehousing	●	●	●	●	●	○	●
Outreach & Navigation	●	●	●	○	○	○	○

● Core service ● Available ● In development ○ Not available

CEDC Housing and Health Timeline

Selected projects show how affordable housing has added supportive services, behavioral health partnerships and practical resident supports.



Paseo Del Rio + Paseo Santa Clara

Oxnard

Affordable homes for low-income residents, including 15 supportive housing units developed with Ventura County Behavioral Health.



Rodney Fernandez Gardens

Santa Paula

Affordable homes for low-income families and farmworkers, with on-site childcare and gardens where residents can grow produce.



Dolores Huerta Gardens

Oxnard

Affordable homes for farmworkers and veterans experiencing homelessness. CEDC provides case management, and residents have access to on-site gardens.



Camino de Salud

Ojai

48 homes: 24 for low-income households and 24 for people experiencing homelessness who frequently use health services. CEDC will provide case management.

Supportive Housing Through Partnership

Two CEDC projects show how housing providers and health systems can serve residents with greater support needs.



15 supportive housing units

Paseo Del Rio + Paseo Santa Clara

OPENED 2008 · OXNARD

- Developed with Ventura County Behavioral Health
- Affordable homes for low-income residents
- Housing and behavioral health support at one location



48 total homes

Camino de Salud

UNDER CONSTRUCTION · OJAI

- 24 homes for low-income households
- 24 homes for people experiencing homelessness who frequently use health services
- CEDC will provide case management

The projects serve different populations and operate at different scales, but both connect permanent housing with health-related support.

Daily Supports That Strengthen Health

Resident health also depends on the daily conditions surrounding the home.



Rodney Fernandez Gardens

OPENED 2011 · SANTA PAULA

- On-site childcare supports working families.
- Gardens give residents space to grow produce.



Dolores Huerta Gardens

OPENED 2025 · OXNARD

- CEDC case management supports farmworker households and veterans experiencing homelessness.
- Resident gardens support fresh food and community connection.

These features help residents maintain daily stability within the housing community.

Why People's Self-Help Housing Pursued El Patio

The project grew from a local request for permanent housing and a model PSHH had already used in Santa Barbara.

2006
Ventura Request



First in Ventura

El Patio became PSHH's first rental property in Ventura.

LOCAL NEED

A longer-term response to homelessness

City of Ventura leaders and staff asked PSHH to explore permanent housing for people experiencing homelessness in the Santa Clara River bed. The goal complemented Turning Point's River Haven interim housing project.

PRIOR MODEL

Victoria Hotel showed what was possible

PSHH had converted the Victoria Hotel in Santa Barbara into single-room occupancy housing for permanent residents, with free supportive services available on site.

SITE SEARCH

County Mental Health identified El Patio

Carolyn Biggs at County Mental Health pointed PSHH toward El Patio and other motel properties that could support the model.

Acquisition Kept Existing Residents Housed

PSHH secured the property, protected long-term hotel residents, and completed a substantial rehabilitation.







DECEMBER 2009

PSHH acquires El Patio

A competing developer wanted to create a boutique hotel. PSHH prevailed with a competitive market-price offer and purchased the property from the McKlosky family.

DURING REHABILITATION

Residents remain in place

Several hotel guests had lived there semi-permanently after experiencing homelessness and had no affordable alternative. PSHH kept them housed through acquisition and rehabilitation.

2011

Permanent housing opens

PSHH completed the substantial rehabilitation and opened El Patio as permanent affordable housing.

The acquisition preserved housing for people already living at the hotel while changing its long-term use.

Financing El Patio During the Great Recession

A federal tax-credit award needed a new capital source when private investors left the market.

THE FINANCING PROBLEM

Tax credits were awarded, but investors withdrew

The effects of the 2008 downturn were still disrupting affordable-housing finance when PSHH acquired El Patio. PSHH had a tax-credit allocation, but private tax-credit investors had left the market.

2009 ARRA RESPONSE

Treasury investment replaced the missing investor capital

The American Recovery and Reinvestment Act supplied U.S. Treasury funds for affordable housing. Treasury invested directly in El Patio, effectively buying back the federal credits.

PROPOSED PERMANENT FINANCING

Source	Amount
City of Ventura HOME	$800,000
County of Ventura	$150,000
Affordable Housing Program	$352,000
MHP Supportive Housing	$2,142,136
Affinity Bank grant	$4,000
Tax-exempt loan (SBB&T)	$652,581
9% tax-credit equity	$2,911,013
TOTAL	**$7,011,730**

The financing combined local and county funds, state housing programs, debt, and federal tax-credit equity.

El Patio Property Transformation

A downtown hotel was substantially rehabilitated for small, permanent homes with a resident manager.



BEFORE REHABILITATION

44 studios

+ one manager unit with one bedroom

AFTER REHABILITATION

41 studios

+ one manager unit with one bedroom

UNIT SIZE

150–270 sq. ft.

SITE AREA

0.33 acre

19,500 sq. ft. total
15,000 sq. ft. hotel parcel
4,500 sq. ft. parking parcel

SITE PROFILE

167 South Palm Street, Ventura, CA 93001
APNs 073-121-009 (hotel) and 073-121-110 (parking lot)
Census Tract 0024.00 | DC Downtown Core zoning | Built about 1927
Architect: Eric Lind

WHAT CHANGED

The rehabilitation changed the property from 44 studios to 41 studios and retained a one-bedroom manager unit.

Affordability Commitments and Rent Structure

El Patio combines overlapping program restrictions with rental assistance for extremely low-income residents.

Program	Affordability commitment	Additional condition
MHP	16 supportive units at or below 30% AMI	Households experiencing homelessness with mental illness
AHP	15 units at 30% AMI 27 units at 45% AMI	Layered with other restrictions
TCAC 9%	16 units at 30% AMI 25 units at 40% AMI	One unrestricted manager unit
City of Ventura	41 units for very-low-income households	HOME and RDA regulatory agreements
County of Ventura	3 targeted units	County-operated or managed facilities, or County service referrals

Units	AMI	Tenant	Sec. 8	Total
16*	30%	$450	$450	$900
12	40%	$600	$300	$900
13	40%	$600	$0	$600

28 UNITS receive project-based Section 8 assistance through the Housing Authority of the City of Ventura.

IMPORTANT COUNTING NOTE

Program counts overlap. They describe different financing, referral, and assistance commitments and should not be added together.

Residents and Health Supports at El Patio

Permanent housing, rental assistance, and behavioral-health services support residents with significant housing barriers.



WHO LIVES AT EL PATIO

ALL **residents were formerly homeless or at risk of homelessness.**

ABOUT HALF

of units house seniors age 62+

ABOUT HALF

of units house people with disabilities

These groups may overlap. Many residents rely on fixed incomes and have few comparable options in Ventura County's constrained rental market.

ELIGIBILITY IN THE PROJECT FACT SHEET

MHP eligibility covered people leaving emergency or transitional shelter and people without a fixed, regular, and adequate nighttime residence.

VENTURA COUNTY BEHAVIORAL HEALTH PARTNERSHIP

16 referral units

Residents referred through VCBH often have complex behavioral-health challenges. VCBH provides referrals and case management, while affordable housing and supportive services provide day-to-day stability.

El Patio remains an important permanent supportive-housing resource that helps reduce homelessness and promote long-term housing stability.

The Housing + Health Model Is Still Expanding



Lewis Road Permanent Supportive Housing

A new supportive-housing community is planned as part of a larger wellness campus connecting housing, behavioral health and community services.



Progress Is Real — But Significant Gaps Remain



Approx 400

temporary beds lost

Pandemic-era programs ended, reducing interim capacity.



Pipeline uncertainty

Future resources and timelines remain unclear



No Wrong Door complexity

Multiple systems can be confusing to navigate



Sustained funding is critical.

The Next Phase Requires:



Build
More affordable and supportive housing.



Simplify
Systems and access.



Sustain
Funding and proven programs.



Collaborate
Across sectors and communities.

The next challenge is not simply creating more programs. It is making the housing-health system easier to access, financially sustainable and capable of supporting people from crisis through long-term stability.

When Housing And Care Align, Communities Gain Stability

Measurable Progress

65%
down TAY homelessness

13
Mesa Ojai homes

27
Casa Pacifica units

More
people connected to care

Project Roomkey Made an Immediate Impact

1,239
people housed

99%
exits to permanent or other stable housing

Lives
stabilized, health improved

System Change Is Building for the Long Term

Medi-Cal
Expanding housing and health services.

BHSA
New, sustained investments.

Local Projects
Creating real pathways to stability.



FINAL TAKEAWAY

Housing creates the stability from which health, recovery and opportunity can grow.

Supporting Notes + Methodology

Data Notes

- Data reflects the most recent available information as of 2024, unless otherwise noted.
- Sources include Ventura County, California state agencies, HUD and trusted nonprofit partners.
- Figures may be rounded for clarity.
- “TAY” refers to Transition Age Youth (ages 18–24).
- Project Roomkey data reflects Ventura County’s implementation and reported outcomes.
- This deck highlights key examples, not an exhaustive list of all programs or investments.

About This Deck

- Created by Housing Opportunities Made Easier (HOME) in partnership with community stakeholders.
- Designed to inform, align and accelerate action on the connection between housing and health.
- Combines quantitative data with program examples and emerging opportunities.
- Visuals include renderings and photos for illustrative purposes.

This presentation is for informational purposes only and does not constitute a commitment of funding. Program details, timelines and outcomes are subject to change. Figures and examples are summarized for public education and historical context. Project details, source data, and conditions may change over time. Not intended as legal, financial, market, or project-specific analysis.

Help Us Continue The Story

Is an important project, policy, partnership, or milestone missing? Please submit additions, corrections, supporting information, sources, and dated photos to Karen Fraser at info@vchome.org for consideration in future updates.

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