



# HOUSING TRUST FUND

VENTURA COUNTY

Everyone deserves a home



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TRUST FUND**

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The Housing Trust Fund is the local trusted leader in helping to increase affordable housing options throughout Ventura County by leveraging public-private partnerships to provide low-cost, flexible loans early in the housing development cycle.

“I no longer have a license plate for an address. Having a residence has enabled me to continue working on my mental health.”

... **Everyone  
deserves  
a home**



# BRAND CORE COMPETENCIES

## Brand Values

**HOUSING STABILITY:** Partnering with supporters, donors and developers in providing affordable housing options that create stable homes for underserved residents of Ventura County.

**TRUSTWORTHY:** Taking seriously our role of managing and expanding our financial resources through responsible stewardship.

**PARTNERS:** Leveraging public-private partnerships to provide early funding for affordable housing development.

**VALUE:** Pairing non-traditional funds with creative financial products at below market interest rates to develop affordable housing.

# BRAND CORE COMPETENCIES

## Brand Promise

The leading early-funding lender for developers  
creating affordable housing options in Ventura County.

## Tagline

Everyone deserves a home

# Local Housing Trust Funds

## **Separate Nonprofit 501(c)(3)**

- Independent Board of Director
- Can attract multiple cities and county resources
- Able to leverage public, private, and charitable into to one revolving loan fund.
- Attracts funding not traditionally used for affordable housing.

## **Entity of city or county government**

- Managed by a city or county
- Multiple cities and county (JPA)
- Funded through a fee, tax, or other government source

# OUR IMPACT SINCE 2012



Over **\$9 million** in approved loans



Helping to create **365** affordable housing units



15 affordable housing developments located in 7 of the 10 Ventura County cities



**\$6.73 million** raised through grants, investments, sponsorships, and fundraisers



Awarded a Department of Treasury **CDFI** capacity building grant for **\$125,000**

# ACCOMPLISHMENTS

**2008**

Ventura County Housing Trust Fund (VCHTF) borne out of Housing Opportunities Made Easy (HOME)

**2012**

VCHTF becomes 501c3 nonprofit and is awarded \$2M CA Proposition 1C matching grant

**2016**

VCHTF becomes State Certified Development Financial Institution (CDFI)

**2018**

VCHTF becomes Federal CDFI and receives financial support from all 10 cities and the County

**2019**

VCHTF rebrands as Housing Trust Fund Ventura County and is awarded \$125,000 CDFI Federal Grant

# Loans Funded

Year	Amount	Due	Type	Awardee	Project	City	Details	Status
2013	\$300,000	pd	Construction	Santa Paula Housing Authority	Citrus Grove Apts	Santa Paula	New 6 units for low income seniors	Completed
2013	\$159,900	pd	Acq./Rehab	Housing Authority City of Ventura	Saratoga Distressed	Ventura	Purchase & rehab 1 distressed condo for VLI	Completed
2013	\$200,000	pd	Construction	Housing Authority City of Ventura	Castillo del Sol	Ventura	New construction; 39 units for special needs	Completed
2014	\$500,000	pd	Pre-dvpt	Cabrillo EDC	Camino Esperanza	Simi Valley	New 30 1-bdrm apts for seniors, incl. disabled	Completed
2014	\$250,000	pd	Acq./Rehab	Turning Point Foundation	Vince Street Project	Ventura	Rehab comm bldg into 10 SRO apts homeless vets	Completed
2014	\$250,000	pd	Construction	Santa Paula Housing Authority	Oakwood Ct Apts	Santa Paula	New 8 units low income seniors	Completed
2016	\$300,000	pd	Construction	Santa Paula Housing Authority	Citricos	Santa Paula	New 11 1-bdrmslow income seniors	Completed
2016	\$115,000	pd	Rehab	Housing Authority City of Ventura	Single-family	Ventura	Rehab 6 homes	Completed
2016	\$500,000	pd	Pre-dvpt	Area Housing Authority County of Ventura / Many Mansions	Walnut Street Apts.	Moorpark	New construction; 27 units ELI & VLI	Completed
2017	\$875,000	pd	Construction					
2017	\$250,000	pd	Mini-Perm					
2017	\$500,000	pd	Construction	Habitat for Humanity	First & Hayes Dvpt	Oxnard	New 6 SF homes for sale families <80% AMI	Completed
2018	\$500,000	4/20	Construction	Habitat For Humanity	Barry Street	Camarillo	New 2 SF homes for sale families < 80% AMI	Construction
2019	\$700,000	7/21	Rehab	Housing Authority City of Ventura	El Portal	Ventura	28 rehab units for LI & ELI formerly homeless	Predeve
2019	\$1.4M	pd	Construction	Housing Authority City of Ventura	Willett Seniors	Ventura	50 new senior low income rental units	Construction
2019	\$1,262,892	1/22	Acquisition	Many Mansions/Area HA VC	Mountain View	Fillmore	77 new affordable rental units	Predeve
2020	\$1M	1/20	Acquisition	Many Mansion	6 <sup>th</sup> Street	Oxnard	64 one bdrm rentals LI & ELI	Predeve

**Total: \$9,262,892**

**Units: 365**

# Our donors say it best...

“The housing crisis is crippling our communities and burdening many hardworking families and residents. The McCune Foundation partnered with the Housing Trust Fund Ventura County because they are assertively mobilizing resources to build much-needed homes. We believe that creating safe and affordable housing builds community and social capital.”

**CLAUDIA ARMANN**  
**MCCUNE FOUNDATION**  
EXECUTIVE DIRECTOR

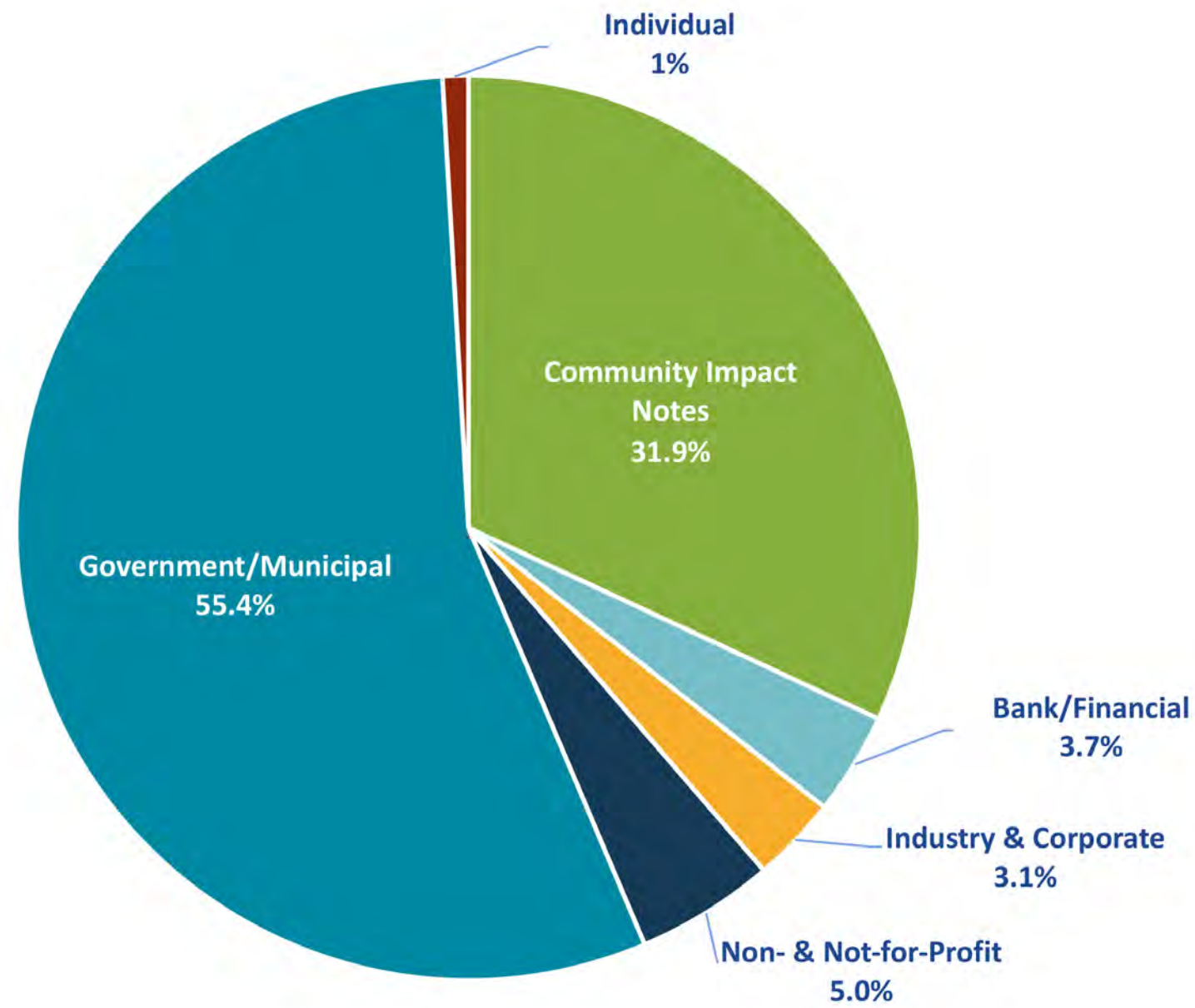


# Everyone deserves a home . . .

“A person simply cannot function normally without basic needs being met and housing is certainly number one.”



# Contributions since inception by sector



# A word from one of our developers...

“Many Mansions is grateful that Ventura County has such a strong community asset and partner as the Housing Trust Fund Ventura County. The Housing Trust Fund plays a vital role in addressing the County’s affordable housing needs by providing critical acquisition, predevelopment, and construction financing. Several of our developments would not have been possible without this vital funding.”

**RICK SCHROEDER**  
**MANY MANSIONS** PRESIDENT



## Our donors say it best...

“Pacific Western Bank has a long-standing history of supporting local communities, and believes in the power of joining forces to solve a local need. Housing Trust Fund Ventura County has the vision and knowledge to make affordable housing a reality in our county, and Pacific Western Bank is committed to providing financial and human resources – because everyone deserves a home.”

**SEAN MORREALE**

**PACIFIC WESTERN BANK**

EVP/REGIONAL MANAGER

CENTRAL COAST REGION-SOUTH

AND HTFVC BOARD DIRECTOR



# Everyone deserves a home . . .

“It’s great to have my own space and to have access to support classes (for abused women) which has helped with my self-esteem and how to move on.”



“Affordable housing provides everybody the opportunity regardless of their income to have a place they can call home.”

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# Nonprofit of the Year by the Ventura Chamber of Commerce at the 2019 Poinsettia Awards





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