Housing Trust Fund Ventura County Loan Information (as of 7/23/2026)

Year	Date funded	Date Payoff	Project Status / Completion Date	Amount	Loan Type	Awardee	Project	Address	Population Served	Income	Details
2013	09/30/13	09/24/16	completed Oct. 2020	$300,000	Construction	Santa Paula Housing Authority	Citrus Grove Apartments	816 E. Santa Barbara St., Santa Paula, CA	low income seniors	30-50% AMI	new construction; 6 units + common area amenities
2013	09/20/13	09/20/16	completed 2014	$159,900	Acquisition & Rehab	Housing Authority of the City of San Buenaventura	Saratoga Distressed	1300 Saratoga Ave. Unit 310, Ventura	very low income	30% AMI	purchase & refurbish 1 unit in distressed condominium complex
2013	10/29/13	10/29/14 12/31/14	completed Feb. 2016	$200,000	Pre- development	Housing Authority of the City of San Buenaventura	Castillo del Sol	3005 E. Main St., Ventura	people w/ special needs	40% AMI	new construction; 39 units + common area amenities
2014	07/10/14	09/05/16	completed Mar. 2017	$500,000	Pre- development	Cabrillo Economic Development Corp	Camino Esparanza	1384 Katherine Road South, Simi Valley	very low - low income seniors incl. w/ disabilities	15 0-30%, 15 31-50%	new construction; 30 1- bedroom apartments + common area
2014	07/10/14	07/28/16	completed Aug. 2016	$250,000	Acquisition & Rehab	Turning Point Foundation	Vince Street Transitional Home	somis	homeless veterans (mental health focus)	30% AMI	Refurbish commercial bldg into 10 SRO apartments
2014	07/10/14	07/21/17	completed Mar. 2016	$250,000 "($175,000 repaid)"	Construction	Santa Paula Housing Authority	Oakwood Court Apartments	125 S. Oak Street, Santa Paula	low income seniors	30-50% AMI	new construction; 8 units + common area amenities
	07/21/16	07/21/18		"($75,000 repaid)"	1 Year extension						
2016	appvd 2015; funded 2/16/2016	02/16/19	completed Mar. 2018	$300,000	Construction	Santa Paula Housing Authority	Citricos de Santa Paula	112 & 130-132 S. 12th Street, Santa Paula	low income seniors	30% - 50% AMI	new construction; 11 1- bedroom units + common area
2016	05/02/16	05/01/17	completed May 2017	$115,000	Rehab	Housing Authority of the City of San Buenaventura	Single-family De Minimis For-sale	various, Ventura	n/a	30% - 50% AMI	single-family rehab for re- sale, with proceeds toward a one-unit multi-family affordable project, towards future 140 unit
2016	12/14/16	04/14/17	completed Sept. 2019	$500,000	Gap	Area Housing Authority of the County of Ventura / Many Mansions	Walnut Street Apts (Moorpark)	765 Walnut St, Moorpark	very low to low income families	30% - 47% AMI	new construction; 24 1,2,3-bedroom units + common area
2017	03/23/17	03/23/19		$875,000	Construction						
2017	03/23/17	03/23/34		$250,000	Permanent						
2017	12/05/17	06/05/19	completed Dec. 2018	$500,000	Construction	Habitat for Humanity	First & Hayes AH Development	109-117 Hayes St, La Colonia, Oxnard	low-income families	<80% AMI	construction of new for- sale, SF deed restricted homes, 6 units
2018	docs 10/29/18; $300K 4/29/19	10/05/19	completed Oct. 2020	$300,000	Construction	Habitat for Humanity	Barry Street Development	2521 Barry Street, Camarillo	low-income families	<80% AMI	construction of new for- sale, SF deed restricted homes, 2 units
2019	07/16/19	07/16/21	completed Fall 2021	$700,000	Rehab	Triad Properties (HA - San Buenaventura)	El Portal Mixed Use	1240-1280 N. Ventura Ave. Ventura	homeless, special needs, extremely-low to very-low income	30%-60% AMI	rehabilitation of a mixed use property for 28 rental apartments
2019	07/17/19	07/17/21	completed early 2021	$1,400,000	Pre- development	Housing Authority of the City of San Buenaventura	Willett Ranch	54 & 55 Willett Street, Ventura	seniors incl. homeless w/ supportive services	<30% AMI	2.05 acres to develop 50 1 & 2 bedroom apartments + common area
2019	07/29/19	01/29/22	construction - to be completed Mar. 2022	$1,262,892	Land Acquisition	Many Mansions	Mountain View	210-220 Santa Clara Street, Fillmore	very-low income families	30-50% AMI	Site acquisition to construct to 2 and 3 bedroom apartments
2020	01/31/20	01/31/23	pre-construction	$1,000,000	Land Acquisition	Many Mansions	Central Terrace Apartments	217-235 E. Sixth Street, Oxnard	Homeless and at-risk individuals	23 @ 30%; 41 @ 60%>	Site acquisition to construct 77 one-bedroom apartments
2020	08/24/20	08/24/23	pre-construction	$250,000	Predeve	Many Mansions	Aspire Apts (formerly Meta Street)	536 Meta St., Oxnard	Homeless and at-risk individuals	30 @ 30%; 58 @ 60%>	new construction; 87 1- bedroom apartments + common area

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2020	10/15/20	10/15/23	pre-construction	$850,000	Predev, $212,500; Land Acquisition $637,500	Peoples' Self Help Housing	Cypress Road	5536 & 5482 Cypress Rd, Oxnard	Farmworkers, homeless, special needs	30-60% AMI	new construction, 153, 1 bdr - 3 bdr
2021	04/12/21	04/12/22	pre-construction	$800,000 ($500,000 4/12/21, $300,000 7/12/21)	Predev	A Community of Friends	Ventura Springs Wells Rd & Telephone	10900 Telephone Rd, Ventura	Veterans homeless, specials needs, and families	54 @ 30-50% AMI, 66 @ 30- 60%, 2 managers	new construction, 78 - 1 bdrm, 32 - 2 bdrm, 12 - 3 bdrms, 2 mgrs (122 total units)
2021	Commitment Approved (7/28/2021) fund Jan 2022)	12/13/2024	pre-construction	$3,225,000 Commitment	Construction	Housing Authority of the City of San Buenaventura	Westview II	232 W. Flint St & 270 W, Warner St, Ventura, 93001	seniors incl. homeless w/ supportive services	10 @ 30% AMI, 7 @ 45%, 17 @50%, 15 @ 60%	Phase II (of four) new construction - 50 (44- 1bdrm, 6 2 bdrms)
2021	07/29/21	01/29/23	pre-construction	$800,000	Predev	Community Development Partners	2nd & B	241 W. 2nd Street, Oxnard, 93030	homeless, special needs, vets	100% @ 30%	new construction, 44- 1 bdrs; 12- 2 bdrms, permanent supportive housing (56 units)
2021	Approved 10/27/21 Est. Funding April 2022		pre-construction	$4,430,975	Predev & Construction	Many Mansions	Rancho Sierra	1732 S. Lewis Rd., T.O 91362	seniors, homeless, special needs	100% at 50% AMI or below	New Construction, 50 units seniors, 24 units homeless, 1 bdrms
2022	4/26/2022	12/31/2024		$1,000,000	Predev	Peoples' Self Help Housing	Fillmore Terrace	534 Santa Clara St., Fillmore, 93023	Low income individuals, and families, homeless	30-60% AMI	New Construction, 50 unit working class individuals na families w/13 supportive housing units, 22-1 bdrm, 14-2 bdrm, and 14-3 bdrms
2022	BOD Approved 3/23/22, Funded 3/31/22	5/15/2022	Completed 6/30/2022	$2,506,749	GAP	Mesa Ojai/PSHHC	Mesa	400 Gorham Rd., Ojai, 93023	Low income transitional aged youth (TAY) from foster care, formerly homeless	30% AMI or below	SF Home with 22 acres, 3 TAY in the house, 10 tiny homes on the property for 10 TAY
2022	07/29/22	12/15/22	3-6 months	$2,500,000	Predev	AMCAL	Terra Campagna	2789 Somis Rd, Somis	farmworker families	60% AMI or below	MF apartments for farm worker families, 60% AMI or below,
2022	12/30/22		36 months	$1,100,000	Acquisition	Many Mansions	Aspire Apts (formerly Meta Street)	Oxnard	farmworker families	30 @ 30%; 58 @ 60%<	new construction; 30 1-bedroom apartments + common area
2023	12/22/23	05/21/25	48 months	$1,500,000	Predev	Peoples' Self Help Housing	College Community Courts	4300 Telegraph Rd, Ventura	farmworkers, homeless	30-60% AMI	new construction, 15 one-bed, 27 two-bed, and 15 three-bedroom.
2024	03/25/24	1/9/25	12 months	$499,450.00	Briidge	Mesa Ojai/PSHHC	Mesa	400 Gorham Rd., Ojai, 93023	Low income transitional aged youth (TAY) from foster care, formerly homeless	30% AMI or below	SF Home with 22 acres, 3 TAY in the house, 10 tiny homes on the property for 10 TAY
2024	06/17/24	2/28/25	24 months	$1,000,000.00	Predev	Red Tail	Citrus Flats	18004 E. Telegraph Road Santa Paula, CA 93060	Low Income, Large families	30-70% AMI average below 60%	166 units with 56 three bedroom and 18 four bedroom units
2024	07/16/24	5/15/26	36 months	$1,000,000.00	Predev	Red Tail	Arrive Ventura	Olivas Park Drive and Victoria Avenue Ventura, CA	Low Income, Large families	30-70% AMI average below 60%	104 units with 32 three bedroom and 11 four bedroom units
2024			36 months	$5,000,000.00	Construction	Many Mansions	Aspire Apts (formerly Meta Street)	536 Meta St., Oxnard	Homeless and at-risk individuals	30 @ 30%; 58 @ 60%>	new construction; 87 1- bedroom apartments + common area

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2025	1/24/25		36 months	$1,500,000.00	Predev	Homes & Hope	Topa Vista Villas	550 West Harvard Blvd, Santa Paula 93060	extremely low-income, very low income and homeless	61 Units at 30% AMI 22 Units at 50% AMI 28 Units at 60% AMI	112 one bedroom
2025	2/13/25		36 months	$5,000,000.00	Construction	HA City of Ventura	Valentine Road	5818 Valentine Road, Ventura, CA 93003	homeless, seniors,	30% AMI or below	134 one bedroom
2025	4/24/25	11/26/2025	8 months	$1,726,038.00	Bridge	Community Development Partners	Casa Aliento	1245 N Oxnard Blvd Oxnard, CA 93030	extremely low-income and homeless or at-risk of homelessness	30% AMI or below	69 studio apartments
2025	3/20/26		36 months	$5,000,000.00	Construction	Cabrillo Economic Development Corporation	Camino de Salud	11432 N Ventura Avenue Ojai, CA 93023	extremely low-income, very low income and homeless	29 @ 30% and 19@50%	48 studio apartments
2025	4/30/25		18 months	$750,000.00	Predevelopment	Many Mansions	Aspire Apts (formerly Meta Street)	536 Meta St., Oxnard	Homeless and at-risk individuals	30 @ 30%; 58 @ 60%>	new construction; 87 1- bedroom apartments + common area
2025	9/26/2025			$1,000,000	Predev	Peoples' Self Help Housing	Fillmore Terrace II	534 Santa Clara St., Fillmore, 93023	Low income individuals, and families, homeless	30-60% AMI	New Construction, 50 unit working class individuals na families w/13 supportive housing units, 22-1 bdrm, 14-2 bdrm, and 14-3 bdrms
2025	12/16/2025		36 months	$1,500,000	Predev	Peoples' Self Help Housing	Cypress Gardens Phase II	5842 Cypress Road, Oxnard, CA 93033	Low income individuals, farm workers and families, homeless	30-55% AMI	60 units in one-, 43 units reserved for farmworker households, and 5 units designated for people experiencing homelessness. One unit will be reserved as the manager's unit and the remaining 59 units will be affordable for households earning between 30% and 55% AMI
2026	2/4/2026		36 months	$500,000	Predev	Cypress Equite Investments (CEI) &Waterford Properties	Lockwood III	2151 Lockwood Street Oxnard CA 93036	extremely low and low income	36 @ 30%, 24 @ 50%, 89 @ 60%, 83 @ 70%	234 total units. 232 affordable with 2 manager units. 91 I bedroom, 79 2 bedroom, 62 3 bedroom affordable and common space
2026			18 years	$2,000,000	Residual Receipts	Ventura Housing	Santa Clara Apartments	1216 E Santa Clara St. Ventura CA 93001	extremely low and low income	16 @ 30% and 24 @ 60%	13 one bedroom, 26 two bedroom, 2 three bedroom
2026			24 months	$500,000	Predev	Many Mansions	Gateway Grove	1445 East Main Street Santa Paula CA 96030	extremely low	20 @ 30% AMI	21 studio apartments

TOTAL: $53,795,034.57 approved/funded producing 2255 affordable apartment homes