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Ventura County Comprehensive Economic Development Strategy ANNUAL UPDATE 2020

This report has been prepared for the EDC by Alexandria M. Wright Ph.D.

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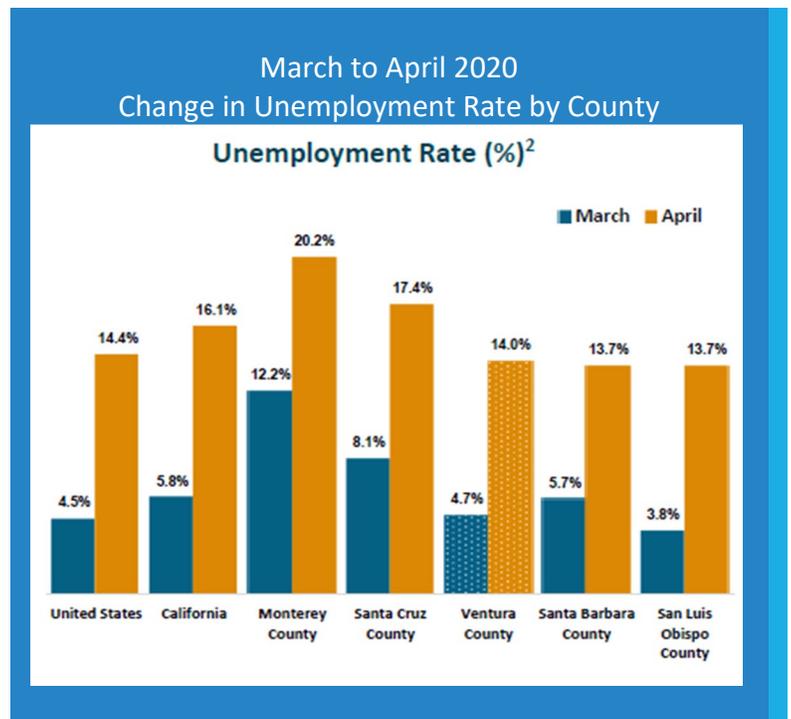
Executive Summary

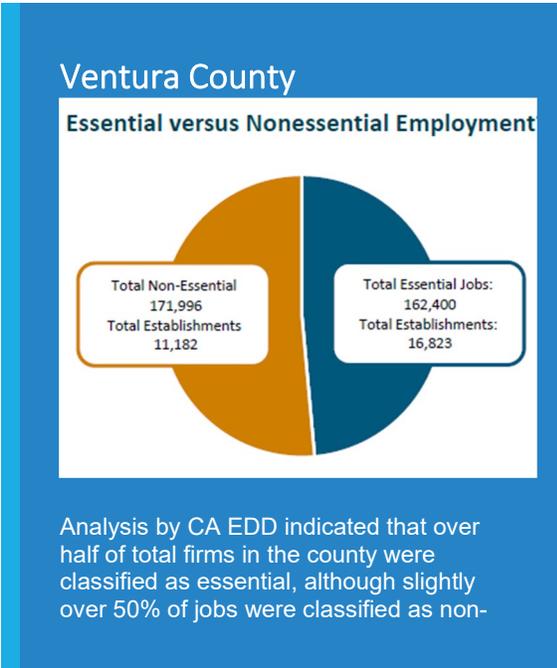
In 2019, Ventura County produced a five-year Comprehensive Economic Development Strategy (CEDS) outlining current economic conditions and community priorities to provide a platform for the creation of an “economic roadmap” that contributes to a resilient regional economy. The Ventura County CEDS integrated planning for investment in human and physical capital that enhances economic opportunity and utilizes the unique character of the region to further establish a competitive economic environment prepared for the global marketplace and technological advances of the 21st century. This document is required to be updated on an annual basis to include an overview of current economic conditions and the interim results of a set of indicators that mark progress towards consensus-driven community objectives. The ensuing document provides the first annual review for the current five-year Ventura County CEDS.

The COVID-19 healthcare crisis and concomitant pandemic instigated business closures have severely impacted the economic climate in Ventura County in 2020, from disrupting daily market routines in retail and hospitality sectors to obstructing the flow of goods and supply chain products in our regional import/export markets. In year-over-year comparisons for the month of April, Ventura County’s unemployment rate rose from 3.2% to 13.9%—the apex of the unemployment curve for the pandemic. In sum, the County lost 54,300 jobs, with the vast majority of those jobs being service-based industries. The leisure and hospitality sector showed a 15,200 loss between March and April 2020, while the Trade, Transportation and Utilities sector also displayed a substantial impact, loosing 8,200 jobs in the same period. Retail Trade showed a 20.2% decline in employment, shedding 5,400 jobs between March and April.

The economic impact of the pandemic has been felt mostly by lower and middle-income households whose employment rests heavily in the service economy. The pandemic-induced closures across retail and hospitality sectors exacerbated those elements of the economy that contribute to structural unemployment, thus impacting lower- and middle-income families disproportionately.

For these households, rents in Ventura County already posed a challenge, with many households contributing more than 35-40% of total monthly income to rent (see CEDS 2019). The disproportionate employment effects of the pandemic coupled with stay-at-home safety orders has created greater demand for new home purchases, subsequently ramping up an already high-priced marketplace. According to





the California Association of Realtors California Housing Affordability Update Q3-2020, less than 28% of households in Ventura county can afford a median-priced single-family home of \$750,000 as of Q3.ⁱ School closures and unexpected job loss reduced the quantity of part-time technical school graduates in 2020 and negatively impacted enrollment in the 2020-2021 school year. The combination of these economic impacts place Ventura county in a precarious position as the community seeks to curb income inequality across the County and alleviate the economic pressures caused by a comparatively higher than average cost of living for service-sector workers.ⁱⁱ

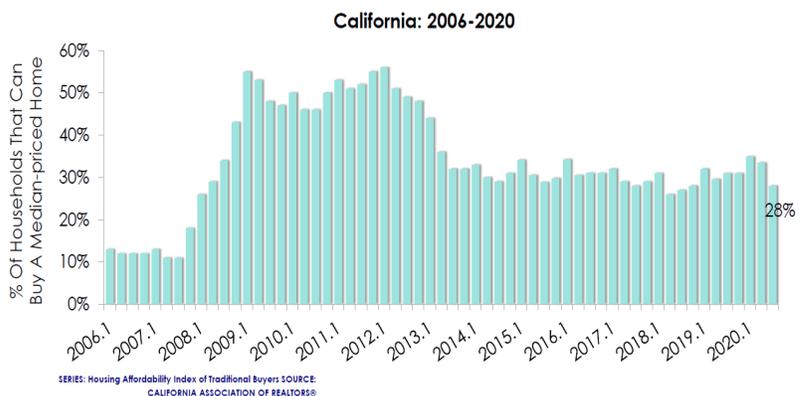
The CEDS 2019 Objectives highlighted efforts to enhance local features that contribute to a diverse and resilient economy in Ventura County. To that end, advancing broadband and e-connectivity throughout the County has been prioritized both at the County and municipal levels. The impacts of

business and school closures caused by the COVID-19 pandemic have highlighted the disparities among households within Ventura County. The need to sustain educational services using a virtual format has underscored inequities in access to broadband and technology that have always existed in Ventura County, yet had not been considered public goods necessary for healthy households. While middle- and upper-class professionals have been able to maintain their work hours and income, over 50% of the jobs in Ventura County were classified as non-essential, translating into a disproportionate effect on employment and income for lower- and lower-middle income households that subsist within service sector industries.

One of the results of these impacts has been a rise in the demand for single-family houses, concomitantly increasing the already higher than average median home price. Families with professional income are adjusting to the new normal of stay-at-home orders and seeking to upgrade their residential space.

Housing affordability has thus taken a substantial hit in the face of high unemployment and inflated home prices. The Housing Affordability Index produced by the California Realtors Association recorded a record drop in affordability across the state, with state-wide affordability dropping to 56% from 28%, and affordability in the Los Angeles Metro area dropping to 31% from 56% one year ago.ⁱⁱⁱ

Housing Affordability –Traditional Index



The current momentum of the marketplace is headed towards greater use of internet services, necessitating increased access to broadband and e-connectivity. Of the ten cities within Ventura County, over half have prioritized e-connectivity in their Capital Improvement Plans. Businesses, employment, and educational services will increasingly function remotely in the 21st century. Building sustainable broadband infrastructure is imperative for ensuring a resilient Ventura County economy.

Top Business Trends for 2021:

1. Businesses will continue to prioritize e-commerce. A report by IBM shows the shift away from physical stores to digital shopping has sped up by roughly five years. According to the report, e-commerce is projected to grow by 20% in 2020. To prepare for this shift in consumer spending, fine-tune your small business's e-commerce presence in 2021.
2. Alternative payment options will proliferate. In their annual State of Retail Payments study, the National Retail Federation found that no-touch payments (e.g. contactless credit and debit cards or mobile pay) for retailers have increased 69% since January. Among retailers that have implemented contactless payments, 94% expect the increase to continue over the next 18 months.
3. Remote work will persist. Per a survey by Intermedia, 57% of small to medium-sized business owners said they will continue to offer remote work options in the long term. A survey from GGV Capital shows that 54% of small business owners spent more on software solutions in 2020 than in 2019, and 75% expect that spending to increase in 2021.
4. Businesses that offer virtual services will continue to be in high demand. According to the U.S. Chamber of Commerce, the pandemic has led to increased demand for certain business types, particularly those related to technology and virtual health and fitness. These include cybersecurity, at-home fitness, food delivery, gaming, home improvement, and telemedicine.

VENTURA COUNTY
RECOVERS



Regional Economic Development Goals & Objectives

1. **Enhance community resiliency through strategic investments in regional infrastructure, including:**

- **Broadband:** Promote strategic planning and investment for enhancing broadband infrastructure, supporting quality education, health services, public safety and business growth outcomes, and enabling a Smart Cities model for public/private collaboration.
- **Water:** Increase investment in water resource management, including groundwater retention and storage capacity, securing region-wide access to state water resources and improving efficiency, establishing a sustainable balance between water availability and urban and rural water use.
- **Transportation:** Increase local investments and leveraging of state, federal and private funds for improved roadways and multi-modal connectivity throughout the County.
- **Energy:** Support public and private investment and innovation for efficient and clean energy production, storage, and distribution mechanisms.

2. **Promote the development of a balanced housing stock and investments and innovations that improve our ability to retain and attract workers and business.**

Ventura County is not immune from what most consider California’s greatest threat to its economic sustainability, that is, the lack of an adequate housing stock at every level, high regulatory and cost barriers to investment in new housing, and the extraordinary cost of existing housing. The development and implementation of new models in housing finance that incentivize public/private partnerships and investment are essential to closing the gaps in housing affordability and stock.

3. **Support the development and implementation of Hazard Mitigation plans and projects that reduce the effects of future natural disasters.**

Support for strategic investment in community resiliency, inclusive of preparedness for disaster, development and maintenance of resources for business continuity and recovery, and for innovative policies and approaches that mitigate impacts and enable economic growth.

4. **Support increased investment in high quality Early Childhood Education services.**

Several studies document an enduring gap between the number of children who need some form of high quality early or after-school care and the number of licensed child education slots available. Economists have demonstrated that investments in early child education pay the highest returns of any public investment. Consistent with the region’s goals to retain and attract business through an assets-based approach—quality of life, skilled workforce, aligned resources in career education—local projects that leverage public and private sector investment to increase the number of licensed child care slots will result in the long-term in a more competitive workforce and in the short-term by a stronger commitment to businesses and workers for creating a high quality education network.

5. **Support program investments and networking and development of resources in service to the region’s entrepreneurial ecosystem.**

Entrepreneurship is the backbone to regional economies, particularly in this era of technological advancement and global competition. Building a resilient and diverse economy requires investment in education and support services for business start-up, retention and expansion, enhanced resources for capital formation, and the fostering of the entrepreneurial spirit through education and youth programs.

6. Support strategic investment in high-impact workforce development programs that reinforce a competitive Ventura County economy and help retain and expand existing businesses.

Ventura County’s competitive advantage is the continued expansion of high-impact and fast evolving sectors such as advanced manufacturing, agriculture technology, bioscience and health services, which rely heavily on STEM skills and occupations that span our key industries, including IT networking/computer science, technology and management/business administration. The momentum of Smart City development and the entrepreneurial ecosystem in Ventura County has increased the demand for skilled labor in these fields. Current and projected migration patterns require that talent be fostered within our existing population—particularly through investments in career education—to sustain a resilient and competitive economy. Priorities for secondary and post-secondary education include the development of modern facilities in urban and rural areas to provide education and training resources in advanced manufacturing and mechatronics, technology, and entrepreneurship.

7. Advance opportunities to expand global trade in partnership with the Port of Hueneme.

Accelerate our region's participation in import/export trade, collaborating with the Port of Hueneme to establish Ventura County as a nationally recognized innovator in the global economy. Global trade carries an impact on both urban and rural areas of the County, creating jobs and measures of GDP that further build economic diversity. Investment in infrastructure, building a workforce for global supply chain logistics, port mechanics and operations, and the development of resource connectivity for businesses seeking global sales is essential to building a support system for global trade.

8. Support strategies that facilitate technology transfer and R&D partnerships between local industry and Naval Base Ventura County, the Port of Hueneme and our region’s education system.

The region’s public and private sectors share a joint interest for supporting local industry contributions to technology solutions for meeting the needs of the U.S. Navy, for supporting maritime and global commerce and for facilitating the transfer of Navy and Port of Hueneme developed technology to commercial enterprises to strengthen our industrial base.

9. Support retention and diversification of the Agriculture industry and Food Systems economy.

Supported by fertile land, a temperate climate and the craft of our farmers, the County’s Agriculture cluster—production, distribution and processing—generates more than \$3.5 billion in local economic output, nearly 5% of the County’s GDP and supporting an out-sized 12% of the region’s employment. The Agriculture economy is more than the sum of its economic impacts, as it is emblematic of the region’s heritage; its continuing vitality separates the County in land use from our urban neighbors. Its strength notwithstanding, Agriculture is challenged on several fronts—encroaching urbanization, shortages of water and labor, global competition—increasing the sector’s dependence for survival on innovative and diversification in Food Systems for survival.

10. Promote the economic and cultural vitality of the rural corridors in Ventura County, including in particular the Santa Clara River and Ojai Valleys.

The County’s rural corridors carry great potential for Agriculture and Food Systems economies, industrial value chain and logistics trades, and tourism. These regions require investment in infrastructure, human capital, and small business development to ensure their resiliency. Enhancement of these local economies will contribute to entrepreneurship and job creation, reduce out migration and excessive commuting, retain labor and talent, and support economic diversification such that may better withstand economic disruptions.

Annual Performance Metrics

The ensuing table identifies the CEDS indicators of progress towards articulated goals and objectives found in the plan. The metric is shown in the left column, with sources displayed on the right. Following the table is an analysis of each metric during the year 2020. Due to business disruptions caused by Covid-19, some data is not available.

Indicator	Source
Number of Jobs Created (target sectors) Number of Jobs Retained (target sectors) Corresponding Goals: 5,6,7,8,9,10	U.S. BLS; CA EDD; EMSI
Number of Investments Undertaken Amount of private sector investment in the region Corresponding Goals: 5,6,7,8,9,10	Municipalities & County (CIP Updates); EDC Microloan Fund WEV Microloan Fund SBA Annual Loan Totals Area Incubators FathomWerks
Changes in economic environment of the region (e.g., number of jobs in technology, production and agriculture; increase in exports) Corresponding Goals: 5,6,7,8,9,10	U.S. BLS; U.S. Census; Bureau of Economic Statistics; Office of International Trade; CA Employment Development Department, Labor Market Information Division; EMSI
Quantity of Technical Education Awards at Post-secondary level & Career Pathway Completions at Secondary level Corresponding Goals: 1,5,6,7,8,9,10	Ventura County Office of Education, Career Education Center; Ventura County Adult Education Consortium; Ventura County Community College District
Air Quality Corresponding Goals: 1,2	CA Air Resources Board Ventura County Air Pollution Control District
Household Stability: Increasing Housing Affordability Indicator (CAR – HAI) median household income is a linking indicator Corresponding Goals: 2,5,6,7,8,9,10	U.S. Census California Association of Realtors (C.A.R. Housing Affordability Index)
Average Commute Time Corresponding Goals: 2,3,9,10	U.S. Census, EMSI

Number of Jobs Created, Retained, & Changes in Economic Composition of the Region

In the past year, economies on a regional, national and global scale have experienced one of the largest market impacts seen in modern society. Although most all economic transactions, from consumer purchasing to supply-chain commerce slowed substantially in the early months of the pandemic, by the end of Q3 many sectors had displayed improvements in labor figures. Only portions of the marketplace were ultimately impacted by pandemic-related business closures, and of those, some have showed recovery in the short-term.

Labor figures from April to November 2020 display improvement among most industry sectors that had felt initial impacts of pandemic shelter-in-place orders, and some of the more lucrative sectors like finance, technology, and real estate have seen an upswing. Unfortunately, a substantial portion of employment and tax revenue generation in Ventura County stems from the hospitality and retail sectors that were hit the hardest from pandemic-related closures. Food Preparation and Serving Related occupations and Sales and Related occupations are two of the top three largest employment sectors in the county, leaving much of Ventura county’s population in a vulnerable economic position.

In 2020, Retail trade, Accommodation and Food Service, Manufacturing, and Healthcare remain the top contributing sectors to employment and GDP within the county. According to Q1 labor numbers, the top three industries in 2020 at the 4-digit NAICS level are Restaurants and Other Eating Places, Education and Hospitals (Local Government), and Crop Production.^{iv}

Exhibit 1 Top 10 Ventura County Largest Occupations & Wages



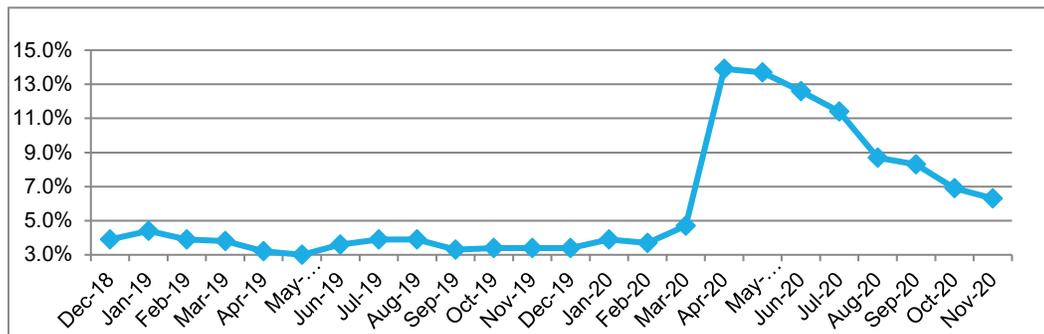
Figure 1 SO Food Truck at Topa Brewing Co. in Ventura



Figure 2 Agricultural workers still working in close range following pandemic orders

The unemployment rate in the Ventura County was 6.3% in November 2020, down from a revised 6.9% in October 2020, and above the year-ago estimate of 3.4%. This compares with an unadjusted unemployment rate of 7.9% for California and 6.4% for the nation during the same period.

Exhibit 2 Ventura County Unemployment Rate Historical trend



Source: CA Employment Development Department November 2020 Job Report

Year-over-year employment totals for November show Ventura County at a 25,000 job deficit in sum. Employment losses were at their highest in April and May of 2020. To better understand the economic impact of the pandemic, employment totals for top industry sectors in Ventura County between March and November 2020 are displayed in Table 1 below. Leisure & Hospitality, Accommodation & Food Service, Retail and Wholesale Trades, and the Farm sector show the greatest losses with 17,700 jobs still not recovered. Manufacturing, Information, Financial Activities and Administrative & Support & Waste Management sectors all still show job losses from March to November and remain under-performing in year-over-year comparisons. Transportation & Warehousing, Construction, Professional, Scientific & Technical Services, Real Estate, and Education and Health Services sectors have all displayed full recovery and, in some instances, have increased employment in year over year comparisons. These figures reflect the broader economic conditions national and globally, and the movement of the marketplace towards a “new normal”.

The uniqueness of this K-shaped recovery, nevertheless, has stressed the importance of continued investment in broadband infrastructure, a diverse industry base, premier industry-education partnerships, and a robust entrepreneurial ecosystem. These strategic investments will assist Ventura County in increasing its resilience in the face of natural disasters and economic challenges.



Figure 3 Port Hueneme Beach under Pandemic distancing orders



Figure 4 Bill's Bikes in Camarillo booming as people try to stay in shape under pandemic orders

Table 1 Pandemic-based Employment Change

INDUSTRY SECTOR	March-20 Employment	April-20 Employment	November-20 Employment	Remaining Employment Loss	% Change Nov 2019-2020
Total Farm	24,700	22,200	20,800	-3,900	-10.3%
Construction	17,000	15,700	17,500	500	0.0%
Manufacturing	26,300	24,600	25,000	-1,300	-5.7%
Wholesale Trade	13,500	11,200	12,800	-700	-4.5%
Retail Trade	37,200	31,800	35,000	-2,200	-11.4%
Transportation, Warehousing & Utilities	6,400	5,900	6,400	0	1.6%
Transportation & Warehousing	5,400	5,000	5,500	100	1.9%
Information	4,600	3,900	4,000	-600	-16.7%
Financial Activities	15,800	15,800	15,700	-100	-3.7%
Real Estate & Rental & Leasing	4,600	4,500	4,800	200	6.7%
Professional & Business Services	45,300	42,500	45,400	100	-0.2%
Professional, Scientific & Technical Services	18,500	17,500	19,600	1,100	6.5%
Administrative & Support & Waste Services	18,900	17,200	18,000	-900	-6.7%
Educational & Health Services	48,400	44,600	49,300	900	-0.6%
Leisure & Hospitality	37,600	22,400	31,900	-5,700	-16.9%
Accommodation & Food Services	32,000	17,100	26,800	-5,200	-18.0%
Other Services	9,400	7,100	7,900	-1,500	-18.6%

Metric: Goals to retain and increase employment in top industry sectors and increase types of technical training were severely hindered in 2020 due to the Covid-19 Health Pandemic. Continued recovery throughout 2021 should include investments in entrepreneurial channels, updated workforce training to reflect emerging industry needs, & broadband infrastructure to ensure an equitable and sustainable economic future in Ventura County.

Status: In Recovery

Quantity of Technical Education Awards per Annum

Ventura County boasts a comparable educational attainment percentage to the state’s other 57 counties for those who have had some college and above, and robust Professional, Scientific, & Technical and Management industry sectors. Training for manufacturing sectors (steel and electrical), entrepreneurship, and Smart City occupations remain minimal in Ventura County (see CEDS 2019). This is particularly concerning given the presence of strong local industry clusters in biomedical, custom steel, electronic and value-added food production.

Moorpark College currently provides training for entry-level technicians in the bio-medical sector, and Ventura College along with Simi Adult Education Institute provide machining training. Computer-aided drafting is provided through Ventura Adult & Continuing Education. Quality control and Electrical/electronic technician training are unavailable. Industry has signaled greater demand in all the aforementioned fields of study for technician training in order for local firms to retain and expand their businesses in the county. While entry-level wages are not competitive in some occupations, the potential for promotion in the manufacturing sector is comparatively large when looking at occupations requiring less than a bachelor’s degree. Providing a sustainable workforce for manufacturing subsectors remains a priority in Ventura

county considering the livable wage occupations offered by the sector and its place as the largest contributor to regional GDP.

Investment in a workforce for Smart City development also remains a priority. A key attribute of Smart Cities is information and communication technologies. As with most new inventions, broadband entered the market as a luxury item. As time has passed and application of the technology has expanded, broadband has been moving slowly from classification as a private good to a public good that is non-excludable and non-rivalrous. This shift creates the demand for added employment in the sector. Ventura County currently lacks post-secondary technical training programs in computer coding and front/back end design required by many technical occupations listed below. The field of computer science exists only through Bachelor and transfer programs.

Table 2 summarizes the current occupations reflective of Smart City Development. Those occupations with a location quotient greater than 1 are highlighted to show the occupations for which Ventura County has a unique ability to support. In sum, the occupational cluster found below contains those occupations and skills required to build a resilient economy in the context of the modern era.

Table 2 Smart City Occupations

Description	Median Annual	2018 Location Quotient	Annual Openings	2018 Jobs
Management Analysts	\$76,535	1.00	191	1,987
Computer User Support Specialists	\$51,952	0.92	128	1,511
Software Developers, Applications	\$102,854	0.48	96	1,016
Computer Systems Analysts	\$98,671	0.64	73	919
Computer Occupations, All Other	\$93,054	1.00	59	811
Electrical and Electronics Engineering Technicians	\$80,016	2.51	68	794
Software Developers, Systems Software	\$101,265	0.78	52	754
Graphic Designers	\$43,110	1.08	72	749
Network and Computer Systems Administrators	\$84,725	0.71	48	639
Computer and Information Systems Managers	\$131,328	0.62	52	557
Web Developers	\$47,868	1.33	42	517
Computer Network Support Specialists	\$76,959	0.86	35	421
Computer Programmers	\$69,522	0.61	24	383
Information Security Analysts	\$116,664	1.14	28	310
Operations Research Analysts	\$80,905	0.79	17	219
Computer Network Architects	\$125,324	0.50	15	193
Media and Communication Workers, All Other	\$79,753	2.29	16	168
Database Administrators	\$79,037	0.58	14	162
Computer and Information Research Scientists	\$112,708	2.05	11	156
Audio and Video Equipment Technicians	\$30,796	0.59	14	135
Multimedia Artists and Animators	\$29,058	0.92	Insf. Data	101
Mechanical Drafters	\$57,403	0.66	11	99
Broadcast Technicians	\$32,647	0.36	Insf. Data	28
Audio-Visual and Multimedia Collections Specialists	\$76,660	0.94	Insf. Data	26

Here again, the pandemic has hampered progress towards this goal with the priorities of educational institutes shifting to address virtual learning needs and declining enrollment. Data in this category for 2020 is derived from the Ventura County Adult Education Consortium, Ventura County Community College District, and Ventura County Office of Education (K-12). Data has been requested and is forthcoming. Table 3 below lists the quantity of technical education awards from the three county community colleges up to 2018.

Table 3 Technical Education Awards 2015-2018

Total Career Education Awards by Academic Year Ventura Community College District	
AY 14-15	4,772
AY 15-16	6,276
AY 16-17	7,685
AY 17-18	10,141

Metric: Develop workforce education to increase quantity of technical education awards per annum.

Status: In recovery

Air Quality

Ventura County is currently a nonattainment area for 8-hour Ozone ambient air quality standards. The Environmental Protection Agency (EPA) is taking final action to conditionally approve portions of two California state implementation plan (SIP) submissions to meet Clean Air Act (CAA or “the Act”) requirements for the 2008 8-hour ozone national ambient air quality standards (NAAQS or “standards”) in the Ventura County ozone nonattainment area. This rule will be effective on July 27, 2020.^v

In this action, the EPA refers to these submittals from the State of California for Ventura County collectively as the “2016 Ventura County Ozone SIP.” The 2016 Ventura County Ozone SIP addresses the nonattainment area requirements for the 2008 ozone NAAQS, including the requirements for an emissions inventory, attainment demonstration, reasonable further progress, reasonably available control measures, contingency measures, among others; and establishes motor vehicle emissions budgets.

Metric: These ensuing data and EPA approved implementation plan suggest that Ventura County is moving towards the goal of Clean Air.

Status: Making Progress

Air quality indicators for Ventura county are sourced from the California Air Resources Board. The charts below display a three-year summary of air quality in Ventura County classified by type of air pollutant. All averages expressed in micrograms per cubic meter. A yellow highlight exceeds a California ambient air quality standard, and an orange exceeds a national ambient air quality standard. For Ventura County, data was available for four out of eight primary air quality indicators. The ensuing tables provide information regarding the (1) Highest 4 Daily 24-Hour PM2.5 Averages (particulate matter) (2) Highest 4 Daily Maximum Hourly Ozone Measurements (3) Highest 4 Daily Maximum 8-Hour Ozone Averages, and (4) Highest 4 Daily Maximum Hourly Nitrogen Dioxide Measurements.

Table 4 Annual Highest Daily 24-hour PM2.5

Top 4 Summary: Highest 4 Daily Maximum Hourly Ozone Measurements

in Ventura County



	2017		2018		2019	
	Date	Measurement	Date	Measurement	Date	Measurement
First High:	Sep 2	0.103	Aug 7	0.101	Oct 6	0.091
Second High:	Jul 8	0.101	Jul 7	0.099	Sep 25	0.089
Third High:	Aug 30	0.098	Jun 12	0.091	Jul 13	0.085
Fourth High:	Aug 2	0.091	Aug 8	0.087	Apr 24	0.084
California:						
High # Days Above the Standard:	3		2		0	
# Days Above the Standard:	3		2		0	
High State Designation Value:	0.09		0.09		0.09	
High Valid EPDC:	0.093		0.093		0.092	
National:						
# Days Above the Standard:	0		0		0	
High 3-Year Estimated Expected Number of Exceedance Days:	0.0		0.0		0.0	
High 1-Year Estimated Expected Number of Exceedance Days:	0.0		0.0		0.0	
High Nat'l Std Design Value:	0.098		0.101		0.099	
Year Coverage Range:	98 - 100		96 - 99		94 - 99	

Table 5 Annual Highest 5 Daily Max Hourly Ozone Measurements

Top 4 Summary: Highest 4 Daily 24-Hour PM2.5 Averages

in Ventura County



	2017		2018		2019	
	Date	24-Hr Average	Date	24-Hr Average	Date	24-Hr Average
National:						
First High:	Dec 6	557.0	Nov 10	41.5	Nov 1	25.5
Second High:	Dec 8	529.4	Nov 11	41.2	Jan 11	24.5
Third High:	Dec 7	186.5	Aug 25	33.9	Nov 11	22.5
Fourth High:	Dec 9	178.8	Jan 1	32.7	Jul 5	19.7
California:						
First High:	Dec 6	557.0	Nov 10	41.5	Nov 1	25.5
Second High:	Dec 8	529.4	Nov 11	41.2	Jan 11	24.5
Third High:	Dec 7	186.5	Aug 25	33.9	Nov 11	22.5
Fourth High:	Dec 9	178.8	Jan 1	32.7	Jan 5	20.0
National:						
High Est # Days > 24-Hour Std:	12.7		1.0		0.0	
High Meas. # Days > 24-Hour Std:	12		2		0	
High 24-Hour Std Design Value:	43		45		43	
High 24-Hour Std 98th Percentile:	100.7		23.8		16.5	
High Annual Std Design Value:	9.7		11.0		9.5	
High Annual Average:	13.7		10.2		7.3	
California:						
High Ann'l Std Designation Value:	14		14		14	
High Annual Average:	13.5		9.2		7.6	
Year Coverage Range:	94 - 100		93 - 99		93 - 100	

Table 6 Annual Highest Daily Max 8-hour Ozone Averages

Top 4 Summary: Highest 4 Daily Maximum 8-Hour Ozone Averages

in Ventura County 

	2017		2018		2019	
	Date	8-Hr Average	Date	8-Hr Average	Date	8-Hr Average
National 2008 Std (0.075 ppm):						
First High:	Jul 8	0.094	Aug 7	0.092	Oct 5	0.078
Second High:	Aug 30	0.091	Jul 7	0.080	Oct 6	0.077
Third High:	Sep 2	0.085	Sep 9	0.077	Jun 11	0.074
Fourth High:	Aug 2	0.081	Apr 10	0.076	Sep 14	0.074
California Std (0.070 ppm):						
First High:	Jul 8	0.095	Aug 7	0.093	Oct 5	0.079
Second High:	Aug 30	0.092	Jul 7	0.080	Oct 6	0.077
Third High:	Sep 2	0.086	Apr 10	0.077	Jun 11	0.075
Fourth High:	Aug 29	0.082	Sep 9	0.077	Sep 14	0.075
National 2008 Std (0.075 ppm):						
High # Days Above the Standard:	10		5		1	
# Days Above the Standard:	10		6		2	
High Nat'l Std Design Value:	0.077		0.078		0.076	
Nat'l Year Coverage Range:	98 - 100		95 - 99		94 - 99	
California Std (0.070 ppm):						
High # Days Above the Standard:	22		14		9	
# Days Above the Standard:	22		14		9	
High State Designation Value:	0.086		0.086		0.086	
High Valid EPDC:	0.086		0.087		0.086	
State Year Coverage Range:	97 - 100		95 - 99		94 - 98	

Table 7 Annual Highest 4 Daily Max Hourly Nitrogen Dioxide

Top 4 Summary: Highest 4 Daily Maximum Hourly Nitrogen Dioxide Measurements

in Ventura County 

	2017		2018		2019	
	Date	Measurement	Date	Measurement	Date	Measurement
National:						
First High:	Dec 13	46.0	Aug 3	49.0	Jan 5	45.0
Second High:	Dec 15	43.0	Aug 4	44.0	Aug 3	41.0
Third High:	Dec 26	41.0	Feb 2	43.0	Dec 3	38.0
Fourth High:	Dec 19	40.0	Feb 1	42.0	Dec 4	37.0
California:						
First High:	Dec 13	46	Aug 3	49	Jan 5	45
Second High:	Dec 15	43	Aug 4	44	Aug 3	41
Third High:	Dec 26	41	Feb 2	43	Dec 3	38
Fourth High:	Dec 19	40	Feb 1	42	Dec 4	37
National:						
High 1-Hour Std Design Value:	36		36		36	
High 1-Hour Std 98th Percentile:	37.0		37.0		34.0	
# Days Above the Standard:	0		0		0	
High Annual Std Design Value:	8		8		7	
California:						
High 1-Hr Std Designation Value:	40		40		40	
High Valid EPDC:	41		42		42	
# Days Above the Standard:	0		0		0	
High Ann'l Std Designation Value:	8		8		8	
High Annual Average:	8		8		7	
Year Coverage Range:	100 - 100		100 - 100		95 - 96	

Average Commute Time

According to the U.S. Census ACS, the mean travel time to work for ages 16 and above during the years 2015-2019 is 27.2 minutes. There is a high degree of commuting that occurs within the municipalities in Ventura County and among neighboring counties.

The largest portion of commuters are stemming from Simi Valley, followed by Oxnard. The rural outskirts of the county including Santa Paula, Fillmore, and Ojai constitute the next largest portion of out-bound commuters. These commuters are headed to employment in neighboring municipalities and counties.

City Data.net uses averages to find that 3.51% of the workforce in Ventura County, CA have "super commutes" in excess of 90 minutes.

Metric: Commute time has remained steady between 2019 and 2020. Goals to increase broadband access and entrepreneurial activity in Ojai & Santa Clara River Valleys will assist in reducing the total quantity of commuters.

Status: In Progress

Household Stability

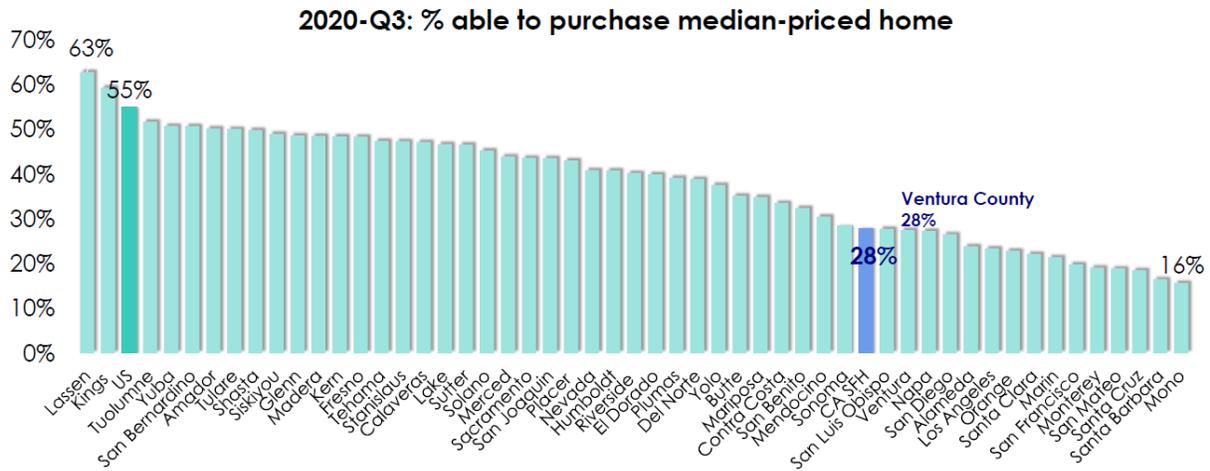
C.A.R.'s^{vi} Traditional Housing Affordability Index (HAI) measures the percentage of households that can afford to purchase the median priced home in the state and regions of California based on traditional assumptions. C.A.R. also reports its traditional and first-time buyer indexes for regions and select counties within the state. The HAI is the most fundamental measure of housing well-being for buyers in the state.

As of 3rd Q 2020, 28% of households in Ventura County can afford the median priced single-family home. This is down from a 30% HAI indicator for Ventura county one year prior. That places the county equal to California state in terms of affordability, and in the bottom third of housing affordability among all 58 counties in the state. The median price for a single-family home as of Q3 2020 is \$750,000. The minimum qualifying household income would need to be \$137,600 for a monthly mortgage including taxes and insurance of \$3,440. U.S. Census estimates for 2015-2019 place the median household income for Ventura county at \$88,131.

Metric: The goal to increase the percentage of households that can afford a median-priced home has been thwarted by the direct and indirect impacts of the pandemic. Community investment in affordable housing will work to alleviate some of these pressures. The HAI figures for Q3 2020 ultimately show that Ventura county is moving away from its goal of housing affordability in the past year.

Status: Movement away from goal.

Housing Affordability in CA by County



SERIES: Housing Affordability Index of Traditional Buyers SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®

Capital Formation & Regional Investments

Ventura County tracks investments in two primary areas: (1) small businesses loans and capital infusion via private investment and grants, and (2) regional infrastructure investment from local, state, and federal sources.

Investment in small business and entrepreneurship is measured by aggregating total loan amounts through the EDC Revolving Loan Fund, WEV Microloan Fund, U.S. SBA 7(a) and 504 loan totals, and private investment through local area incubators and accelerators such as Fathomwerks. Due to the fiscal impact of the pandemic upon local firms, metrics this year also include the quantity of PPP and EIDL funding in the county.

Table 8 2020 Capital Investment in Small Business^{vii}

Type of Investment	2020 Amount	Quantity	Fund Capacity
EDC Revolving Loan Fund	\$799,000	20	\$5M
Ventura County Small Business Grants	\$10,000,000	2,000	\$10M
WEV Microloan Fund	\$390,500	28	
SBA 7(a) & 504 Loans	\$109,079,400	146	
EDC SBDC Non-SBA Loans	\$58,980,000	7	
SBA PPP Loans	\$349,000,000	9,863	
Total Capital Investment	\$528,248,900	12,064	

Regional infrastructure investments by municipality and for the County are found in the following section. Only a portion of the cities were able to make progress on infrastructure investments in 2020. Impacts from the pandemic have hindered progress in obtaining funds for priority capital improvement projects.

Metric: Measuring the quantity of Investment in small businesses and regional infrastructure indicates progress towards community goals pertaining to enhanced entrepreneurial investment, technology transfer and global trade.

*Status: (a) Making Progress on Small Business Investment
(b) Investment in Regional Infrastructure is in Recovery*

Capital Improvement Projects – Priority List & Project Update

The ensuing infrastructure and capital improvement projects are listed by location with the most updated city CIP lists appearing first on the list. Infrastructure projects that align with the goal for increased broadband access are highlighted.

OXNARD - Updated

1. Activated Sludge Tank (AST) Replacement: In Design Phase
2. Adaptive Traffic Signals: In Design Phase
3. Aquifer Storage and Recovery (ASR) Completion: In Bid Phase
4. Bicycle & Pedestrian Facilities: In Design Phase
5. Blackstock South Neighborhood Storm Drain Construction: Future CIP
6. Oxnard Industrial Drain Capacity Upgrade and Treatment
7. Bicycle Facilities Installation: In Design Phase
8. Civic Center and Museum Improvements: Future CIP - No Funding
9. Data Center for Disaster Recovery: Future CIP - No Funding
10. Desalter, Piping & Permeate Tank Cathodic Protection Installation: Future CIP
11. Electrical Improvements at the Wastewater Treatment Plant: In Design Phase
12. Etting Road Bicycle & Pedestrian Facilities Installation: In Design Phase
13. Existing Desalter Upgrades: In Design Phase
14. **Fiber Network Expansion**: Future CIP - No Funding
15. Fire Station Alerting System Replacement: In Bid Phase
16. Reliability Improvements at the Wastewater Treatment Plant: In Design Phase
17. Residential Street Resurfacing: In Design Phase
18. Riverpark Irrigation Control System Replacement: In Design Phase
19. Storm Water Catch Basins Full Capture Devices Installation
Phases I & II Complete. Remaining Phases: Future CIP - No Funding

- 20. Water System SCADA Improvements: In Design Phase
- 21. Water Utility Security Improvements: In Construction Phase
- 22. West Fifth Street Storm Drain: In Design Phase

CAMARILLO - Updated

1. Utility Undergrounding Project: ST-12-01
 Utility undergrounding project along the south side of Las Posas Road from Antonio Avenue to Marco Drive (underground utility District No. 8). Design and coordination with utilities regarding required easements is underway, with the start of construction scheduled for FY 23-24. This is a project designed and managed by SCE.
2. Northeast Pleasant Valley: Desalter Facility, WT-11-01
 Construction of a reverse osmosis groundwater desalter facility to treat 4,500 acre-feet of water per year. Construction of concrete structures, administration building and underground piping continues.
3. Renewable Energy Project: Implementation, SS-10-07
 Project options include installation of solar panels or producing energy from existing digester gas production (co-generation). Alternative analysis Report complete. Presented to Camarillo Sanitary District Board in September 2018. Next step is to implement energy efficiency improvements and solar power installation.
4. CSD - Pump Station No. 3: Rehabilitation
 Rehabilitation of pump station to include: pump upgrades and re-piping modifications. Design is underway.
5. Reclaimed Water Storage: Reservoir, WT-14-03
 Construction of 1 million gallon reclaimed water storage tank at the treatment plant. Design is underway. Application submitted for a \$2 million Proposition 1 grant for construction.
6. Conference Center Drain, CC11-01:
 Replace existing open channel concrete with precast concrete boxes
 Granite Construction has completed construction. The plan for undergrounding the overhead power lines is approved by SCE and the work will be done by the hotel conference center developer and reimbursed by the City.
7. WWTP Flood Improvements, SS-11-01 Flood protection improvements to Wastewater Treatment Plant.
 Preliminary design is complete and improvement alternatives were presented to City Council on April 24, 2019. Staff is preparing to hire a consultant for final design and environmental studies.

8. US 101 Improvements Early Action Project: ST-5058 Coordinate with VCTC's US 101 Improvements

Project to investigate possible early action projects in the City of Camarillo that can help reduce congestion on the freeway. VCTC consultant is preparing the environmental documents for the project design.
9. Lewis Road to Flynn Road Sewer: SS-14-01 Construct new sewer to replace the deficient sewer on Adolfo Road at Lewis Road extending under the Union Pacific railroad.

The new sewer will convey flows from Lewis to Flynn Road. Design and Right of Way is underway. Construction is anticipated in late in FY 20-21.
10. Camarillo Hills Drain Replacement:SD-5052 Replace existing concrete box culvert under Las Posas Road/Ventura Blvd. intersection.

Preliminary design is underway. Staff will present the design alternatives at a future study session.
11. Standby Power – City Facilities: CH-5067

Provide standby power at City facilities in case of emergency or power loss. Assessment study is underway to analyze the feasibility of battery backup and solar power.
12. City Hall Council Chamber Remodel: CH-09-01

Upgrades to City Council Chambers including ADA accessibility, audio visual and lighting. The project is currently in the design phase, with future Council Study Sessions or Council input required before design is complete. Construction is scheduled for FY 22-23.
13. City Hall Office Expansion: CH5082 Conversion of two atriums to add office space to City Hall.

The project is currently in the design phase. Construction is currently scheduled in the CIP beyond FY 24-25.
14. Daily Drive Improvements: ST5047

Replace curb, gutter, sidewalk, driveways; grind/overlay pavement and remove trees along Daily Drive between Las Posas Road and Calle La Roda. Constructability review is being performed prior to advertisement for bids.
15. Chemical System Improvements - Phase 1: SS5078

Upgrades to chemical system at treatment plant to improve reliability. Design is underway.
16. Park and Ride Parking Lot Expansion: ST-5070

Preliminary design of expanding the existing park and ride parking lot on Las Posas Road near Hwy 101. Preliminary design is complete. Options for the final design are being evaluated.

17. Annual Resurfacing: ST5017
Provide annual resurfacing to local streets as recommended by the Camarillo Pavement Management Plan. Construction is underway to resurface City streets in various locations. Completion expected in early September 2020.
18. Earl Joseph Drive Repaving: ST-5025
Provide asphalt overlay to Earl Joseph Drive from Ponderosa Drive to Las Posas Road using Federal Funds. Construction is complete.
19. Springville Bike Path: ST-5051 Extend bike path from Ponderosa Drive to Central Avenue.
Staff is preparing to issue an RFP for design services. Project is Federally Funded.
20. Pleasant Valley Road Bike Lanes: ST-5006
Improve Pleasant Valley Road for bike lanes between Las Posas Road and Fifth Street. Design is underway.
21. City Street Trees and Sidewalk - Mission Oaks Area: LS-5035 Replace City street trees and sidewalk in the Mission Oaks area
Authorization from City Council for Notice Inviting Bid in January 2020, but the project schedule was shifted to FY 20-21. Bidding will commence in the new fiscal year after July 2020.
22. Conejo Creek Bank Repair: SS-5098
Partnership with VC Watershed to repair Conejo Creek Bank from the Wastewater Treatment Plant outfall to the bridge at Howard Road. Coordination with VC Watershed Protection District.
23. Dawson Drive to Metrolink Station Sewer: SS14-02
Construct new sewer to replace the deficient sewer that runs under the Union Pacific Railroad between the Metrolink Station and Dawson Drive. Preliminary Design and easement acquisition are underway.
24. Annual Resurfacing:ST-5020
Provide annual resurfacing to local streets as recommended by the Camarillo Pavement Management Plan. Notice Inviting Bids advertised on July 31, 2020 and bid opening scheduled for September 3, 2020. Construction anticipated in Fall 2020.
25. Traffic Signal Improvements at Las Posas and Temple: TS5094
Improvements include removal of existing outdated traffic signals and installation of new signals and concrete improvements to establish protected left turn operation on all four approaches Selection of consultant for design is in process.

26. 585 La Marina Ditch Repair: PW-2001
Concrete drainage channel removal, subgrade restabilization and compaction, concrete drainage channel replacement and related work. In Design.
27. Pleasant Valley Road Sewer Force Main: SS-5037
Assessment and alternatives to the currently programmed installation of an additional sewer force main from Las Posas to the Wastewater Treatment Plant. Currently in the condition assessment and concept design phase.
28. Sewer Improvements per SSMP: SS-5042
Rehabilitate sewer facilities per 2009 SSMP recommendations. Improvements may include cured in place sewer pipe lining (CIPP), replacement of portions of sewer, coating of manholes and other improvements as needed. Design is underway, construction anticipated Fall 2020.
29. Metrolink Undercrossing: ST1405
Construct pedestrian tunnel at Metrolink Station to improve access between the two parking lots and improve train operations by utilizing both platforms. Staff is preparing to issue an RFQ for design services.

FILLMORE - Updated

1. High Speed Internet Infrastructure
2. Fillmore/Piru Veteran's Memorial District Facility Repairs
3. Well # 8 Rehabilitation – water capital replacement
4. Well # 9 Feasibility/Design
5. Career Technology Center (High School students and adult education target audience)
6. Streets, Sidewalks, Curbs and Gutters Rehabilitation
7. Curb and Sidewalk Replacement
8. City Hall Upgrades
9. Active Adult Center Roof Repairs
10. Boys & Girls Club Building Repairs

MOORPARK - Updated

1. Princeton Avenue widening (C0020)
2. Los Angeles Avenue widening – Spring Rd. to Moorpark Ave. (C0021)
3. Spring Rd. widening (C0022)
4. Moorpark Ave, widening (C0004)
5. Metrolink south parking lot south entry (C0029)
6. Metrolink north parking lot expansion (C0032)

7. Los Angeles Ave. undergrounding (C0033)
8. Master drainage study update
9. Los Angeles Ave. widening at Shasta Ave. (8058) - Completed
10. Moorpark Ave, left turn lane - will be addressed with Moorpark Avenue widening

OJAI

1. Road reconstruction/repair to support commercial district
2. Parking Lot improvements at Lower Libby, Signal St., Police Dept., Sarzotti, Park n' Ride, PW Yard, Rotary park, Plaza, Cemetery
3. Park Improvements
4. Bike Trail safety crossings, lane striping signage and bridge.
5. Public facility improvements: museum, city hall, public works yard, cemetery, police department.
6. Drainage Repair: Repair CMP/RCP, Arcade concrete floor, pedestrian crossing and trash excluders
7. Transit: trolley stop improvement, gate and security.

SAN BUENAVENTURA

1. Thomas Fire Projects - Arroyo Verde Park Playground Rebuild
2. State Water Project Interconnection
3. Expand Fiber to Targeted Businesses Development
4. Ventura Pier Corrosion Repairs
5. Phase II Coastal Shoreline Preservation
6. Automated Water Meter Reading Upgrades
7. Olivas Park Drive Extension
8. Street Resurfacing - Portola Rd, Partridge, Victoria Ave, Johnson Dr, Alessandro Dr., Seaward Ave, Telephone Rd, Main St, Petit Ave, North Bank Dr., Thille St., Mills Rd., Donlon St, Market St., Ralston St., Valentine Rd., Walker Dr., Sperry Ave., Olivas Park Dr.

SANTA PAULA

1. Fiber Optic Broadband Connection – from East Area 1 through Downtown
2. New Sewer line from EA1
3. Harvard Project (streets/water/sewer)
4. New bridge connecting to East Area 1 over the Santa Paula Creek
5. Street paving (per Public Works Street Paving Plan)

6. Development of the 37-acre park Regional Sports Complex with amphitheater, splash pad, swimming pool , sports fields, pavilions, pickleball courts, tennis courts, softball fields, soccer fields.
7. Santa Paula West Business Park development of 50 acres of industrial property
8. Development of the Hallock Commercial Development 12 acres of property
9. Construction of the net-zero energy SPARC Animal Rescue Center facility

SIMI VALLEY

1. Construction of bridge over the Arroyo Simi at the west end of Simi Valley to support development of property on the south side of the Arroyo Simi.
2. Installation of conduit and fiber optic cable within Simi Valley's industrial and commercial corridors to support business activity
3. Bank stabilization of the Arroyo Simi west of Madera Road to support the development of industrial land within the west end of Simi Valley.
4. Widening of Tapo Canyon Road and the extension of infrastructure north of Walnut Street to support business growth north of Simi Valley.
5. Construction of a brine line in conjunction with Calleguas Municipal Water District to support the removal of ground water in industrially zoned areas in Simi Valley.
6. Construction of a secondary access road for properties on Madera Road north of the 118 Freeway in Simi Valley to ensure emergency ingress and egress.
7. Expansion of Simi Valley recycled water distribution system to serve expanded customer base.
8. Construction of Arroyo Simi Greenway project to support alternative transportation to employment bases along the Arroyo Simi.
9. Replacement of sewer, water and storm drain infrastructure within Los Angeles Avenue serving the commercial corridor of Simi Valley.
10. Construction of three regional flood detention basins to address flooding and flood plain issues within Simi Valley's commercial and industrial areas.
11. Creation of an incubator for regional entrepreneurs.

THOUSAND OAKS

Various improvements and upgrades to roads serving the City's commercial districts and business parks, including:

1. Los Robles Greens Golf Course Groundwater Utilization Project.
2. Pavement Slurry Program
3. Pavement Overlay Program.

4. La Granada Pump Station
5. Street Project - Willow Lane Improvements
6. Los Feliz Sidewalks, Phase II
7. Newbury Road East of Ventu Park Road Widening and Improvements
8. Transit - Lawrence Drive/Teller Rd Intersection
9. Civic Arts Plaza Campus Improvements
10. Thousand Oaks Blvd. Phase I Pedestrian Improvements
11. Wastewater Project - Interceptor Improvement Phase V Unit Y2
12. Teen Center & Goebel Adult Center Enhancements

VENTURA COUNTY

1. Ventura County Animal Services (VCAS) Camarillo Animal Shelter Improvements – (TBD):
 Built in the 1980's, the County's main shelter was built with materials and concepts that do not meet many of today's modern shelter standards. While staff continues to do their best under difficult conditions, the facility remains in need of a major renovation or rebuild. This recommended rebuild would include new kennels, additional veterinarian clinic space, intake facilities and an administration building. Other additional facilities are needed as well including an isolation facility to properly separate sick animals from the population and a spay/neuter clinic with public access. In general, a new community shelter is needed to improve current shelter conditions and to better facilitate an environment where more animals are adopted from the shelter.
2. Government Center Fuel Tank Replacement Project (\$7 million):
 The purpose of this project is to comply with a regulatory law that went into effect on September 25, 2014. The Health and Safety Code, Section 25292.05 requires that all single-walled underground storage tanks (including piping) be permanently closed by December 31, 2025. The Government Center has two single wall tanks that pose a potential fuel tank leaking liability and are subject to the adopted regulations which will require that they be removed prior to 2025.
3. VCMC Fainer Wing Remodel (\$5.6 million):
 Project scope includes significant upgrades to the second, third and fourth floors of the Fainer Building. All upgrades are required to reclassify the building to Office of Statewide Health Planning and Development (OSHPD) Nonstructural Performance Category 4. Included in the scope is fire sprinkler pipe bracing, medical gas piping upgrades allowing connections of medical gases to patient headwalls and low voltage systems upgrades for new data cabling to connect nurse call, code blue and fire alarms with the new Hospital Replacement Wing (HRW) system.

4. Fillmore Library Improvements and New Meeting Room Construction (\$1.5 million):

The Ventura County Library Services Agency (VCLS) has recognized the need for more space at the Fillmore Library. The scope includes design and construction, and the proposed new building will allow for more area to perform typical library functions and will also provide the community of Fillmore with an additional 2,000 square feet of space for library programming, adult literacy tutoring, English as a Second Language classes, Early Childhood Literacy Classes, S.T.E.A.M. and Maker Programs and more. It will also be available for the community to use for various community organizations to hold meetings and training classes. The space will strengthen the Library’s role as a community gathering place and hub of civic engagement and education. Included in the scope of work are improvements to the existing Library building. Last year the project went to bid two separate times. In both instances the competitive bids were deemed too high for the project to continue. Staff is working with Supervisor Long’s office to explore other options to accomplish this project.

5. Preliminary Design and Environmental Review for the Future Runway & Taxiway Reconstruction Project (\$1.5 million):

Construction for the estimated \$34 million runway and taxiway reconstruction project is scheduled in the Capital Improvement Plan for FY 2023-2024. Preliminary design and environmental reviews must be completed prior to seeking financial assistance from the FAA and state DOT in the amount of \$31 million under the FAA Airport Improvement Grant Program. The Airport plans to begin the preliminary work now to meet critical FAA deadlines for future grant programming.

UNINCORPORATED VENTURA COUNTY

1. IT Services Department – Oxnard Fiber Expansion Project – Information Technology
2. Airport, Camarillo-Construct/Develop New Apron and Aircraft Hangars – Infrastructure
3. Airport, Camarillo-Acquisition of Former Naval Parcel Located at the Airport – Infrastructure
4. Airport, Camarillo-Rehabilitate Airport Pavement Including Drainage – Infrastructure
5. Airport, Oxnard-Solar Development for ATC Tower, Airfield Lighting, ARFF – Infrastructure
6. Airport, Oxnard-Roof Replacement/Railing Repair at Air Traffic Control Tower – Infrastructure
7. Airport, Oxnard-Aircraft Hangar Development at Condor Ramp – Infrastructure
8. Airport, Oxnard-Rehabilitate Airport Pavement Including Drainage – Infrastructure
9. Harbor Administration Building Replacement – New Building Construction
10. Harbor Peninsula Park Restroom Replacement/Improvements – Infrastructure
11. Harbor Construct New Waterfront Santa Barbara Island Park – New Construction

12. Harbor Repair/Replace Kiddie Beach Surge Wall – Infrastructure
13. HCA Parking Lot Overlay at 2240 Gonzales Road – Building Improvements
14. HCA Parking Lot Renovation at 2323 Knoll Dr – Building Improvements
15. HCA Re-roof and HVAC Replacement at 2323 Knoll Dr – Building Improvements
16. New Primary Care and Urgent Care Building in Port Hueneme – New Building
17. New Clinic and Urgent Care in Santa Paula (East Area One) – New Building
18. Resurface HCA Parking Lot at 133 W Santa Clara St – Building Improvements
19. IT Services Department – Data Switch/Router End of Life Upgrade – Information Technology
20. Overlay La Jenelle Parking Lot & Access Road – Harbor Infrastructure Maintenance

ⁱ [Housing Affordability Index - Traditional \(car.org\)](#)

ⁱⁱ Ventura County Comprehensive Economic Development Strategy 2019, p.8.

ⁱⁱⁱ Housing Affordability Index measures the percent of households in a given area that can afford the median-priced single-family home.

^{iv} Economic Modeling Inc. (Emsi), Ventura County Economy Overview 2020.

^v Federal Register, Approval of Air Quality Implementation Plans; California; Ventura County; 8-Hour Ozone Nonattainment Area Requirements. A Rule by the Environmental Protection Agency on 06/25/2020.

^{vi} CAR, California Association of Realtors

^{vii} Totals do not include previous loans in current repayment. Ventura County Small Business Grants totals from VC Star “Small businesses, nonprofits crippled by pandemic gain shot at \$5,000 grants”, Tom Kissen, June 22, 2020.

Economic Development Collaborative

CEDS Update Council & Staff

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