

Housing Element

Thousand Oaks General Plan



City of
Thousand Oaks

City of Thousand Oaks

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EXECUTIVE SUMMARY

The City of Thousand Oaks has been and continues to be a proponent of housing for persons of all income levels and special needs. This Housing Element Update identifies new strategies for expanding housing opportunities during the 2014-2021 planning period. Major components of the Housing Element include:

- A review of progress made under the previous Housing Element (2006-2014). A total of 932 homes were permitted for construction, rehabilitated, or conserved as affordable housing:
 - Permits for 669 new homes were issued from 2006 through 2012. Of these, 60 permits were issued to build an affordable housing project. The project includes 30 apartments designated for extremely low-income homeless persons and persons with disabilities.
 - 173 existing housing units were rehabilitated.
 - 90 existing housing units were conserved as affordable housing.
- An assessment of existing and projected housing needs for the 2014-2021 projection period (1/1/14-10/31/21), including the City's share of the regional need for housing as mandated by State law. The City's share of the regional need for this time frame of 7.75 years is 192 units.
- An analysis of constraints to housing development.
- A detailed inventory of land where new housing can be built, including vacant residential and underutilized residential sites
- Continued support for the development of affordable housing, including financial support to affordable housing providers with use of the City's Housing Trust Fund.
- Continuation of housing programs relative to fair housing and housing for persons with special needs.

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Chapter I

Introduction

CHAPTER 1: INTRODUCTION

A. Overview

State law requires the preparation of a Housing Element as part of a jurisdiction's General Plan (*Government Code* §65302(c)). Each Housing Element must be updated periodically and is subject to review and certification by the State Department of Housing and Community Development. This update addresses housing needs from January 1, 2014 to October 31, 2021 as required by State law.

As specified in Government Code Section §65583, all Housing Elements must contain the following:

- A review of progress made under the previous Housing Element
- An assessment of existing and projected housing needs
- A detailed inventory of sites where new housing can be built
- An analysis of constraints to the development of new housing
- Opportunities for energy conservation for residential development
- An analysis of existing assisted housing that could change from low-income to market rate housing during the next 10 years
- Housing goals, objectives and policies relative to the preservation and development of housing
- Programs for implementing the housing goals, objectives and policies

B. Public Participation

Public participation is an important component of the planning process in Thousand Oaks. This update to the Housing Element has provided City residents and other interested parties with numerous opportunities for review and comment.

To solicit public input early in the preparation process, a workshop was held at City Hall on November 8, 2012. Public workshop notices were mailed to individuals and organizations known to be interested in affordable housing and housing for persons with special needs. Notices were also published in the local newspaper, posted at both libraries and City Hall, on the cable television public access bulletin board and the City's website. A news release was also sent to local newspapers. About 10 people attended the workshop, including a reporter for the Acorn newspaper. Written comments were also received in response to the meeting notice.

The following comments were received at the workshop or in written correspondence:

- a. Consider acquisition of underutilized property in business parks.
- b. What is the City involvement in bank-owned properties?

- c. High density zoning is critical for affordable housing.
- d. Consider deferring or waiving development impact fees to reduce the cost of affordable housing.
- e. Address the effect of rent increases in Ranch Mobile Home Park on the City's stock of affordable housing.
- f. Take into account the growing housing needs of seniors and "baby boomers" who will become seniors.
- g. Address the housing needs of persons with disabilities (e.g. persons with brain injuries), not only those with developmental disabilities.
- h. The City needs more than the RHNA allocation of 192 units to meet the housing needs of low income households and homeless people.
- i. The City should encourage the Area Housing Authority to give housing preference to homeless families and seek Veterans Affairs Supportive Housing (VASH) vouchers from the Department of Veterans Affairs for homeless veterans.
- j. Consider some new one story homes for seniors, perhaps with 2 master suites, a third bedroom/office, lots of storage, that are close to shopping, doctors, etc. Encourage a development like Leisure Village.

These public comments were considered during preparation of the Draft Housing Element. For example, a discussion was added pertaining to the City's efforts to mediate a rental rate agreement between mobile home park owners and mobile home park residents.

Public comments were solicited on the Draft Housing Element Update. Notices were circulated to individuals and organizations representing the interests of lower income and special needs households. Comments from the general public were solicited on the City's website at www.toaks.org. The draft document was made available for review at City Hall, at Public Libraries, and the City's website. The public was also able to provide feedback at the Planning Commission study session on the Draft Housing Element Update that took place on February 4, 2013.

C. Consistency with Other Elements of the General Plan

State law requires that all portions of the General Plan be internally consistent. A number of other General Plan Elements are related to the Housing Element, or serve to carry out the goals and policies of the Housing Element. Five elements in particular address environmental or man-made factors that limit the location or type of housing that can be developed: Land Use, Safety, Noise, Open Space, and Conservation. The Safety and Noise Elements address hazards or nuisances that should be avoided in the location of housing, or mitigated in the construction of housing. The Open Space and Conservation Elements concern land resources that should be protected from

development. All of these factors affect the type, location and cost of housing and could also affect the City's ability to meet the goals of the Housing Element.

The Housing Element is closely related to development policies contained in the Land Use Element, which establishes the type, intensity and distribution of land uses throughout the City. The Land Use Element determines the number and type of housing units that can be constructed in the various land use categories. Areas designated for commercial and industrial uses create employment opportunities, which in turn create demand for housing. The Circulation Element establishes the location and scale of streets, highways and other transportation routes that provide access to residential neighborhoods.

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Chapter II

Housing Needs Assessment

CHAPTER 2: HOUSING NEEDS ASSESSMENT

The City of Thousand Oaks is located in the southeastern corner of Ventura County, in an area known as the Conejo Valley. The City was incorporated in 1964 and encompasses nearly 55 square miles. Thousand Oaks has grown considerably since its incorporation and is a desirable and attractive residential location for many households.

The City is economically diverse and provides a range of employment, lifestyle, and housing opportunities. Since its incorporation it has grown from 20,000 residents to 126,683 in 2010. The City is surrounded by approximately 15,000 acres of open space. Thousand Oaks also has a significant employment base, with an estimated 1.4 jobs per housing unit in 2007. The population is also relatively affluent, but it includes people of all income levels.

The American Community Service (ACS) is a national sample survey performed by the US Census Bureau. It supplements the US Census which is completed every 10 years. According to the ACS, the estimated median household income in 2010 was \$95,281, while the median household income for Ventura County was \$75,348. However, the median household income figure used to determine eligibility for affordable housing programs is set by California Department of Housing and Community Development (HCD). HCD established a median household income of \$86,700 in 2010 and \$89,300 for 2012 (Source: California Dept. of Housing and Community Development).

This chapter examines general population and household characteristics and trends, such as age, race and ethnicity, employment, household composition and size, household income, and persons with special needs. Characteristics of the existing housing stock (e.g., number of units and type, tenure, age and condition, costs) are also addressed. Finally, the City's projected housing growth needs based on the 2014-2021 Regional Housing Needs Assessment (RHNA) are examined.

The Housing Needs Assessment utilizes the most recent data available. In many cases the only available data is from the 2010 U.S. Census (data gathered as of April 1, 2010). Additional data was obtained from California Department of Finance (DOF), California Employment Development Department (EDD), Southern California Association of Governments (SCAG) and other relevant sources. In addition, the City's Consolidated Plan provided useful information. The Consolidated Plan (CP) is a five-year strategy submitted to the U.S. Department of Housing and Urban Development (HUD) for the expenditure of Community Development Block Grant (CDBG) funds. The CDBG funds are used for capital projects and social services that primarily benefit lower income persons.

A. Population Characteristics

1. Population Growth Trends

In the two decades following its incorporation, Thousand Oaks' population grew rapidly. During the 1965-1975 decade, the City population more than doubled. The population increased from 19,300 persons in 1965 to 53,754 persons in 1975 and averaged a yearly

growth rate of 11.8 percent. In the decade 1975-1985, the City continued its rapid growth rate. By January 1, 1985, the total City population count was 94,160 persons.

After 1985 the City's growth rate decreased from its rapid pace of the previous decades. The California Department of Finance estimates that the population of Thousand Oaks as of January 1, 2012 was 128,031, representing a 9.4% increase since 2000, less than 1% per year. The recent population growth rate is less than the recent growth rate for Ventura County (see Table II-1).

TABLE II-1 POPULATION TRENDS 1990-2010 - THOUSAND OAKS VS. VENTURA COUNTY					
	1990	2000	2010	Growth 1990-2000	Growth 2000-2010
Thousand Oaks	104,352	117,005	126,683	12.1%	8.3%
Ventura County	669,016	753,197	823,318	12.6%	9.3%

Sources: 1990,2000 and 2010 Census)

According to the population estimates provided by the California Department of Finance, the City's growth rate slowed dramatically between the 2000 and 2010 Census counts. The City's population grew much faster during the first half of the decade than the second half of the decade.

2. Age

Housing needs are influenced by the age characteristics of the population. Different age groups have different housing needs based on lifestyles, family types, income levels, and housing preference. Table II-2 provides a comparison of the City's and County's population by age group in 2010. This table shows that the City's population is slightly older than Ventura County as a whole, with a median age of about 41.5 as compared to the County median of 36.2 years.

The City's population over age 85 is the fastest growing age group, having increased by 56.1% from 2000 to 2010 (1,862 persons to 2,907 persons). Adults between the ages of 25 and 44 have been declining in number, with the population of this group decreasing by 15.4% from 2000 to 2010 (35,293 persons to 29,853 persons)¹.

¹ 2000 and 2010 Census

TABLE II-2 AGE DISTRIBUTION - THOUSAND OAKS VS. VENTURA COUNTY				
Age Group	Thousand Oaks		Ventura County	
	Persons	%	Persons	%
Under 18 years	30,076	23.7	211,915	25.7
18 to 24 years	10,226	8.1	81,371	9.9
25 to 44 years	29,853	23.5	216,543	26.3
45 to 64 years	37,964	30.0	217,180	26.4
65 to 74 years	9,971	7.9	51,396	6.2
75 to 84	5,686	4.5	30,870	3.8
85 and over	2,907	2.3	14,043	1.7
Total	126,683	100.0	823,318	100.0
Median Age	41.5		36.2	

Source: 2010 Census, Table QT-P1

3. Race, Ethnicity and Citizenship

The racial and ethnic composition of the City differs from the County in that a lower proportion of City residents are Hispanic/Latino or racial minorities. The 2010 Census showed that approximately 70.2% of City residents are non-Hispanic white, contrasted with 48.7% for the County as a whole. The percentage of Hispanics residing in the City increased from 13.1% of the population in 2000 to 16.9% in 2010. Asians, with about 8.6% of the City population, represent the largest non-Hispanic minority group (Table II-3).

TABLE II-3A RACE/ETHNICITY - THOUSAND OAKS VS. VENTURA COUNTY				
	Thousand Oaks		Ventura County	
	Persons	%	Persons	%
Not Hispanic or Latino				
-White	88,970	70.2	400,868	48.7
-Black or African American	1,508	1.2	13,082	1.6
-American Indian/Alaska Native	231	0.2	2,389	.3
-Asian	10,928	8.6	54,099	6.5
-Native Hawaiian/Pacific Islander	134	0.1	1,353	.2
-Other races or 2+ races	3,571	2.8	19,960	2.4
Hispanic or Latino (any race)	21,341	16.9	331,567	40.3
Total	126,683	100.0	823,318	100.0

Source: 2010 Census, SF2 Table DP-1

Residents who are not U.S. citizens might have a more difficult time earning a living and acquiring affordable housing than U.S. citizens. Estimates of the citizenship status of the City and County residents are provided in Table II-3B. No information was available regarding the legal status of the residents that were not U.S. citizens. The estimates shown in Table II-3B indicate that 80.8 % of the City's residents became U.S. citizens

by birth, 9.9 % became U.S. citizens by naturalization and 9.3% were not U.S. citizens. In contrast, approximately 13.2% of County residents were not U.S. citizens.

Non-citizens who recently entered the U.S. are likely to have a harder time earning a living and securing affordable housing than those who entered the U.S. a long time ago. More than half (51.5%) of City residents who are not U.S. citizens entered the U.S. since 2000. On the other hand, 39.4% of the non-citizen residents of the County entered the U.S. since 2000.

TABLE II-3B CITIZENSHIP STATUS - THOUSAND OAKS VS. VENTURA COUNTY				
	Thousand Oaks		Ventura County	
	Persons	%	Persons	%
Total	127,041		825,706	
-U.S. Citizen by birth	102,673	80.82	635,731	76.99
-U.S. citizen by naturalization	12,600	9.92	81,242	9.84
-Not a U.S citizen	11,768	9.263	108,733	13.172
Year of Entry of Non-Citizens				
-2000 or later	6,060	51.5	42,870	39.43
-1990 to 1999	2,696	22.91	34,196	31.45
-1980 to 1989	2,187	18.58	20,040	18.43
-Before 1980	825	7.01	11,627	10.69

Source: 2010 American Community Survey 1-Year Estimates: Tables B05001 and B05005

B. Household Characteristics

1. Household Composition and Size

Household characteristics are important indicators of the type and size of housing needed in a city. The Census defines a “household” as all persons occupying a housing unit, which may include single persons living alone, families related through marriage or blood, or unrelated persons who share a single unit. Persons in group quarters such as dormitories, retirement or convalescent homes, or other group living situations are included in population totals, but are not considered households.

The City of Thousand Oaks had 45,836 households as reported in the 2010 Census. Table II-4 provides a comparison of households by type for the City and Ventura County as a whole. Family households in 2010 comprised approximately 73% of all households in the City. The percentage of family households with children in the City decreased from 37.3% in 2000 to 33.4% in 2010. The number of single-person households increased from 19.6% in 2000 to 21.2% in 2010. The City’s average household size is smaller than Ventura County as a whole (2.73 persons per household city vs. 3.04 persons for the County).

TABLE II-4 HOUSEHOLD COMPOSITION - THOUSAND OAKS VS. VENTURA COUNTY				
Household Type	Thousand Oaks		Ventura County	
	Households	%	Households	%
Family Households				
-Without Children Under 18	18,089	39.5	103,095	39.6
-With Children Under 18	15,302	33.4	94,083	35.2
Non-family Households				
-Single living alone	9,717	21.2	53,037	19.9
-2 or more	2,717	5.9	16,705	6.3
Total Households	45,825	100	266,920	100
Average Household Size	2.73		3.04	

Source: 2010 Census, Table DP-1

2. Housing Tenure

Housing tenure (owner vs. renter) is an important indicator of the housing market. Communities need an adequate supply of units available both for rent and for sale in order to accommodate a range of households with varying incomes, family sizes and composition, and lifestyles. The percentage of owner-occupied homes in the City decreased from 75% in 2000 to 73% in 2010. Table II-5 provides a comparison of the number of owner-occupied and renter-occupied units in the City in 2010 as compared to the County as a whole. It reveals a higher level of homeownership in the City, approximately 8 percentage points higher than the County.

TABLE II-5 HOUSEHOLD TENURE - THOUSAND OAKS VS. VENTURA COUNTY				
Tenure Type	Thousand Oaks		Ventura County	
	Units	Percent	Units	Percent
Owner Occupied	33,501	73.1	174,168	65.3
Renter Occupied	12,335	26.9	92,752	34.7
Total Occupied Units	45,836	100	266,920	100

Source: 2010 Census, Table QT-H3

3. Overcrowding

Overcrowding is often closely related to household income and the cost of housing. The U.S. Census Bureau considers a household to be overcrowded when there is more than one person per room, excluding bathrooms and kitchens, with severe overcrowding when there are more than 1.5 residents per room. Overcrowded households are usually a reflection of a shortage of affordable housing. The percentage of overcrowded households in the City decreased from 2.4% in 2000 to 1.3% in 2010.

As shown in Table II-6, overcrowding in Thousand Oaks in 2010 was significantly less than the County as a whole.

TABLE II-6 OVERCROWDING - THOUSAND OAKS VS. VENTURA COUNTY				
	Thousand Oaks		Ventura County	
	Households	%	Households	%
Occupied Units	45,316		265,904	
Overcrowded	496	1.1	11,516	4.3
Severely Overcrowded	72	0.2	4,555	1.7

Source: 2010 CensusDP04 2010 American Community Survey 1-year

Overcrowding has been more prevalent among renters than for owners. The 2000 Census showed that approximately 6.5% of the City's renter-occupied households were overcrowded compared to 1% for owner-occupied households. The 2010 Census did not provide overcrowding information by tenure.

Lack of affordable housing is the primary source of overcrowding. Several programs described in the Housing Action Plan (Chapter VI) address the problems of affordability and overcrowding, including Program 1 (affordable ownership housing), Program 2 (Affordable Housing Trust Fund), Program 3 (inclusionary housing in-lieu and linkage fees), Program 5 (10-Year Plan to End Homelessness), Program 6 (special needs households), Program 7 (acquisition and rehabilitation of existing housing), Program 9 (affordable housing at risk of conversion to market rate), Program 10 (ongoing affordability of affordable units), and Program 11 (extension of existing affordability covenants).

4. Household Income

Household income is a primary factor affecting housing needs in a community, as the ability of residents to afford housing is directly related to household income. "Median" income is the figure at which half of the households have greater income, and half have lower incomes.

Table II-7A shows the median household income in Thousand Oaks and other jurisdictions based on the 2010 American Community Survey 5-Year Estimate. Neither the 1-year or 3-year estimates were available for all jurisdictions. The median household income in the City was one of the highest in Ventura County.

TABLE II-7A MEDIAN HOUSEHOLD INCOME - CITIES AND VENTURA COUNTY		
Jurisdiction	Median Household Income	% of County Median Income
Camarillo	\$81,518	108
Fillmore	\$58,076	77
Moorpark	\$101,962	135
Ojai	\$61,990	82
Oxnard	\$59,015	78
Port Hueneme	\$51,555	68
Santa Paula	\$51,233	68
Simi Valley	\$88,675	118
Thousand Oaks	\$98,715	131
Ventura, City	\$65,782	87
Ventura County	\$75,348	100
California	\$60,883	81

Source: DP-3 Selected Economic Characteristics; 2010 American Community Survey 5-Year Estimate (2010 Inflation-Adjusted Dollars)

Median household income provides only a partial insight into the City's income profile. A more detailed breakdown of households by income is shown in Table II-7B. It shows that approximately 27% of City residents live in households with incomes of less than \$50,000, in comparison to 35% of the residents in Ventura County. Households with limited income usually have a higher incidence of housing problems such as overpayment (paying more than 30% of income on housing) and overcrowding.

TABLE II-7B INCOME DISTRIBUTION - THOUSAND OAKS VS. VENTURA COUNTY				
Household Income and Benefits	Thousand Oaks		Ventura County	
	Persons	%	Persons	%
Less than \$10,000	1,777	3.9	9,235	3.5
\$10,000 to \$14,999	1,109	2.4	11,258	4.2
\$15,000 to \$24,999	3,079	6.8	21,796	8.2
\$25,000 to \$34,999	2,709	6.0	19,825	7.5
\$35,000 to \$49,999	3,598	7.9	30,816	11.6
\$50,000 to \$74,999	6,086	13.4	45,462	17.1
\$76,000 to \$99,999	5,264	11.6	35,235	13.3
\$100,000 to \$149,999	9,666	21.3	47,914	18.0
\$150,000 to \$199,999	4,683	10.3	21,439	8.1
\$200,000 or more	7,345	16.2	22,924	8.6
Mean (Average)	\$120,468		\$92,290	
Median	\$95,281		\$71,864	

Source: 2010 American Community Survey, Table DP03: Selected Economic Characteristics:1-Year Estimates

Information about income sources is provided in Table II-7C. It shows, for example, that approximately 84.7% of the City's 45,316 households had earned income and 27.3% received social security income. The sum of the percentages exceeds 100% because many households receive income from multiple sources.

TABLE II-7C ANNUAL INCOME BY SOURCE - THOUSAND OAKS			
Income Source	Households	Percent of All Households	Median Income from Source
Earnings	38,384	84.7	\$116,526
Social Security	12,373	27.3	\$17,762
Retirement Income	7,672	16.9	\$31,357
Suppl. Social Security	1,191	2.6	\$9,012
Cash public assistance	507	1.1	\$9,565
Food stamps	1,048	2.3	not identified

Source: 2010 American Community Survey, Table DP03, Selected Economic Characteristics

The 2010 Census did not identify the median income attributable to food stamps. However, the average value of food stamps received in California in 2010 was approximately \$339 per month per household, or \$4,068 per year (Source: USDA's 2011 Supplemental Nutrition Assistance Program Report No. SNAP-11 CHAR: "Characteristics of Supplemental Nutrition Assistance Program Households: Fiscal Year 2010").

Table II-7C also does not provide a complete picture of household finances. For example, it does not include money obtained from interest, dividends, rents, trusts, alimony, child support, unemployment insurance, disability insurance or workers compensation. It also does not include subsidies that augment the purchasing power of income-eligible households.

Lower income households are also eligible to receive earned income tax credits and subsidies for child care, transportation, school breakfasts and lunches, medical care, utilities, college education, home repairs, and rent. For example, the Federal earned income tax credit supplements the earnings of workers with low wages. Households claiming the credit can reduce their tax burden and obtain a refund if the credit exceeds their tax liability. In 2012, the maximum credit varied from \$475 for households with no children to \$5,891 for households with 3 or more children. Nationally, households that claimed this credit on their 2011 returns received an average refund of \$2,240 (Source: "Don't overlook this \$6,000 tax credit" by Blake Ellis; CNN Money, April 12, 2012).

Rent subsidies also increase the purchasing power of lower income households. As of August of 2012, 1,037 households lived in subsidized rental housing operated by Many Mansions (395 units), Shadows TC Investors LP (147 units), Area Housing Authority and Oak Creek Housing Investors (57 units), Conejo Future Apartments (90 units), the Area Housing Authority (267 units) and others. Many, but not all, of the households living in subsidized rental housing received assistance through the Federal Section 8 program. As of May 24, 2012, 565 households were receiving an average of \$10,931

per year in rent assistance through the Section 8 program (Source: Area Housing Authority website).

5. Overpayment

According to State housing policy, overpayment occurs when housing costs exceed 30% of gross household income. Table II-8 displays housing overpayment estimates for Thousand Oaks and Ventura County provided by the 2010 American Community Survey. Of the renter households in Thousand Oaks, 55% paid more than 30% of their gross income on housing. Approximately 40.5% of the owner households overpaid for housing. As expected, overpayment was more prevalent for households in the lower income brackets. Of the households who made less than \$50,000 per year, 93.9% of the renters and 74.6% of the owners overpaid for housing. In comparison, of the households in Ventura County with incomes of less than \$50,000 per year, 84.2% of the renters and 63.8% of the owners overpaid for housing.

**TABLE II-8
OVERPAYMENT BY INCOME CATEGORY - THOUSAND OAKS VS. VENTURA COUNTY**

Household Income	Renters				Owners			
	Thousand Oaks		Ventura County		Thousand Oaks		Ventura County	
	Households	% overpaying	Households	% overpaying	Households	% overpaying	Households	% overpaying
Less than \$20,000	1,957	87.4	16,850	84.6	2,251	97.6	10,677	80.6
\$20,000 to \$34,999	1,463	100.0	16,927	87.9	2,624	75.1	14,440	57.3
\$35,000 to \$49,999	1,636	96.3	14,683	79.7	1,962	47.7	15,543	58.3
\$50,000 to \$74,999	2,335	67.1	18,251	42.4	3,751	47.8	26,778	54.3
\$75,000 or more	5,551	14.7	25,667	11.0	21,228	28.2	101,387	27.5
Total	12,942	55.0	92,378	55.6	31,816	40.5	168,825	40.5
Less than \$50,000	5,056	93.9	48,460	84.2	6,837	74.6	40,660	63.8

Source: 2010 American Community Survey 1-Year Estimates; Table B25106: Tenure by Housing Costs as a Percentage of Household Income in the Past 12 Months

Extremely low income (ELI) households are households with incomes that are less than 30 percent of the area median income. The housing affordability problems of extremely low income people are particularly severe. They have difficulty obtaining decent, safe or affordable housing and may be homeless or in danger of becoming homeless. In 2010, the income limit for an ELI household was \$26,000 per year (based on a 4-person household). ELI households include the income group shown in Table II-8 who made less than \$20,000 and part of the group who made between \$20,000 and \$34,999 per year. About 88.5 percent of the households in these two groups overpaid for housing in 2010.

The housing affordability problems for ELI households have become more severe over time due to the increasing costs of housing. The Department of Housing and Urban Development (HUD) generated information on housing affordability for ELI households in 2000 (see Table 8A). At that time, the income limit for an ELI household was \$20,550. In 2000, approximately 74 percent of the ELI households in Thousand Oaks paid more than 30 percent of their income towards housing.

TABLE II-8A: OVERPAYMENT BY EXTREMELY LOW-INCOME HOUSEHOLDS (2000)			
	Renters	Owners	Total
Households (all income levels)	10,207	31,539	41,746
Percent ELI households	12.6	4.4	6.4
Percent ELI households overpaying for housing	69	79	74

Source: HUD Comprehensive Housing Affordability Strategy (CHAS) Data Book, 2000

Several programs described in the Housing Action Plan (Chapter VI) address the problems of overpayment, including Program 1 (affordable ownership housing), Program 3 (inclusionary housing in-lieu and linkage fees), Program 5 (10-Year Plan to End Homelessness), Program 6 (special needs households), Program 7 (acquisition and rehabilitation of existing housing), Program 9 (affordable housing at risk of conversion to market rate), Program 10 (ongoing affordability of affordable units), Program 11 (extension of existing affordability covenants, and Program 12 (housing for persons with disabilities). Program 2 (Housing Trust Fund) calls for, where feasible, giving priority to housing projects that address the needs of extremely low income households.

C. Employment

Employment is an important factor affecting housing needs within a community. The jobs available in each employment sector and the wages for these jobs affect the type and size of housing residents can afford.

1. Current Employment

Current employment and projected job growth have a significant influence on housing needs during this planning period. Table II-9 shows that the City had a workforce (employed plus unemployed) of 69,324 persons, or about 69% of the working-age population, as reported in the 2010 Census. Approximately 31% of the City's working-age residents were not in the labor force. This table shows that the characteristics of the City's working-age population are similar to those of the County population.

TABLE II-9 LABOR FORCE - THOUSAND OAKS VS. VENTURA COUNTY				
Employment Status	Thousand Oaks		Ventura County	
	Persons	%	Persons	%
Employed	62,905	62.5	391,498	61.1
Unemployed	6,419	6.4	44,133	6.9
Not in labor force	31,333	31.1	204,646	32.0
Total population age 16+	100,657		640,277	

Source: 2010 Census, Table DP-3: Selected Economic Characteristics

In 2010, approximately 49% of the City's working residents were employed in management and professional occupations (Table II-10). Approximately 28% were

engaged in sales and office occupations. A low percentage of workers (about 14%) were employed in service related occupations such as waiters, waitresses and beauticians. Blue collar occupations such as machine operators, assemblers, farming, transportation, handlers and laborers constituted about 8% of the working population.

TABLE II-10 EMPLOYMENT BY OCCUPATION - THOUSAND OAKS		
Occupation	Jobs	%
Management, professional and related	30,840	49.1
Service	9,048	14.4
Sales and office	17,845	28.4
Farming, fishing and forestry	42	0.0
Construction, extraction, and maintenance	2,887	4.6
Production, transportation, and material moving	2,137	3.4
Total	62,799	

Source: 2010 American Community Survey, Table DP-03 and S2401 1-Year Estimates

2. Projected Job Growth

Future housing needs are affected by the number and type of new jobs created during this planning period. Table II-11 shows projected job growth by occupation for the Oxnard-Thousand Oaks-Ventura Metropolitan Statistical Area (Ventura County) along with median hourly wages for the period 2008-2018. Total employment in Ventura County is expected to grow by 7.7 percent. The overall growth is expected to add 26,500 new jobs and bring the employment of Ventura County to 371,400 by 2018.

Table II-11 shows that employment in some high-wage occupations is expected to grow, including: computer and mathematical (12.4%); life, physical, and social science (14%); and healthcare practitioners and technical (16.9%). However, the number of low-wage service jobs is also expected to grow, including health care support (22.2%), food preparation and serving (14%), building and grounds cleaning and maintenance (5%), sales (7.5%), and personal care and service (15.9%). Generally, residents that are employed in low-paying occupations have more difficulty obtaining adequate housing than residents in high-paying occupations.

Occupational Title	Annual Average Employment		Employment Change		Median Hourly Wage*
	2008	2018	Numerical	Percent	
Total, All Occupations	344,900	371,400	26,500	7.7	\$17.55
Management	25,340	26,110	770	3.0	\$48.71
Business and Financial Operations	15,950	17,580	1,630	10.2	\$30.88
Computer and Mathematical	8,240	9,260	1,020	12.4	\$37.56
Architecture and Engineering	8,150	8,630	480	5.9	\$40.68
Life, Physical, and Social Science	5,220	5,950	730	14.0	\$33.21
Community and Social Services	3,880	4,140	260	6.7	\$22.49
Legal	2,170	2,230	60	2.8	\$45.05
Education, Training, and Library	17,890	18,700	810	4.5	\$25.10
Arts, Design, Entertainment, Sports & Media	4,780	5,130	350	7.3	\$23.60
Healthcare Practitioners and Technical	12,330	14,410	2,080	16.9	\$35.12
Healthcare Support	7,060	8,630	1,570	22.2	\$13.87
Protective Service	5,480	5,690	210	3.8	\$19.49
Food Preparation and Serving Related	25,820	29,430	3,610	14.0	\$9.33
Building & Grounds Cleaning & Maintenance	11,680	12,260	580	5.0	\$11.55
Personal Care and Service	10,850	12,580	1,730	15.9	\$11.11
Sales and Related Occupations	37,200	40,000	2,800	7.5	\$12.41
Office and Administrative Support	53,920	56,060	2,140	4.0	\$16.42
Farming, Fishing, and Forestry	20,750	22,200	1,450	7.0	\$9.27
Construction and Extraction	17,930	19,030	1,100	6.1	\$21.60
Installation, Maintenance, and Repair	10,870	11,500	630	5.8	\$22.05
Production	21,760	22,330	570	2.6	\$14.36
Transportation and Material Moving	17,830	18,540	710	4.0	\$12.31

Source: California Employment Development Dept., Oct 7, 2010

*2010 Wages

3. Jobs-Housing Balance

A regional balance of jobs to housing helps to ensure that the demand for housing is reasonably related to supply. Jobs-housing balance is expressed as a ratio of jobs to housing units or jobs per household. When the number of jobs significantly exceeds the housing supply, the rental and for-sale housing markets may become overheated, requiring households to pay a larger percentage of their income for housing. In addition, a tight housing market can result in overcrowding and longer commute times as workers seek more affordable housing in outlying areas.

A desirable jobs/housing ratio can help, but cannot eliminate, housing demand and traffic congestion problems. This is the case because convenience to employment is only one factor that people take into account when they choose a home or place of employment. Published studies show there is a weak correlation between place of employment and place of residence. More than a dozen studies that quantified the

impact of jobs/housing balance on vehicle miles traveled or commute time were reviewed in a 2010 report.²² After analyzing the studies, the author of the report concluded: “although some are difficult to summarize, four demonstrate no or almost no impact, four show a modest impact relative to other factors that influence commuting choices, and three demonstrate a substantive impact.” A study in the Portland, Oregon area³³ found that only in cases of extreme imbalance did changes in jobs/housing ratio have a noticeable effect on vehicle miles traveled.

Locally, empirical evidence shows that there is almost no relationship between where workers reside versus where they work. Workers in Ventura County do a great deal of in- and out-commuting regardless of the jobs/housing ratio. For example, survey data taken from 2006 to 2010 indicate that the City of Camarillo had approximately 1.3 jobs per housing unit (32,790 jobs/24,376 housing units), yet only 36% of its employed residents had jobs in town. Thousand Oaks had an estimated 1.4 jobs per housing unit (65,442 jobs/45,776 housing units) and 47% of its employed residents worked in town. The City of Oxnard had approximately 0.92 jobs per housing unit (46,757 jobs/50,694 housing units), yet 44% of its working residents had jobs in town. In every case, the majority of the people who worked in these cities commuted in from other areas.⁴⁴

As of 2010, about 48.7% of all employed Thousand Oaks residents had jobs within the City limits. Approximately 22.2% of employed Thousand Oaks residents worked elsewhere in Ventura County and 28.8% worked outside of Ventura County (Table II-12A).

TABLE II-12A JOB LOCATION FOR THOUSAND OAKS RESIDENTS		
Job Location	Jobs	%
Work in Thousand Oaks	29,905	48.7
Work elsewhere in Ventura County	13,633	22.2
Work in another California county	17,685	28.8
Work outside of California	184	0.3
Total workers age 16+	61,407	100

Source: 2010 American Community Survey 1 Year, Table S0801: Commuting

Jobs/housing ratio would be a more useful metric if it were applied to a commuting area rather than a city boundary. A commuting area could be considered in balance if there are sufficient employment opportunities for workers who reside within a reasonable commuting distance. Local workers commute, by and large, from within the City and from nearby cities and unincorporated communities. These include the cities of Westlake Village, Agoura Hills, Calabasas, Camarillo, Oxnard, Moorpark and Simi Valley, the unincorporated islands of Casa Conejo, Lynn Ranch and Rolling Oaks, and

² Miller, John S. Ph.D. Feasibility of Using Jobs/Housing Balance in Virginia Statewide Planning, Virginia Transportation Research Council Research Report, 2010.

³ Peng, Z.R. “The Jobs-Housing Balance and Urban Commuting.” Urban Studies, Vol 34, No. 8, 1997, p1215-1235.

⁴ Housing units: 2006-2008 American Community Survey 3-Year Estimate of Housing Units; Jobs: HUD State of the Cities Data Systems, 2007 County Business Patterns Special Data Extracts; Commuting: 2006-2010 American Community Survey 5-Year Estimate: Table S0801: Commuting.

the adjacent unincorporated communities of Ventu Park, Kelly Estates and Oak Park. Whether the jobs/housing ratio is based on the City alone or a commuting area, Thousand Oaks enjoys a good balance between jobs and housing.

D. Housing Stock Characteristics

This section evaluates the community's housing stock and helps to identify and prioritize needs. The factors evaluated include the number and type of housing units, recent growth trends, age and condition of housing, tenure, vacancy, housing costs, and affordability. A housing unit is defined as a house, apartment, mobile home, or group of rooms, occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters.

1. Housing Type and Growth Trends

As of 2010, the housing stock in Thousand Oaks was comprised mostly of single-family detached homes, which made up about 68% of all units, while multi-family units comprised about 18% of the total. About 12% of units were single-family attached (condominium and townhome) units. Mobile homes comprised the remaining 2 percent. Overall, the housing stock by type and growth trends for the City is very close to the County as a whole for the period 2000 – 2010, as indicated in Table II-13.

TABLE II-13 HOUSING BY TYPE - THOUSAND OAKS						
Structure Type	2000		2010		Growth	
	Units	%	Units	%	New Units	% of New Units
Thousand Oaks						
Single-family detached	28,521	66	32,115	68	3,594	81
Single-family attached	5,148	12	5,680	12	532	12
Multi-family 2-4 units	1,732	4	1,532	3	-200	-5
Multi-family 5+ units	6,456	15	7,074	15	618	14
Mobile homes	1,071	3	994	2	-77	-2
Total units	42,928	100	47,345	100	4,467	
Ventura County						
Single-family detached	160,529	64	177,363	63	16,834	56
Single-family attached	27,322	11	32,953	12	5,631	19
Multi-family 2-4 units	16,410	6	16,175	6	-235	-1
Multi-family 5+ units	35,289	14	44,036	15	8,747	29
Mobile homes	11,702	5	10,787	4	-915	-3
Boat, RV, van, etc	460	0	367	0	-93	0
Total units	251,712	100	281,681	100	29,969	

Source: 2000 Census Table DP-4: Profile of Selected Housing Characteristics and 2010 American Community Survey 1-year estimates, Table DP04 Selected Housing Characteristics

Single-family attached structures are for-sale condominiums and townhomes.

Between 2000 and 2010, 4,467 dwelling units were constructed in Thousand Oaks, representing a 10% increase in housing stock. Single-family detached homes represented about 81% of all units built in the City during that period. Approximately 21% of residential development in the City during this timeframe was comprised of multi-family and condominium (single-family attached) units.

Most of the housing growth between 2000 and 2010 occurred through 2006. Housing production slowed dramatically since 2006. Only 355 homes were completed in the 5 years from 2007 through 2011 (Source: Monthly Housing Reports; Thousand Oaks Community Development Department).

There are 8 mobile home parks in the City. No new mobile home units were added, and one, Conejo Mobile Home Park, was closed in 2011.

2. Housing Age and Conditions

Housing age is often an important indicator of housing condition. Table II-14 shows the age distribution of the housing stock in Thousand Oaks compared to Ventura County as a whole as reported in the 2010 American Community Survey.

TABLE II-14 AGE OF HOUSING STOCK - THOUSAND OAKS VS. VENTURA COUNTY				
Year Built	Thousand Oaks		Ventura County	
	Units	%	Units	%
2005 and later	998	2.1	11,050	3.9
2000-2004	5,546	11.7	21,896	7.8
1990-1999	5,695	12.0	29,904	10.6
1980-89	7,768	16.4	47,734	16.9
1970-79	14,582	30.8	63,809	22.7
1960-69	9,939	21.0	58,019	20.6
1950-59	2,227	4.7	30,094	10.7
1940-49	437	0.9	9,114	3.2
1939 or earlier	153	0.3	10,061	3.6
Total	47,345		281,681	

Source: 2010 American Community Survey 1-Year Estimates; Table DP04:Sected Housing Characteristics

This table shows that about 27% of the housing units in Thousand Oaks were constructed prior to 1970. These findings normally suggest that there may be a need for maintenance and rehabilitation. However, there is little evidence that these older homes are in poor condition. A great deal of housing restoration work was done during the housing bubble years of the last decade.

The lack of complete kitchen or plumbing facilities is often an indicator of housing problems. Table II-15 identifies the number of occupied housing units lacking complete kitchen or plumbing facilities in the City and the County as a whole. This table shows

that 0.4% of the housing units lacked a complete kitchen and 0.1% lacked complete plumbing facilities. This is an improvement from 2000. The 2000 Census reported that only 0.6% of the housing units lacked a complete kitchen and 0.3% lacked complete plumbing facilities.

TABLE II-15 KITCHEN AND PLUMBING FACILITIES - THOUSAND OAKS VS. VENTURA COUNTY				
Facilities	Thousand Oaks		Ventura County	
	Units	%	Units	%
Kitchen Facilities				
Complete kitchen facilities	45,145	99.6	263,686	99.2
Lacking complete kitchen facilities	171	0.4	2,218	0.8
Total Occupied Housing Units	45,316		265,904	
Plumbing Facilities				
Complete plumbing facilities	45,266	99.9	264,983	99.7
Lacking complete plumbing facilities	50	0.1	921	0.3
Total Occupied Housing Units	45,316		265,904	

Source: H342010 American Community Survey 1-Year Estimates; Table DP04:Sected Housing Characteristics

The City's Code Compliance Division responds to citizen complaints about housing that is in poor condition. Most property owners make the necessary repairs in response to requests or enforcement by the Code Compliance Division. Code Compliance Division records from 2009 and 2011 were analyzed. The records included 1,345 cases of which 958 involved property maintenance problems and 387 involved building code issues. As of October of 2012, only 114 of the property maintenance and 62 of the building code cases were still active (unresolved). The active property maintenance cases were concentrated in the area between Moorpark Road, Erbes Road, Hillcrest Drive and Peterson Road. The active building code cases were concentrated in the area between Ave de Las Flores, Ave de Los Arboles, Moorpark Road and Highway 23. Housing Action Plan Program 8 (inspection of resale housing), as described in Chapter VI, addresses the problem of housing deterioration by encouraging the maintenance of the housing stock.

3. Vacancy

Housing vacancy rates as reported in the 2010 Census are shown in Table II-16. The table shows that the vacancy rate for rental housing in the City was moderate, with 5.6% of the units available for rent. This vacancy rate is close to the countywide average, which was 4.8% of the available for-rent units. Rental vacancy rates in the 2% range or lower indicate nearly full occupancy and contribute to upward pressure on rents. These rental vacancy rates are much higher than those reported in the 2000 Census: 0.7% for the City and 0.8% for the County.

TABLE II-16 HOUSING VACANCY RATES - THOUSAND OAKS VS. VENTURA COUNTY				
	Thousand Oaks		Ventura County	
	Units	%	Units	%
Occupied units	45,836		266,920	
-Owner-occupied	33,501	73.1	174,168	65.3
-Renter-occupied	12,335	26.9	92,752	34.7
Rental units	13,135		97,740	
-Renter-occupied	12,335	93.9	92,752	94.9
-Rented, unoccupied	61	0.5	324	0.3
-For-rent, unoccupied	739	5.6	4,664	4.8
For-sale units	33,884		177,230	
-Owner-occupied	33,501	98.9	174,168	98.3
-Sold, unoccupied	106	0.3	595	0.3
-For-sale, unoccupied	277	0.8	2,467	1.4
Vacant units	1,661		14,775	
-For-rent*	739	44.5	4,664	31.6
-For-sale*	277	16.7	2,467	16.7
-Rented or sold, not occupied*	167	10.1	919	6.2
-For seasonal or occasional use*	158	9.5	3,545	24.0
-For migrant workers*	0	0.0	12	0.1
-Other vacant*	320	19.3	3,168	21.4
Total housing units	47,497		281,695	

Source: 2010 Census SF1 Table QT-H1

4. Housing Cost

a. Housing Affordability Criteria

State law establishes five income categories for purposes of housing assistance programs based on the area (i.e., county) median income (AMI). These include extremely low (30% or less of AMI), very low (31-50% of AMI), low (51-80% of AMI), moderate (81-120% of AMI) and above moderate (over 120% of AMI). Housing affordability is based on the relationship between household income and housing expenses. According to HUD and the California Department of Housing and Community Development⁵, housing is considered “affordable” if the monthly payment is no more than 30% of a household’s gross income. The payment includes rent and utilities for rental housing or the mortgage payment and housing expenses for for-sale housing. The income limits for housing assistance are reduced for households with fewer than 4 persons and increased for households with more than 4 persons. In some areas (such as Ventura County), these income limits are adjusted for high housing costs. HCD and

⁵ HCD memo of 4/18/07 (<http://www.hcd.ca.gov/hpd/hrc/rep/state/inc2k7.pdf>)

HUD established the 2010 AMI for Ventura County at \$86,700. In 2012, the AMI estimate for Ventura County was \$89,300.

Table II-17 shows affordable rent levels and estimated affordable purchase prices for housing in Ventura County by income category for a family of four. Based on State-adopted standards, the maximum affordable monthly payment on a 3-bedroom unit for extremely low income households is \$670, while the maximum affordable payment for very low income households is \$1,116. The maximum affordable payment for low income households is \$1,340, while the maximum for moderate-income households is \$2,456.

Maximum purchase prices are more difficult to determine due to variations in mortgage interest rates and qualifying procedures, down payments, special tax assessments, homeowner association fees, property insurance rates, etc. With this caveat, the maximum home purchase prices by income category shown in Table II-17 have been estimated based on typical conditions with a 30-year mortgage interest rate of 4 percent. The affordable purchase price will fluctuate with interest rates. In 2012, a 30-year mortgage could be obtained at a rate below 4% and a 5-year adjustable-rate mortgage could be obtained at a rate below 3 percent. These mortgage interest rates are low by historical standards. The affordable purchase price would drop by about 10% if 30-year mortgage rates rise to 5% rather than 4 percent.

TABLE II-17
INCOME CATEGORIES AND AFFORDABLE HOUSING COSTS FOR 2012 -
VENTURA COUNTY

Income Category	Income Limits¹	Affordable Rent Range	Affordable Home Price Range
Above moderate (>120% of AMI)	\$107,150+	\$2,457+	\$461,000+
Moderate (81-120% of AMI)	\$107,150	\$1,341-\$2,456	\$300,100-\$461,000
Low (51-80% of AMI)	\$67,650	\$1,117-\$1,340	\$179,100-\$300,000
Very Low (31-50% of AMI)	\$44,650	\$671-\$1,116	\$99,100-\$179,000
Extremely Low (<30% of AMI)	\$26,800	\$670	\$99,000
Area Median Income	\$89,300	n/a	n/a

Assumptions:

- AMI for 2012¹ -Based on a family of 4
- 30% of gross income for rent or principal, interest, taxes and insurance
- 10% down payment, 4% interest, 1.5% taxes and HOA fees, \$80/mo PMI. & \$481/yr homeowners insurance

¹Cal Code Regs. Sec. 6932

Source: California Dept. of HCD; CNN Money Mortgage Payment Calculator

b. For-Sale Housing

Housing prices are relatively high due to the so-called “housing bubble” that occurred from 1996 to 2006. Home prices soared largely due to historically low mortgage rates, lax lending practices and speculation in real estate. Landlords were also able to raise rental rates on apartments as the purchase price of homes became unaffordable to a large segment of the population.

Home prices took a sharp downturn from 2007 through 2009. Although home values have come down considerably, home prices are still high by historical standards. At the national level, average home prices in 2010 were still approximately 45-60% above where they were in 2000 (Source: S&P/Case-Shiller Home Price Indices: “2010, A Year In Review”).

Housing sales price statistics for 2011 are shown in Table II-18. Home sales information is reported by real estate data services companies by community name (e.g. Newbury Park) or zip code, not by city. Therefore, some home sales located outside of the city limits are included in these reports. For example, roughly one-half of Zip Code 91361 is in the city of Westlake Village. Home sales activity reported for Zip Codes 91320, 91360 and 91362 are more representative of home prices within the city limits.

Table II-8 shows that the median home sales price in 2011 was \$470,000 within Zip Code 91320 and \$478,500 within Zip Codes 91360 and 91362. The median home price of \$350,000 for Ventura County was considerably lower. Median means that half of the units sold for less and half sold for more.

Home prices varied considerably by type of home. The median price for single-family detached homes (\$465,000 to \$685,000) was more than twice the price for condominiums (\$220,000 to \$311,000). Based on the estimated affordable purchase prices shown in Table II-17, it is clear that few for-sale units were affordable to extremely low and very low income residents.

At a median price of \$265,000 for resale condominiums in Zip Code 91320, there is a “gap” of over \$86,000 between the market price and the maximum price, \$179,000 that a very low income household can afford to pay for a home. There is less of a price gap in Zip Code 91360 and more of a gap in Zip Code 91362. The price gap would be even greater for new condominium units, which are more expensive than resale units.

**TABLE II-18
2011 HOME SALES BY ZIP CODE AND HOUSING TYPE -
THOUSAND OAKS VS. VENTURA COUNTY**

	Zip Code	Median Price (All)	Single- Family		Condominium/ Townhouse	
			Units Sold	Median Price	Units Sold	Median Price
Thousand Oaks	91320 ¹	\$470,000	381	\$520,000	108	\$265,000
	91360 ²	\$478,500	360	\$465,000	73	\$220,000
	91362		285	\$685,000	213	\$311,000
	91361 ³	\$635,000	130	\$810,000	170	\$469,000
Ventura County		\$350,000	5,998	\$395,000	2,148	\$236,000

Notes:

Source: DataQuick News: “California Home Sale Activity by City Home Sales Recorded in the Year 2011” and “Southern California Home Sale Activity LA Times Sunday Edition Charts – Data for the Year 2011”

1 Includes unincorporated County area.

2 Includes unincorporated County area.

3 Includes unincorporated County area and portion of City of Westlake Village.

c. Rental Housing

Table II-19 shows January 2012 market data for rental apartments in Thousand Oaks and Ventura County based on recent surveys. The table shows that the average rent for Thousand Oaks was \$1,589 per month, slightly higher than the overall average rent in Ventura County. Surveyed rental rates for Thousand Oaks decreased slightly from January of 2011, when the average monthly rent was \$1,630.

When market rents are compared to the amounts lower income households can afford to pay (Table II-17), it is clear that very low and extremely low income households have a difficult time finding housing without overpaying. The gap between market rent and affordable rent at the very low income level is about \$473 per month, while the gap at the extremely low income level is \$919 per month. However, at the low income and moderate income levels, households are much more likely to find affordable rentals.

An average rent in 2012 for a 2-bedroom, apartment currently is about \$1,651 per month while the affordable payment (rent plus utility allowance) for a 4-person, low-income household is \$1,786 per month. The affordable payment for a 4-person, moderate income household is \$2,679 per month. The utility allowance for a typical 2-bedroom apartment is \$110 (Source: HUD, "Allowances for Tenant Furnished Utilities and other Services for Area Housing Authority of Ventura County" 10/1/2012).

**TABLE II-19
2012 APARTMENT RENTS BY NO. OF BEDROOMS -
THOUSAND OAKS VS. VENTURA COUNTY MARKET AREA**

Unit Type	Thousand Oaks ¹			Ventura County Market Area ²		
	Lowest	Highest	Average	Lowest	Highest	Average
Studio	\$875	\$1,185	\$1,073	\$695	\$1,275	\$1,015
1bd	\$1,025	\$1,932	\$1,422	\$575	\$2,000	\$1,256
2bd	\$1,210	\$2,500	\$1,651	\$750	\$3,400	\$1,543
3bd	\$1,650	\$2,295	\$1,995	\$1,100	\$2,462	\$1,868
Overall	\$875	\$2,500	\$1,589	\$575	\$3,400	\$1,435

Source: Ventura County Apartment Market Survey; Dyer Sheehan Group, Inc. 2012

¹ Minimum property size - 30 units. ² Minimum property size - 3 units.

E. Special Needs Housing

Certain groups have greater difficulty finding decent, affordable housing due to special circumstances. Such circumstances may be related to one's family characteristics, disability, or other conditions. As a result, some Thousand Oaks residents may experience a higher prevalence of overpayment, overcrowding, or other housing problems.

State Housing Element law defines "special needs" groups to include persons with disabilities, the elderly, large households, female-headed households with children, farm workers, and homeless persons. This section contains a discussion of the housing needs facing each of these groups.

1. Persons with Disabilities

In 2010, approximately 4,780 non-institutionalized people between the 18 and 64 years of age, or 6.0% of the age group (working age population), reported a disability in Thousand Oaks (see Table II-20). Of those aged 65 and over, 5,647 persons, or 33.4%, had some form of disability. Included within these disabilities are persons with an ambulatory disability that hinders their ability to walk or climb stairs (1.8% of the working age population and 20.6% of the senior population).

TABLE II-20 NON-INSTITUTIONALIZED PERSONS WITH DISABILITIES BY AGE GROUP - THOUSAND OAKS		
Disabilities by Age Group	Persons	Percent of Age Group
Age 5 to 17		
-Persons with one or more disabilities	1,017	4.3
- with a hearing difficulty	61	0.3
- with a vision difficulty	67	0.3
- with a cognitive difficulty	774	3.3
- with an ambulatory difficulty	154	0.7
- with a self-care difficulty	254	1.1
- Persons with and without disabilities	23,670	100
Age 18 to 64		
-Persons with one or more disabilities	4,780	6.0
- with a hearing difficulty	1,559	2.0
- with a vision difficulty	911	1.1
- with a cognitive difficulty	1,973	2.5
- with an ambulatory difficulty	1,411	1.8
- with a self-care difficulty	946	1.2
- With an independent living difficulty	1,708	2.1
- Persons with and without disabilities	79,850	100
Age 65 and over		
-Persons with one or more disabilities	5,647	33.4
- with a hearing difficulty	1,911	11.3
- with a vision difficulty	745	4.4
- with a cognitive difficulty	2,113	12.5
- with an ambulatory difficulty	3,487	20.6
- with a self-care difficulty	1,629	9.6
- Persons with and without disabilities	16,926	100

Note: Total of persons with specific disabilities exceeds persons with one or more disabilities due to multiple disabilities per person

Source: 2010 American Community Survey 1-Year Estimates; S1810: Disability Characteristics

According to the Tri-Counties Regional Center, 396 residents of Thousand Oaks are persons with developmental disabilities. "Developmental disability" means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. This includes mental retardation, cerebral palsy, epilepsy, and autism (Section 4512 of the Welfare and Institutions Code). Among the residents of Thousand Oaks with developmental disabilities in 2012, 74 individuals were 23 years of age or older, who lived with their parents. Persons with developmental disabilities often have limited incomes and impairments that may limit their ability to live independently. These individuals are in need of affordable, supportive housing.

There are four facilities in Thousand Oaks that focus on the needs of persons with disabilities. Two of these, Richmond Terrace and Esseff Village, are operated by Many Mansions, a non-profit housing provider. The other two facilities are owned by the United Cerebral Palsy/Spastic Children's Foundation and include a total of 30 beds for severely disabled persons, of which 20 beds (10 each) are reserved for income-eligible residents. Another Many Mansions facility, the 60-unit Hillcrest Apartment project, is scheduled for completion in 2013. One-half of the units will be available to persons with disabilities and homeless persons.

Title 24, Chapter 11A of the California Building Code contains requirements to address the needs of persons with disabilities. When a project proposes new construction of three or more apartments or four or more condominiums, certain dwelling units must be on an accessible route and be adaptable for use by persons who use wheelchairs or other mobility aids.

If a project involves 5 or more units and receives federal assistance, 5% of the units (not less than one unit) must be accessible for persons with mobility disabilities and an additional 2% of the units (at least one) must be accessible to persons with hearing or visual disabilities.

Section 104.10 of the California Building Code allows the building official to grant modifications to the requirements of the building code where strict compliance would be impractical. This allows individuals with disabilities to make reasonable changes to their homes to accommodate their particular disabilities.

Constraints on housing for persons with disabilities and programs to address those constraints are discussed in Chapter IV and Chapter VI.

2. Elderly

In 2010, there were 11,641 households (owners and renters combined) in Thousand Oaks where the householder was 65 or older (Table II-21). Of these, 622 households were below the poverty level based on surveys conducted from 2008 to 2010⁶. Many elderly persons are dependent on fixed incomes and a high percentage of the elderly

⁶ 2008-2010 American Community Survey 3-Year; Table B17017 Poverty Status in The past 12 Months by Household Type by Age of Householder - Universe: Households

are disabled. Elderly homeowners may be physically unable to maintain their homes or cope with living alone. The housing needs of this group can be partially addressed through smaller units, second units on lots with existing homes, shared living arrangements, congregate housing and housing assistance programs.

TABLE II-21 ELDERLY HOUSEHOLDS BY TENURE - THOUSAND OAKS					
Householder Age	Owners		Renters		
	Households	%	Households	%	
Under 65 years	24,048	71.7	10,147	82.2	
65 to 74 years	5,318	15.9	668	5.4	
75 to 84 years	3,005	9.0	722	5.9	
85 and over	1,130	3.4	798	6.5	
Total households	33,501	100	12,335	100	

Source: 2010 Census, SF1 Table QT-H2

The Thousand Oaks Council on Aging submitted an annual report to City Council on October 23, 2012 that included information about the future senior population and senior housing options. It noted that about 30% of the City's residents were "baby boomers" between the ages of 45 and 64 who will reach retirement age over the next ten years. The report summarized the results of an online survey of more than 300 baby boomers conducted by the Council on Aging Housing Team. It indicated that about 47% of the respondents said that they would not, or were not sure they would have enough money after retirement for housing.

The City provides special fee waivers to facilitate housing for the elderly. Section 9-7.01 of the Thousand Oaks Municipal Code exempts low income senior citizen housing from water connection charges, sewer connection charges, water plant investment fees, cross-connection fees and park in-lieu fees that apply to the development of other housing projects.

The Housing Action Plan (Chapter VI) includes the following programs that help to address the needs of elderly households: Program 1 (affordable ownership housing), Program 2 (Affordable Housing Trust Fund), Program 3 (inclusionary housing in-lieu and linkage fees), Program 5 (10-Year Plan to End Homelessness), Program 6 (special needs households), Program 7 (acquisition and rehabilitation of existing housing), Program 9 (affordable housing at risk of conversion to market rate), Program 10 (ongoing affordability of affordable units), Program 11 (extension of existing affordability covenants, and Program 12 (housing for persons with disabilities).

3. Large Households

Household size is an indicator of a need for large housing units with more bedrooms. Large households are defined as those with five or more members. The City's average household size has dropped slightly from 2.82 persons in 1990; 2.75 persons in 2000;

to 2.73 persons in 2010. Among both owners and renters, more than half of all households have only one or two members. About 12.4% of renter households had five or more members, while about 10.8% of owners were large households (Table II-22). This distribution indicates that the need for large units with four or more bedrooms is expected to be less than for smaller units.

Household Size	Owners		Renters	
	Households	%	Households	%
1 person	5,988	17.9	3,740	30.3
2 persons	11,773	35.1	3,272	26.5
3 persons	5,903	17.6	2,167	17.6
4 persons	6,202	18.5	1,624	13.2
5 persons	2,360	7.0	829	6.7
6 persons	814	2.4	357	2.9
7+ persons	461	1.4	346	2.8
Total households	33,501		12,335	

Source: 2010 Census Summary File 1: Table QT-H2-Geography-Tenure, Household Size, and Age of Householder:

The Housing Action Plan (Chapter VI) includes the following programs that help to address the needs of large families: Program 1 (affordable ownership housing), Program 2 (Affordable Housing Trust Fund), Program 3 (inclusionary housing in-lieu and linkage fees), Program 5 (10-Year Plan to End Homelessness), Program 6 (special needs households), Program 7 (acquisition and rehabilitation of existing housing), Program 9 (affordable housing at risk of conversion to market rate), Program 10 (ongoing affordability of affordable units), Program 11 (extension of existing affordability covenants, and Program 12 (housing for persons with disabilities).

4. Female-Headed Households

Of the 45,836 households in the City in 2010, 4,260, or about 9%, were headed by a female (Table II-23). The median household income for female-headed families (with no husband) is \$52,534 per year and \$39,541 for female-headed non-family households. In comparison, male-headed family households (with no wife) have median household income of \$79,680 and male-headed non-family households have a median household income of \$67,318 (2010 American Community Survey: Table S1903).

About 3,327 female-headed households or about 47% of all female-headed households are made up of woman, age 65 years or over, who live alone. This group has a median household income of \$24,609. In comparison, 1,032 households, or about 26% of all male-headed households, are made up of men who are age 65 or older. This group has a median household income of \$33,221 (Sources: 2010 Census SF1: Table QT- H3 and 2010 American Community Survey: Table B19215).

The Housing Action Plan (Chapter VI) includes the following programs that help to address the needs of for all lower-income households regardless of gender: Program 1 (affordable ownership housing), Program 2 (Affordable Housing Trust Fund), Program 3 (inclusionary housing in-lieu and linkage fees), Program 5 (10-Year Plan to End Homelessness), Program 6 (special needs households), Program 7 (acquisition and rehabilitation of existing housing), Program 9 (affordable housing at risk of conversion to market rate), Program 10 (ongoing affordability of affordable units), Program 11 (extension of existing affordability covenants, and Program 12 (housing for persons with disabilities).

TABLE II-23 HOUSEHOLD TYPE BY TENURE - THOUSAND OAKS				
Household Type	Owners		Renters	
	Households	%	Households	%
Family Households				
-Married couple family	22,526	67.2	4,680	37.9
-Male, no wife present	1,104	3.3	821	6.7
-Female, no husband present	2,473	7.4	1,787	14.5
Non-family households				
-Male living alone	2,070	6.2	1,609	13.0
-Male living with others	758	2.3	771	6.3
-Female living alone	3,918	11.7	2,131	17.3
-Female living with others	652	1.9	536	4.3
Total households	33,501		12,335	

Source: 2010 Census SF1 Table QT-H3 Geography

5. Farmworkers

Unlike most areas of the Southern California metropolitan area, agriculture is still a significant component of the economy in Ventura County, with a total value of over \$1 billion per year⁷. There is strong public sentiment and public policy direction for retaining agricultural production. However, according to the crop report map compiled by the Ventura County Farm Bureau, virtually no farming takes place in Thousand Oaks (Source: www.farmbureauvc.com).

The 2010 American Community Survey reported that about 14,379 persons were employed in farming, fishing and forestry in Ventura County, but only 42 of these workers live in Thousand Oaks (Table II-24). In addition, the 2010 ACS estimated the median earnings for these workers at only \$17,218 per year.

⁷ Workforce Investment Board of Ventura County, [The Future of Ventura County Agriculture: Issues and Opportunities for Workers and Growers, 2006](#)

TABLE II-24 AGRICULTURAL EMPLOYMENT - THOUSAND OAKS VS. VENTURA COUNTY			
	Thousand Oaks	Ventura County	City as a Percent of County
Workers	42	14,379	0.3

Source: 2010 American Community Survey, Table DP-03 and S2401 1-Year Estimates

6. Homeless Persons

Homelessness is a continuing national problem that persists within local cities and communities including Ventura County. During the past two decades, an increasing number of single persons have remained homeless year after year and have become the most visible of all homeless persons. Other persons (particularly families) have experienced shorter periods of homelessness.

TABLE II-25 2012 HOMELESS PROFILE - THOUSAND OAKS VS. VENTURA COUNTY				
	Thousand Oaks		Ventura County	
	Persons	%	Persons	%
Total Homeless	90	100	1,936	100
Age				
Children (under 18)	13	14.4	214	11.1
Youth (18-24)	5	5.6	139	7.2
Adults (25-61)	67	74.4	1,483	76.6
Seniors (62+)	5	5.6	99	5.1
Male (Ages 18-62+)	61	49.2	1,205	70
Female (Ages 18-62+)	16	20.8	517	30
Families*	7		115	
Race and Ethnicity (Ages 18-62+)				
White	56	70.9	1,056	61.5
Black/African American	8	10.1	83	4.8
American Indian/Alaskan	0	0.0	57	3.3
Asian or Pacific Islander	5	6.3	43	2.5
Other	2	2.5	53	3.1
Hispanic/Latino	8	10.1	426	24.8
Total	79		1,718	

Source: Ventura County 2012 Homeless Count

*Combined 2-parent and 1-parent families

Studies and surveys by government agencies and homeless advocacy groups have shown that homelessness is not pervasive in Thousand Oaks; however, it is still an important housing issue. A homeless count conducted by the Ventura County Homeless

and Housing Coalition and volunteers on January 24, 2012 indicated that there were 90 homeless persons in Thousand Oaks, which represents about 4.6% of the County total (Table II-25). These include families that might be displaced through evictions, women and children displaced through abusive family life, persons with mental and/or substance abuse problems, or persons passing through the City on Highway 101. Forty-one people (46%) were counted on the streets and 49 people (54%) were at the Conejo Valley Winter Shelter and transitional housing facilities. The Conejo Valley Winter Shelter provides emergency shelter at various places of worship throughout the City on a rotating basis. The most significant difference between the City's homeless population and the County's is that a smaller percentage of the City's homeless are Hispanic.

Table II-25A provides information on shelter and transitional housing resources in Ventura County and the need for additional resources, as determined by the Ventura County Homeless and Housing Coalition (VCHHC) in 2011.

TABLE II-25A VENTURA COUNTY EMERGENCY SHELTER AND TRANSITIONAL HOUSING¹			
	Inventory	Need	Gap
Year-Round Shelter Beds	115	400	275
Winter Shelter Beds	229	1,415	1,186
Transitional Housing – Individuals	392	455	63
Transitional Housing – Families	308	625	317
Permanent Supportive Housing – Individuals	132	400	265
Permanent Supportive Housing – Families	15	295	280

¹ Source: "Ventura County Local Emergency Shelter Strategy (LESS)" dated February 17, 2011

Not every homeless person seeks emergency shelter at the same time, so the need for emergency shelter is smaller than the number of people living on the street. Winter shelter use is a good indicator of the need for year-round emergency shelter in Thousand Oaks, which is estimated at 25-30 beds.

a. Causes of Homelessness

Although there are many causes of homelessness, among the most common causes are the following:

- Substance Abuse and Alcohol

The incidence of alcohol and other drug abuse within the homeless population is estimated to be three times higher than the general population (30% vs. 10%). This estimate is closely aligned with national survey statistics.

The State of California Department of Alcohol and Drug Programs licenses residential facilities and/or certified alcohol and drug programs in Ventura County. There are

eleven residential facilities and two residential detoxification facilities in the County and three residential treatment facilities in Thousand Oaks. The Ventura County Housing and Homeless Coalition identified a need for additional treatment facilities with housing and clinical staff in Ventura County. They also recommend that a treatment facility be established for youth with drug and alcohol addiction.

- Domestic Violence

The Ventura County Housing and Homeless Coalition has also identified a need for additional shelters for battered women and runaway youth. These individuals also require counseling and assistance to become self-sufficient or return to their families. Victims of household violence can become homeless as a result of escaping abusive living environments, and suffer physical and psychological trauma as a result of the abuse. Many of these persons (almost exclusively women) are ill equipped to fend for themselves and their children. Without access to low-income housing, reliable transportation and supportive counseling, they are at a greater disadvantage and create special homeless needs. Common issues faced by battered women are lack of jobs, lack of child care, lack of affordable housing, underemployment, codependent substance abuse, and a need for marketable skills.

Based on the 2011 “Local Emergency Shelter Strategy (LESS)” prepared by the Ventura County Designated Local Board for the State of California, Emergency Housing and Assistance Program (EHAP), Round 15, there are 2 emergency shelters in Ventura County that provide 35 beds for victims of domestic violence.

- Mental Illness

According to the Turning Point Foundation, persons who are homeless and mentally ill have special needs and are not being served well in traditional homeless shelters. Many are at risk in the community, frequently being victimized and often suffering from physical and mental illnesses. Many of the homeless mentally ill do not avail themselves of services or cannot be served by traditional services due to their untreated psychiatric symptoms, active substance abuse, and histories of abusive behaviors.

The incidence of homelessness for the chronically mentally ill is expected to increase in Ventura County due to a shortage of affordable housing and the closing of single occupancy hotels and residential care facilities. Thousand Oaks, as part of the Ventura County service area, receives assistance with the homeless mentally ill from the Ventura County Behavioral Health Department. According to the 2012 County of Ventura Homeless Survey, approximately 38% of the homeless population has a mental illness.

- Developmental and physical disabilities

The 2012 County of Ventura Homeless Survey determined that about 20% of homeless people have a developmental disability. In addition, approximately 42% of homeless persons have a physical disability.

b. Homeless Population Subgroups

Shelter and service needs of the homeless population are significantly different depending on the population subgroup. The City's and County's Continuum of Care

approach to homelessness involves focusing new and existing tools and resources on the following three sub-populations of homeless persons and those at risk of becoming homeless⁸.

- Chronic Homeless Persons

According to the U.S. Department of Housing and Urban Development (HUD), chronic homeless persons are individuals who are homeless for one year or more, or four times in three years, and have a disability which is often mental illness and/or substance abuse. They are often the most visible and the hardest to reach of all homeless persons. Based on the 2012 County of Ventura Homeless Survey, about 56% of the homeless in the County are chronically homeless.

- Episodic Homeless Persons

Episodic Homeless Persons are individuals or families who are homeless for a short period of time—days, weeks, or months—but less than a year.

- Persons at Risk of Becoming Homeless

Persons at risk of becoming homeless have limited income and often have to choose between paying their rent or mortgage and other daily living costs which often put them at risk of becoming homeless. According to the 2010 American Community Survey (Table DP-03) there were approximately 5,965 households, approximately 13.2% of all households in Thousand Oaks, whose annual income was less than \$25,000. These households are at risk of becoming homeless. The Institute for Urban Research and Development estimates that a large majority of households at risk of becoming homeless and who eventually become homeless do not seek and/or receive resources until the days immediately before or after they become homeless. Once a household becomes homeless, it generally costs thousands of dollars to help these households gain housing once again.

c. Resources to Address Homelessness

The County of Ventura, Human Services Agency, publishes a brochure, “Resources for Homeless People in Eastern Ventura County” covering the cities of Moorpark, Simi Valley and Thousand Oaks. All of the resources listed therein are available to homeless persons in Thousand Oaks and the City distributes the brochures to local social services agencies, law enforcement and interested parties. Table II-25B below lists resources located in Thousand Oaks.

⁸ Source: 10-Year Strategy to End Homelessness for Ventura County, June 2007

TABLE II-25B HOMELESS FACILITIES AND SERVICES IN THOUSAND OAKS			
1.	Area Housing Authority	1400 W. Hillcrest Drive Newbury Park, CA 91320	Affordable Rental Housing (no emergency housing)
2.	Conejo Free Clinic	80 East Hillcrest Drive, # 211 Thousand Oaks, CA 91360	Legal Services, Medical Services
3.	Conejo Valley Behavioral Health	72 Moody Ct Thousand Oaks, CA 91360	Mental Health Services
4.	Conejo Valley Family Care	223 E. 1000 Oaks Blvd. # 102 Thousand Oaks, CA 91360	Legal and Medical Services
5.	Conejo Valley Winter Shelter	Rotating Sites (Dec – March) Call 497-6207	Cots for approx. 30 persons
6.	Conejo Valley Year-Round Meals Program	Rotating Sites (365 Days) Call 497-6207	Daily evening hot meal
7.	East County Job & Career Center Satellite Office	80 E. Hillcrest Dr, #200 Thousand Oaks, CA 91360	Employment / Job Training
8.	Los Robles Hospital	215 W. Janss Road Thousand Oaks, CA 91360	Medical Services
9.	Lutheran Social Services	80 East Hillcrest Drive Thousand Oaks, CA 91360	Clothing, Drop-In Center, Emergency Housing Assistance, Food, Laundry, Mail/Messages, Meals, Re-employment Program, Showers, Toilets
10.	Manna – Conejo Valley Food Bank	3020 Crescent Way Thousand Oaks, CA 91362	Food
11.	Many Mansions – Housing Central	1425 1000 Oaks Blvd., # 101 Thousand Oaks, CA 91362	Affordable Rental Housing (may include emergency housing if available)
12.	Senior Advocates	Goebel Senior Adult Center 1385 East Janss Road Thousand Oaks, CA 91362	Information and Referrals
13.	Senior Nutrition	Goebel Senior Adult Center 1385 East Janss Road Thousand Oaks, CA 91362	Daily Midday Congregate Meal Site
14.	St. Vincent de Paul	c/o St. Paschal Baylon Church, 155 East Janss Road, Thousand Oaks, CA 91360	Food Pantry, Rental Assistance, prescriptions, gas money, other services
15.	Westminster Free Clinic	United Methodist Church of Thousand Oaks, 1000 E. Janss Rd, Thousand Oaks, CA 91360	Patient Care, Advocacy, Counseling, Training & Education
16.	Transitional and Supportive Housing	Stoll House, Casa de Paz, Esseff Village, Richmond Terrace and Hillcrest Apts.	Transitional and supportive housing for extremely low income, homeless persons and persons with disabilities

The City allocates portions of its federal Community Development Block Grant (CDBG) funds and part of the City's Social Services Endowment Fund (SSEF) to social services

agencies to help prevent homelessness and assist the homeless. The City's Ad Hoc Social Services Funding Committee, appointed by the City Council, reviews funding requests and prepares annual recommendations on the allocation of funds. Table II-25C, below, describes the funds that were granted in Fiscal Year 2011-2012.

TABLE II-25C SOCIAL SERVICE PROGRAMS THAT ASSIST THE HOMELESS		
Federal CDBG Funds	Activities	Funds
Lutheran Social Services	Homeless Programs	\$17,056
Conejo Free Clinic	Medical Exams & Meds for Uninsured, Needy Persons	\$13,722
Westminster Free Clinic	Medical Exams, Lab Tests, Meds, Counseling for uninsured, low-income persons	\$5,489
Catholic Charities	Emergency Food, Shelter	\$11,526
Total CDBG Funds		\$47,793
Local SSEF Funds		
Community Action	Emergency Rent & Lease Payments	\$8,690
St. Vincent de Paul	Homeless Assistance	\$7,318
County of Ventura	RAIN Transitional Living Center	\$6,769
Food Share	Emergency Food	\$5,763
Manna	Emergency Food	\$5,763
Turning Point Foundation	Appleton House Homeless, Mentally Ill	\$4,574
Lutheran Social Services	Meals and Shelter	\$1,238
Total SSEF Funds		\$40,115

Source: FY 2011-2013 Consolidated Annual Performance and Evaluation Report

In addition to the rotating Conejo Valley Winter Shelter, there are four transitional or supportive housing projects in Thousand Oaks operated by non-profit affordable housing developer Many Mansions. These include:

- Stoll House is an 11-unit transitional and supportive housing facility. It was founded in 1998. The facility assists single parents who have been homeless by providing short-term housing (up to 2 years) and on-site counseling, job development and a savings program.
- Richmond Terrace is a 27-unit supportive housing project that was acquired in 2004 at a total cost of approximately \$5 million, including a City Redevelopment Loan of \$420,000. The facility includes 13 units that are reserved for homeless residents and persons with disabilities.
- Esseff Village is a 51-unit supportive facility acquired in 2001. The development provides for homeless people, persons with disabilities, and very low income

residents. The total project cost was approximately \$4.9 million, including a City redevelopment grant of \$1.3 million.

- Hillcrest Apartments is a 60-unit affordable housing project that was under construction in 2012 and scheduled for occupancy in 2013. It was developed with assistance from the City's Redevelopment Agency and other sources for a total construction cost of \$26 million. Half of the units are available to extremely low-income households who are homeless. Many units are designated for persons with disabilities.

Constraints on housing for homeless persons and programs to address those constraints are discussed in Chapter IV and Chapter VI.

F. Assisted Housing at Risk of Conversion

This section identifies all residential projects in the City that have been assisted under a federal Department of Housing and Urban Development (HUD), state, local and/or other program, including those that are under an affordability covenant, and those that are at risk of losing their low income affordability restrictions. This information is used in establishing quantified objectives for units that can be conserved during this planning period.

An affordability covenant is a recorded document stating terms of affordability, level of affordability including the number of units, bedroom size, and target income level (i.e. extremely low, very low, low, and moderate income) often restricted by percent of median income and family size. Most affordable projects have more than one financing source and each financing source may require different affordability restrictions (i.e. level of affordability or term of affordability restrictions). For example an affordable project financed in part with HOME funds may specify only a specific number of units targeted for low-income at 60% of median income, where another funding source such as redevelopment funds require units restricted at both very low income (not to exceed 50% of median income) and low income (not to exceed 80% of median income). An affordability covenant will describe each restriction and specify certain terms that are required.

Table II-26 provides a list of 22 rental developments within the City of Thousand Oaks that participate in a federal, state or local program that provided some form of assistance to lower income households, either through financial subsidy or a control measure. These projects provide a total of 1,021 units affordable to lower income households.

TABLE II-26
ASSISTED AFFORDABLE HOUSING DEVELOPMENTS IN THOUSAND OAKS

No.	Project	Year Income Restricted	No. of Lower Income Units	Description	Covenant Expires
1	Conejo Future Apts	1974	90	Owner: Private; Senior housing for low income; Section 8 Rental Contract; HUD Section 221(D)(4) Senior Project; deed restricted	N/A
2	Sunset Villas	2002	11	Owner: Area Housing Authority; Family housing for very low income	2017
3	Schillo Gardens	1988	29	Owner: City of Thousand Oaks (managed by Many Mansions); Family housing for low income	2018
4	Arroyo Villas	1995	40	Owner: Private; Family housing for low income (Section 8) There are 206 units in the development.	2025
5	Stoll House	1997	11	Owner: Many Mansions; Transitional housing for extremely low income families	2027
6	Los Arboles	1998	43	Owner: Area Housing Authority; Family housing for very low and low income	2028
7	Villa Garcia	1998	80	Owner: Many Mansions; Family housing for very low and low income	2038
8	Esseff Village	1999	50	Owner: Many Mansions; Supportive housing for homeless, disabled, and very low income. 50 affordable and 1 managers unit	2029
9	Leggett Court	1986	49	Owner: Area Housing Authority; Family housing for low income	2036
10	Mountclef	1997	18	Owner: Private; HUD restricted for very low, low, and moderate income	2047
11	Hacienda de Feliz	2003	25	Owner: Many Mansions; Family housing for low income	2058
12	Richmond Terrace	2004	26	Owner: Many Mansions; Supportive housing for very low and low income; 13 units reserved for homeless residents and persons with disabilities. 26 lower income and 1 managers unit.	2059
13	Oak Creek Senior Villas	2004	57	Owner: Area Housing Authority; Senior housing for very low and low income	2059

TABLE II-26 ASSISTED AFFORDABLE HOUSING DEVELOPMENTS IN THOUSAND OAKS					
No.	Project	Year Income Restricted	No. of Lower Income Units	Description	Covenant Expires
14	Shadow Hills	2005	41	Owner: Many Mansions; Family housing for very low, low and moderate income. 41 lower income; 60 moderate income or unrestricted units.	2060
15	Bella Vista	2005	71	Owner: Many Mansions; Family housing for very low and low income. 71 lower income and 1 managers unit.	2060
16	Shadows	2007	147	Owner: Shadows TC Investors; housing for very low and low Income. 147 lower income and 1 managers unit.	2062
17	Fiore Gardens	1996	50	Owner: Area Housing Authority; Family housing for low income	2095
18	Florence Janss	1988	64	Owner: Area Housing Authority; Senior housing for low income, disabled	N/A ¹
19	Glenn Oaks	1997	39	Owner: Area Housing Authority; Senior housing for low income	N/A ¹
20	Hillcrest	1993	10	Owner: United Cerebral Palsy/ Spastic Children's Foundation; 15 beds for severely disabled persons; 10 beds for income eligible residents	N/A ²
21	Belair	1993	10	Owner: United Cerebral Palsy/ Spastic Children's Foundation; 15 beds for severely disabled persons; 10 beds for income eligible residents	N/A ²
22	Hillcrest Apartments	2013	60	Owner: Many Mansions. For families and individuals; 30 extremely low-income supportive housing units for homeless and/or persons with disabilities; 8 low- and 21 very low-income units and 1 managers unit	2068
Total		1,021	22 developments: 12 family, 4 senior, 1 transitional, 2 supportive, 1 supportive for homeless and disabled, 2 for severely disabled		

¹ Units are owned by a joint powers authority of local governments whose mission is to provide affordable housing. As such, these units are not at-risk of conversion to market rate housing.

² Facility is owned by national charitable organization dedicated to serving the needs of persons with disabilities. The facility is not at-risk of conversion to market rate housing.

1. Units at Risk

Conejo Futures Apartment was financed by a HUD Section 221(D)(4) program. The project is owned by Conejo Future Apartments, a limited partnership. The project has 90 senior units restricted for low income residents. Affordability restrictions imposed by HUD ended September 2004, however the project continues to receive Project-Based Section 8 Housing Assistance Payments from HUD based on a 5-year renewable HAP contract. The current contract expires September of 2014; however, the property is governed by a Declaration of Restrictions recorded on March 6, 1974, limiting use of the property to the development of subsidized housing for senior citizens. Moreover, in March of 2012, the management company (TOPA Management Co.) stated that it intends to seek renewal of the Section 8 contract. The project is considered to be at a low risk of converting to market rate during the Housing Element term.

The Housing Action Plan (Table VI-1) contains a program (Program 9) to evaluate the threat that Conejo Future Apartments will convert to market rate housing and, if threatened, a plan for preservation as affordable housing.

2. Preservation Cost Analysis

Preservation Cost Analysis provided herein assumes sale of at risk projects and purchase by a non-profit affordable housing provider. Two acquisition and rehabilitation projects (Shadows Apartment – 2007 and Bella Vista Apartment – 2005) totaling 220 units calculate a per unit acquisition/rehabilitation cost of approximately \$242,000 and \$212,000 respectively. The average per unit cost acquisition/rehabilitation was \$232,313. The City of Thousand Oaks/Redevelopment Agency financial participation in these two projects totaled \$12.2 million or \$55,746 per unit. Thus, should an 'at risk' project be identified and financial assistance for acquisition preservation, it is anticipated similar financial assistance would be required.

Recent project proposals, pro forma analysis and actual developments in Thousand Oaks and/or Ventura County suggest a cost per affordable unit ranging from \$200,000 to \$300,000 (without land cost and dependent on project size i.e. number of units). In that a senior unit would likely be smaller in square footage than family affordable unit, for this analysis assume lower unit cost of \$200,000 per unit (without land cost). Property was acquired for two affordable projects in Thousand Oaks at a cost per unit of approximately \$100,000. The cost per unit for these acquisitions was particularly high because they occurred during the real estate boom of the mid-2000's. At a development cost of \$300,000 per unit (including land) it would cost \$27,000,000 to replace the 90-unit Conejo Futures Apartment. This estimate reflects 2008 dollars and does not account for changes in economic conditions that could impact land, construction material or labor expenses in the future.

Other means of extending affordability restrictions for the units may be available to owners. At this time City has no reason to believe any at-risk property will be offered for-sale, or convert to market rate.

3. Resources and Programs for Preservation

According to Section 65583(a)(8)(C) of the California Government Code, the Housing Element should identify public and private nonprofit organizations that have the capacity to acquire and manage assisted housing developments. Inclusion on this list should be based on the entity's expression of interest in acquiring and managing such projects.

Until 2012, the Thousand Oaks Redevelopment Agency was a significant source of funding for the development of affordable housing. However, in 2011, the State enacted legislation to dissolve all redevelopment agencies and use redevelopment agency revenue to help close the States' budget deficit. Cities and counties sued to block the measure and on December 29, 2011, the California Supreme Court ruled in favor of the State. Redevelopment agencies were dissolved in February of 2012, thereby eliminating a major source of funding for affordable housing.

The City and the former Thousand Oaks Redevelopment Agency primarily partnered with two non-profit entities to provide affordable housing and preserve affordable housing opportunities in the community. These include: 1) Area Housing Authority of the County of Ventura, formed under a Joint Powers Agreement among the cities of Camarillo, Fillmore, Moorpark, Ojai, Simi Valley, Thousand Oaks and Ventura County; and 2) Many Mansions, a California nonprofit corporation. Both of these entities continue to express interest in acquiring and managing additional affordable housing projects. The City has also partnered with for-profit developers (Arroyo Villas, Shadows Apartments and others) to provide or preserve affordable housing.

City and former Redevelopment Agency, in cooperation with affordable housing partners have utilized a variety of funding sources to finance affordable housing projects including, but not limited to: Redevelopment Agency Housing Funds (Tax Increment financing), Mortgage Revenue Bonds, Tax Credits, Community Development Block Grant Funds, other State and Federal funding sources including HOME funds, Multi-family Housing Program (AHP) funds, Affordable Housing Program funds, Housing Enabled by Local Partnerships Program (HELP) funds, Housing Bond Funds and private lending sources.

G. Future Growth Needs

1. Overview of the Regional Housing Needs Assessment

The Regional Housing Needs Assessment (RHNA) must be considered by local governments in their plans for future growth. The RHNA quantifies the anticipated need for housing within each jurisdiction for the 7.75-year period from January 1, 2014 to June 30, 2021. Communities then determine how they will address this need by updating the Housing Elements of their General Plans.

The future need for housing is determined primarily by the forecasted growth in households in a community. Each new household, created by a child moving out of a parent's home, by a family moving to a community for employment, and so forth, creates the need for a housing unit. The housing need for new households is then

adjusted to maintain a desirable level of vacancy to promote housing choice and mobility. An adjustment is also made to account for units expected to be lost due to demolition, natural disaster, or conversion to non-housing uses. The sum of these factors – household growth, vacancy need, and replacement need – determines the construction need for a community. Total housing need is then distributed among four income categories⁹ on the basis of the County's income distribution, with adjustments to avoid an over-concentration of lower-income households in any community.

2. 2014-2021 RHNA Allocation

In accordance with Government Code Section 65584, projected housing needs for each city and county in the Southern California region are prepared by the Southern California Association of Governments (SCAG) through RHNA. SCAG's Regional Council adopted the final Regional Housing Need Allocation October 4, 2012 for the 2014-2021 planning period.

The RHNA process began with an update of the population, employment and household forecasts for both the region as a whole and for each county. These forecasts were largely derived from local input, 2010 Census and California Department of Finance (DOF) population and employment forecasts and modified by regional demographic and modeling efforts by SCAG.

SCAG then distributed the regional and county forecasts to each subregion and jurisdiction. The forecasts took vacancy rates and projected housing demolitions into consideration. The total housing needed in each jurisdiction was then distributed by income category (very low, low, moderate and above moderate income).

The final RHNA allocation for the City of Thousand Oaks is shown below:

TABLE II-27 RHNA ALLOCATION DETAIL FOR THOUSAND OAKS			
Income Category	%	Housing Units	Lower-Income Units
Above Moderate	40%	77	
Moderate	19%	36	
Low	17%	32	
Very Low	24%	47	79
Total	100%	192	

*Government Code (Section 65583(a)(1) requires housing elements to analyze the housing needs for extremely low income households. The regulations allow local agencies to calculate the projected housing need for extremely low income households at 50% of the projected need for very low income households. Therefore, the City's housing need for the extremely low income category is presumed to be 24 housing units and the housing need for the remainder of the very low income category is presumed to be 23 units.

⁹ Although AB 2634 requires Housing Elements to consider the needs of extremely-low-income households, the RHNA does not quantify the need for this category.

The projected housing need for extremely low income households is assumed to equal 50% of the projected need for very low income households. Therefore, the projected housing need for extremely low income households is 24 units. Programs to address the housing needs of extremely low income households are described at the end of Section B of Chapter II (Housing Needs Assessment)



Chapter III

Resources

CHAPTER 3: RESOURCES

A. Land Resources

1. Units Preserved

State law (Government Code Section 65583.1, as amended by AB 720) allows up to 25% of the RHNA allocation to be met by counting existing units made available or preserved for very-low and low-income households with committed assistance. Committed assistance involves entering into a legally enforceable agreement from the beginning of the “projection period” to the end of the second year of the “planning period” (January 1, 2014 to October 15, 2015) that obligates sufficient funds to make the units affordable and requires the units to be available for occupancy within two years of execution of the agreement. Given that the State dissolved the City’s Redevelopment Agency, which was the main source of funding for affordable housing, it is unlikely that funds will be available to convert existing market-rate housing to very-low or low-income housing.

2. Densities for Lower, Moderate and Above Moderate Income Housing

Housing Element law recognizes that sites in jurisdictions like Thousand Oaks with development standards that allow a minimum of 30 dwellings per acre are acceptable for lower income (low income and below) housing. Alternatively, the law allows jurisdictions to demonstrate that densities below 30 units per acre are appropriate for the development of housing for lower income households. The analysis described below show that densities below 30 units per acre are suitable for lower income housing.

Affordable housing developer Many Mansions determined that a site that allows a maximum density of 15 units per net acre is suitable for lower income housing. State and local regulations permit a density bonus of up to 35% for affordable housing projects, which increases the resulting density from 15 to 20 dwellings per net acre. With this in mind, affordable housing provider, Many Mansions is constructing a 60-unit housing project on a site with a maximum zoning density of 15 dwellings per net acre. A density bonus was applied in this case, thereby allowing the project to be developed at a density of 20 units per net acre. All of the units are affordable to lower income households and about half to extremely low income households including the homeless and persons with disabilities. The project will be completed in 2013.

Table III-1 shows the densities of several housing projects that provide very low and low income housing in Thousand Oaks. All of these projects required government subsidies to create housing affordable to lower income households either by acquisition and rehabilitation or new construction.

TABLE III-1 DENSITIES OF AFFORDABLE HOUSING PROJECTS						
Project	Year	Income Category	Zone	Units	Acres	Density DU/Ac
Bella Vista (Rehab)	2005	Very Low and Low	RPD-15U	72	4.90	15
Fiore Gardens (New)	1996	Very Low and Low	RPD-14U	50	4.48	11
Hacienda De Feliz (New)	2005	Low	RPD-15U	25	1.38	18
Oak Creek Senior Villas (New)	2005	Very Low and Low	RPD-30U	57	1.83	30
Richmond Terrace (Rehab)	2004	Low	R-3	27	1.41	19
Shadows (Rehab)	2006	Very Low and Low	R-3	147	4.91	30
Sunset Villas (New)	2003	Low	RPD-15U	11	0.66	17
Hillcrest Apartments (New)	2013	Extremely Low, Very Low and Low	RPD-15U	60	2.96	20

Table III-1 shows that housing affordable to very low and low income households has been provided at densities from 11 to 30 units per acre. The median density is 18 units per acre and the average density is 20 units per acre.

Based on this development history, densities of 30 or more units per acre are not considered necessary for the development of lower income housing. Sites with zoning that allows 30 units per acre are considered suitable based on density alone, and zoning that allows densities of 15 units per acre is considered suitable for sites controlled by an affordable housing provider .

Market-rate apartments can provide housing affordable to low and moderate income households. As such, sites with densities of 12 to 19.9 units per acre, appropriate for apartments, are considered suitable for low and moderate income housing.

Densities of less than 12 units per acre are typically developed with detached single family homes and townhouses. These housing types are suitable for households with above moderate incomes.

3. Inventory of Sites for Housing Development

Section 65583(a)(3) of the Government Code requires Housing Elements to contain an “inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.” A detailed analysis has been prepared of vacant land and potential redevelopment opportunities (see Appendix A). The projected housing capacity for each parcel of land was adjusted where appropriate to account for

environmental constraints (e.g. steep terrain), land use controls (e.g. zoning) and availability of public utilities (e.g. water service).

A discussion of public facilities and infrastructure needed to serve future development is contained in Section IV.B, Non-Governmental Constraints. There are currently no known service limitations that would preclude the level of development reflected in the City's RHNA allocation. Developers are required to pay fees and construct public improvements related to the demand their projects place on infrastructure prior to, or concurrent with, development.

The estimated capacity of every parcel in the land inventory was based on experience with actual developments designed under existing development standards. Densities of 30 units per acre can be achieved under the existing development standards, which is the maximum density allowed in the R-3 and RPD-30U zoning classifications. For example, the 28-unit Avalon Bay project at 2225 Los Feliz Drive is zoned R-3 (Multiple-family Residential). The project was developed in 2003 at 30 dwellings per net acre.

As described above, the housing capacity of sites listed in the land inventory accounted for known constraints to development. The following examples from Table A-3 show how theoretical capacity was reduced to arrive at an estimate of realistic capacity:

- Site 57 is 36.66 acres in area and is zoned R-1-8, which allows single-family lots with a minimum lot size of 8,000 square feet. However, the housing capacity was reduced from a theoretical capacity of more than 150 dwellings to only 20 dwellings because most of the site is constrained by existing wetlands and future flood control improvements.
- Site 49 contains 23.74 acres with RPD-0.4U-SFD zoning. The housing capacity was reduced from a theoretical 9 lots at 0.4 dwellings per acre, to only 1 lot. The site has substantial development constraints involving secondary road access, steep slopes and endangered plants, but development of one custom home is considered feasible.

The inventory of land also includes developed, but underutilized, sites suitable for redevelopment with new housing (see Table A-4). These sites are currently developed at densities or intensities that do not fully realize the economic potential of these sites. Moreover, most of these sites contain aging buildings. The following examples illustrate the point:

- Site 22 contains 3 underutilized parcels on Los Feliz Drive. Each parcel contains a single family residence. Two of the parcels are under common ownership and are located west of the Leggett Court affordable apartment project. One parcel is located to the east of Leggett Court. It would be relatively simple to incorporate these parcels into the existing housing project. The owner of the two adjacent lots located west of Leggett Court has expressed interest in redeveloping his property for multiple-family housing.

- Site 23, consisting of 1.18 acres, is also underutilized. The site has two zoning classifications: R-1 (Single Family Residential) and RPD-30U (Residential Planned Development -Up to 30 dwellings per net acre). The R-1 portion of the property contains a small church, but the northern 0.68 acres of the site is zoned RPD-30U and is undeveloped, but suitable for future development. If just the RPD-30U portion is developed, this site could accommodate 20 housing units.
- Site 43 consists of 8 lots on 2.15 acres located on the west side of Conejo School Road at Chiquita Lane. The entire site is zoned RPD-30U and contains 23 dwellings. The existing uses are expected to constrain redevelopment of the site. If redeveloped at the maximum of 30 dwellings per net acre, the site could provide 64 dwellings, but the housing capacity shown in the land inventory was adjusted downward to 53 units. Four of the 8 parcels are under common ownership and each parcel contains an aging 4-unit apartment building. Two of the 8 parcels each contain a 2-unit apartment building. The 2 remaining parcels are the largest and the most underutilized of the group. One contains a single-family home on 0.47 acres and the adjacent parcel contains an aging 3-unit apartment building on 0.55 acres. The owner of the 3-unit apartment building has expressed interest in redeveloping his property in conjunction with the adjacent property.
- Site 53 consists of two adjacent parcels on the west side of Erbes Road, involving 1.41 acres. Both of these underutilized parcels contain single-family residences. The properties are zoned R-3 and, if redeveloped at the maximum of 30 dwellings per net acre for the R-3 zone, could accommodate 42 dwellings. However, the estimated housing capacity for the site was reduced to 17 dwellings to adjust for site constraints. Site 95 involves 1.43-acres on Erbes Road. It is zoned R-3 (Multiple Family Residential). The site is significantly underutilized. The front of the site contains a window tinting business in a building that is approximately 2,500 square feet in area. The building encompasses only 4% of the site. If redeveloped for housing, this site could accommodate 35 dwellings.
- Other underutilized parcels have been developed or approved for housing development, but have yet to be constructed. For example, in 2006, an 11-unit townhouse project was developed on a 1-acre parcel on Chiquita Lane. In 2007, two 0.49 acre parcels were combined on Chiquita Lane to develop another 11-unit townhouse project. In 2012, a 10-unit apartment project was approved on Oak View Drive. All 4 of these parcels contained a single-family home.

The land inventory includes a few small parcels deemed appropriate for lower income housing that are less than one-half acre in size. Other small parcels are deemed appropriate for moderate income housing because the zoning allows for medium density (12-15 dwellings per acre) housing. Although small sites are more challenging to

develop, the City has a track record of housing development activity and consolidation of small parcels, including:

- In 1998, the City provided financial assistance to non-profit housing developer Many Mansions for the development of the Stoll House transitional and supportive housing project. The project involved 11 very low income housing units on 0.47 acres.
- Land Inventory Sites 113, 114, 116, 118, 123 and 139 are within two areas with special development standards that encourage redevelopment of small lots for multiple family housing. These sites are appropriate for moderate income housing because the zoning allows for development at 12-15 dwellings per net acre. There is a good track record of redevelopment of small lots in these areas without government assistance. A total of 26 small lots have been redeveloped with multiple family housing, applications involving another 7 small lots are being processed and a small lot project has been approved on Site 116, but has yet to be constructed.
- In 2007, a 0.49-acre parcel with a single-family home was approved for 4 housing units. The zoning for this site allows up to 12 dwellings per net acre. This project, located at the northwest corner Chiquita Lane and Oakview Drive, has yet to be constructed.

The previous Housing Element included a program to adopt an ordinance granting incentives for developing underutilized and small lots for affordable housing. This program was implemented with adoption of Ordinance 1568-NS on February 7, 2012. Under Ordinance 1568-NS, any two of the incentives described under the density bonus program are available to developers of affordable housing at 20 or more dwellings per net acre on underutilized lots or lots that are 1/2-acre or less in area. The land inventory includes an approved 60-unit affordable housing project proposed by the Area Housing Authority.

State law (Cal. Govt. Code § 65584.09) requires the City to accommodate its current RHNA allocation, plus any un-accommodated portion of its prior RHNA allocation. The City was unable to accommodate 63 units of its previous RHNA allocation for lower-income housing. Therefore, this 63-unit shortfall was combined with the current RHNA allocation for the purpose of this land inventory analysis. Table III-2 shows that the City has enough land with appropriate zoning to meet the “combined” RHNA allocation for all

TABLE III-2 LAND INVENTORY SUMMARY TO MEET RHNA				
	Housing Unit Need by Income Category			
	Lower¹	Moderate	Above-Moderate	Total
Current RHNA Allocation	79	36	77	192
Unmet Need from Prior Period	63	0	0	63
Combined RHNA Allocation	142	36	77	255
Land Inventory				
Units Approved (Table A-1)	56	10	213	279
Vacant Land Inventory (Table A-2)	314	83	307	704
Underutilized Land Inventory (Table A-3)	145	424	6	575
Pending Project with Affordable Housing Partner (Table A-4)	80	0	0	80
Land Inventory Total	595	517	526	1638
RHNA Surplus	453	481	449	1383

¹ Lower income includes extremely low, very low and low income.

Source: Appendix A: Tables A-1, A-2, and A3

The previous Housing Element included a program to accommodate that portion of the City's RHNA allocation (63 units) that could not be met by the City's land inventory (the RHNA shortfall). It called for amending the General Plan land use and specific plan/zoning designations for Site 104 (Conejo Center Drive at Conejo Spectrum Street) or a portion thereof, to accommodate the RHNA shortfall.

The proposed rezoning of Site 104 was not accomplished as planned. The City and a pension fund were parties to a Land Dedication and Implementation Agreement for the construction and operation of an affordable housing project on the property. The pension fund chose not to build the project and assigned the agreement to another party. The City Council approved assignment of the agreement to Meta Housing, Inc. on May 22, 2012, and is reviewing proposed changes to the agreement that Meta Housing would like to make.

B. Financial and Administrative Resources

1. State and Federal Resources

a. Community Development Block Grant Program (CDBG)

Federal funding for housing programs is available through the Department of Housing and Urban Development (HUD). As an Entitlement City, Thousand Oaks participates in

the Community Development Block Grant (CDBG) program. The City's 2011-2012 CDBG entitlement grant totaled \$607,098. During the program year, \$334,000 was used for improvements at 3 multi-family, rental complexes restricted to occupancy by lower-income households. The City used an additional \$91,062 for grants to non-profit agencies providing social services to lower-income residents. The City uses 15% of its annual CDBG entitlement (approximately \$101,000 in FY 2008/2009) for grants to non-profit social service providers to help address the needs of low and very low income households, including special needs populations. Uses of federal funds are described in detail in the City's 2005-2010 Consolidated Plan. Usually, CDBG funds can be used in areas where at least 51% of the households have annual incomes that are less than 50% of the Area Median Family Income (MFI). Because Thousand Oaks meets HUD's "exception criteria", the City is permitted to use CDBG funds in areas where at least 29.4% of the households earn less than 50% of the Area MFI.

b. Section 8 Rental Assistance

The City maintains membership in, and is served by the Area Housing Authority of the County of Ventura, which administers the Section 8 Housing Assistance Payments Program. In 2012, the Area Housing Authority assisted 567 lower-income households in Thousand Oaks with Section 8 vouchers. The Section 8 vouchers assist lower-income households by paying the difference between 30% of an eligible household's income and the actual cost of renting a unit.

c. Low-Income Housing Tax Credit Program

The Low-Income Housing Tax Credit Program was created by the Tax Reform Act of 1986 to provide an alternate method of funding low-and moderate-income housing. Each state receives a tax credit, based upon population, which can be used to fund housing that meets program guidelines. The tax credits are then used to leverage private capital into new construction or acquisition and rehabilitation of affordable housing. Limitations on projects funded under the Tax Credit programs include minimum requirements that a certain percentage of units remain rent-restricted, based upon median income. Thousand Oaks has leveraged tax credits with other resources for several affordable housing projects in the City.

d. Mortgage Credit Certificates (MCC)

This program provides a federal tax credit for income-qualified homebuyers' equivalent to 20% of the annual mortgage interest. Generally, the tax savings are calculated as income to help buyers qualify to purchase a home. The City participates in this program as a member of a countywide consortium with the County of Ventura and other local cities. The program is administrated by Affordable Housing Applications, Inc.

e. Other State and Federal Resources

City and local affordable housing developers have also utilized other state and federal funding sources to help provide affordable housing where possible. HOME funds have been awarded to non-profit Community Housing Development Organizations (CHDOs)

as residual receipts loans. Many Mansions used HOME funds to build or acquire the following affordable housing developments: Hacienda de Feliz, Bella Vista, Richmond Terrace, Esseff Village and Stoll House. Mortgage revenue bond financing has also been used by the City when financing terms and conditions were appropriate. These funding sources are typically used on a project-by-project basis and are not stable annual funding sources like CDBG. However, they do represent the City's commitment to work with non-profit and for profit developers in applying for all available funding resources that could be used to ensure an affordable housing project.

2. Local Resources

a. Social Services Endowment Fund

The City established a \$2,000,000 Social Services Endowment Fund in 1986 to improve social services within Thousand Oaks. The City uses interest from that Fund to supplement the social services component of the CDBG program. In 2011-2012, a Social Services Endowment Fund grant of \$105,737 was combined with \$91,062 in CDBG funds to create a social services budget of \$196,799.

b. Thousand Oaks Redevelopment Agency Set-aside Funds

Until 2012, the Thousand Oaks Redevelopment Agency was a significant source of funding for the development of affordable housing. The Agency set-aside 20% of its annual tax increment to assist in the production and preservation of affordable housing.

In June 2011, the Governor signed legislation to eliminate all redevelopment agencies in the State. The constitutionality of the legislation was challenged, but on December 29, 2011, the Supreme Court determined that the legislation was constitutional. As a result, the Thousand Oaks Redevelopment Agency and all other redevelopment agencies in the State ceased to exist as of February 1, 2012. This severely limited the ability of local jurisdictions to provide financial assistance to affordable housing projects. The City of Thousand Oaks opted to assume the housing-related duties and obligations of the former Redevelopment Agency and to retain its assets (other than cash in the low and moderate income housing fund, per State law).

c. Tenant Based Rental Assistance (TBRA)

The City's Tenant Based Rental Assistance (TBRA) program has been in existence since 2004. This program has been funded through three grants under the State of California HOME Program in the amounts of \$250,000 for 15 tenants (03-HOME-0682), \$500,000 for 30 tenants (05-HOME-2124), and \$800,000 for 30 tenants (09-HOME-6257). The Redevelopment Agency provided additional administrative support of \$18,950 to the 2003 HOME award. For the interim period after the 2005 HOME award expired, the Redevelopment Agency budgeted \$346,200 for the program prior to the City receiving the 2009 HOME award. The City contracts with the Area Housing Authority of the County of Ventura (AHA) to be the Program Administrator for these grants. AHA screens and approves eligible Thousand Oaks recipients for TBRA funding, and monitors and administers the program. Consistent with program

guidelines, income-eligible Thousand Oaks residents on the Section 8 wait list may receive temporary rental assistance for two years while waiting to receive a permanent Section 8 certificate. TBRA program requirements mirror HUD Section 8 Voucher Choice Program restrictions, thus TBRA recipients are able to transition to permanent assistance from the Section 8 program. Funding for the TBRA program will end in May 2013.

d. Affordable Housing Programs/ Housing Trust Fund

In order to provide additional funding sources for affordable housing, on September 9, 2008, the City Council adopted an ordinance creating certain affordable housing programs. The ordinance created a housing trust fund, an inclusionary housing program and a nonresidential development linkage fee program. Under the inclusionary housing program, certain residential projects are required to allocate 10% of the units as affordable housing or pay an in-lieu fee. Resolutions were also approved establishing the inclusionary housing in-lieu fee and nonresidential development linkage fee.

The in-lieu fee was set at \$9,000 per detached single-family dwelling and \$25,000 per condominium/townhome unit. Nonresidential development linkage fees were established at \$4.50 a square foot for retail/commercial land uses and, \$2.50 a square foot for office and lodging use categories. Depending on density and development type, these fees could generate approximately \$28.6 to \$42.4 million for affordable housing through build out of the City.

The in-lieu fee and non-residential development linkage fee were set to zero in May of 2009 in consideration for the weak market conditions. The fees have been re-examined every year since then, but they have not been raised in light of continued weak economic conditions. When economic conditions change and the fees are raised, the resulting funds will be placed in the City's Housing Trust Fund for the purpose of developing affordable housing. On December 18, 2012, City Council directed Staff to report back prior to June 30, 2013 with an updated analysis of the in-lieu and non-residential linkage fees and recommend adjustments, if appropriate.

The balance in the Housing Trust Fund, as of February of 2013, is approximately \$2.5 million. This resource is available to support future affordable housing projects.

e. Habitat for Humanity

Habitat for Humanity is an international organization that assists in providing homeownership opportunities for lower income households. Through volunteer labor and donations, members of the local chapters assist families in building or rehabilitating housing. One of the goals of the program is to provide long-term affordable housing.

Habitat for Humanity of Ventura County ("Habitat") is active in Thousand Oaks as well as other areas of the County. In Thousand Oaks, Habitat has assisted four households in becoming homeowners to date.

f. Area Housing Authority

The City is served by the Area Housing Authority of Ventura County (AHA), a public housing authority of which the City is a member. The AHA assists lower-income households in Thousand Oaks. Households assisted by the AHA in the City include the 567 Section 8 vouchers, 160 public housing units, and 98 locally-owned affordable units.

In 2006 and 2007, the City helped the AHA acquire land on Los Feliz Drive for a future affordable housing project. In June of 2006, the Redevelopment Agency loaned the AHA \$5,200,000 from Redevelopment Housing Tax Allocation Refunding Bonds to acquire four parcels at 1972, 1994, 2020, and 2026 Los Feliz Drive. In March of 2007, the Redevelopment Agency agreed to loan the AHA an additional \$750,000 to purchase an adjacent parcel located at 1990 Los Feliz Drive. The five parcels encompass a total of 2.2 acres. The City approved a 60-unit affordable housing project for this site in 2009.

g. Non-Profit Affordable Housing Corporations

Many Mansions is a non-profit affordable housing and services agency that has been very active in the Thousand Oaks area for over 30 years. The organization provides a variety of services and programs including owning and managing affordable housing developments. The City has collaborated with Many Mansions to acquire existing housing units for preservation as affordable units and to construct new units to increase the City's inventory of affordable and workforce housing units. Examples of City/Many Mansions collaborations include development of the Bella Vista Apartments, Hacienda de Feliz, and Richmond Terrace (formerly Warwick) Apartments.

Many Mansions also provides a variety of support programs for its residents and the community, including:

- Children's programs for its resident children, including an after-school homework tutoring program, a summer camp program, the back-pack school supplies program and life skills programs for teens;
- Adult programs for its resident adults, including emergency food through FOOD Share, counseling, case management, job development and parenting training for its formerly homeless residents and/or persons with disabilities; and
- The "More-Than-Housing" office which is a community resource center with information on housing and other social services throughout the Conejo Valley.

Cabrillo Economic Development Corporation (CEDC) is another non-profit housing and services agency. The organization provides comprehensive housing services to individuals and families who are in need throughout Ventura and Santa Barbara counties. CEDC builds, rehabilitates and manages affordable housing. CEDC also provides education, counseling and lending services to help low and moderate income households become homeowners.

h. For-Profit Affordable Housing Providers

The former Redevelopment Agency also partnered with for-profit developers to produce affordable housing. A recent example of this type of project was the funding assistance provided to Shadows TC Investors LP to acquire and rehabilitate the 148-unit Shadows Apartment project. The project, which is located at 1949 Los Feliz Drive, was acquired and rehabilitated in 2007 with \$6,900,000 in assistance from the Agency as well as a variety of other sources including tax credits. Affordability restrictions were extended for 45 units (30 very low and 15 low income units) and new affordability restrictions were attached to 102 units (15 very low and 87 low income units). One unit was also reserved for an on-site manager. All of the income-restricted units must remain affordable for at least 55 years.

C. Energy Conservation Opportunities

State law requires all new construction to comply with "energy budget" standards that establish maximum allowable energy use. These requirements apply to such design components as structural insulation, air infiltration and leakage control, setback features on thermostats, water heating system insulation (tanks and pipes) and swimming pool covers if a pool is equipped with a fossil fuel or electric heater. State law also requires that a tentative tract map provide for future passive or natural heating or cooling opportunities in the subdivision, including designing the lot sizes and configurations to permit orienting structures to take advantage of a southern exposure, shade or prevailing breezes.

Southern California Edison and the Southern California Gas Company offer energy conservation programs to residents of Thousand Oaks including audits of home energy use to reduce electricity consumption, refrigerator rebates, appliance repair and weatherization assistance to qualified low income households, buyer's guides for appliances and incentives to switch from electric to gas appliances.

Both companies have programs to encourage energy conservation in new construction. Southern California Edison's energy rebate program applies to residential developers as well as individual customers, and the Gas Company's Energy Advantage Home Program is offered to residential developers who install energy-efficient gas appliances.

Changes to the state's building energy efficiency standards for new construction, known as Title 24, went into effect on July 1, 2009. The standards for new homes require windows that are more resistant to heat and better insulated, more efficient lighting, heating, ventilating and air conditioning systems, and "cool roofs" that stay cooler than normal roofs when exposed to the sun. These changes will substantially reduce the amount of energy consumed in every new residence.

The City's guidelines for development of residential, industrial and institutional projects (Resolution No. 2006-108), require additional energy conservation measures in building design. These measures include, but are not limited to, extended eaves or roof overhangs, external shade features, and solar-treated glass for south and west facing windows.

The previous Housing Element contained a program to allow the City's housing rehabilitation program to provide financial assistance for energy conservation measures. Given that the City's redevelopment agency was terminated by the State, the City has limited funding, if any, to provide financial assistance for energy conservation.



Chapter IV

Constraints

CHAPTER 4: CONSTRAINTS

In planning for the provision of housing, constraints to housing development must be recognized. Local government cannot mitigate many of these constraints, particularly those related to the condition of the national economy and a jurisdiction's environmental setting, but others can be addressed. Constraints to housing are addressed below as either governmental constraints or non-governmental constraints.

A. Governmental Constraints

Governmental regulations, while intentionally requiring the infrastructure necessary to serve development and regulating the quality of development in the community can also, unintentionally, increase the cost of development and thus the cost of housing. These governmental constraints include land use controls, building codes and their enforcement, site improvements, fees, and other exactions required of developers, and local processing and permit procedures. Land use controls may limit the amount or density of development, thus increasing the cost per unit.

Off-site improvements, such as road improvements, traffic signals on adjacent streets, drainage, water and wastewater system improvements necessary to serve a project may increase costs of development. Processing and permit requirements may increase financing and/or overhead costs. The following section evaluates potential governmental constraints that may affect the cost of housing in Thousand Oaks.

1. Land Use Plans and Regulations

a. General Plan

Each city and county in California must prepare a comprehensive, long-term General Plan to guide its future. The Land Use Element of the General Plan establishes the basic land uses and maximum density of development within the various areas of the City. Under state law, the City's zoning must be consistent with the General Plan.

The Thousand Oaks General Plan provides the framework for the physical development of the City itself, and certain nearby unincorporated areas, which together comprise the Thousand Oaks Planning Area.

The residential land use designations of the Land Use Element of the General Plan can be grouped into four broad density categories: Very Low Density Residential (Up to 2 dwellings per net acre), Low Density Residential (2 to 4.5 dwellings per net acre), Medium Density Residential (4.6 to 15 dwellings per net acre) and High Density Residential (15 to 30 dwellings per net acre). The Element also contains a "Mobile Home Exclusive" category and one flexible "Commercial/Residential" designation for a specific parcel governed by a specific plan allowing either commercial or residential uses in accordance with a specific plan.

TABLE IV-1 GENERAL PLAN LAND USE ELEMENT DESIGNATIONS FOR RESIDENTIAL		
Designation	Maximum Density¹	Description
Very Low Density	2	This density is characteristic of large single-family estate lots and equestrian estates, often in environmentally sensitive areas or areas of steep slope.
Low Density	4.5	This density would include predominantly single-family detached or attached homes.
Medium Density	15	Medium density may include townhouses, garden and condominium apartments and mobile homes. This density should be located predominantly near major centers of activity.
High Density	30	Dwelling units can be of any type, and should be located primarily at sites accessible and close to major centers of activity and along the Ventura Freeway.
Mobile Home Exclusive	Not Applicable	Mobile Home Exclusive land use category established in August 2008 for nine existing mobile home parks in City.

Source: City of Thousand Oaks General Plan.

¹ Density expressed in dwelling units per net acre.

b. Measure E

City Ordinance No. 1280-NS (Measure E) was adopted in response to a ballot initiative passed by the electorate in November 1996. This ordinance requires that any amendment to the Land Use Element of the City's General Plan that would increase residential land use density or increase the amount of commercial acreage beyond the City's General Plan of November 5, 1996, is subject to approval of the electorate.

The following exemptions are provided in the ordinance:

1. Where the amendment is necessary to avoid, or the application of the voter approval requirement of this section would be deemed, an unconstitutional taking of property under the United States or California Constitutions, be contrary to federal laws, or the laws of this state.
2. Where the amendment is necessary in order to comply with, or is directed under a court order, judgment, writ or mandate.
3. Where the amendment is necessary for a viable use of publicly-owned land which has been determined by the owner to be, and is declared surplus as no longer needed for a public purpose, such as unneeded school sites.

Since Measure E was approved, there have been no amendments to the Land Use Element that have required a vote of the electorate. Therefore, to date, Measure E has not been a significant impediment to the development of housing. Although the cost,

delay and uncertainty of holding such elections could eventually pose a constraint on housing development, Measure E is not a constraint at this point. The existing Land Use Element has sufficient capacity to accommodate housing growth during this Housing Element projection period.

c. SOAR

The Save Open Space and Agricultural Resources (SOAR) initiative was passed by the voters of Ventura County in November of 1998. A companion initiative, the “City Urban Reserve Boundary” (CURB) was also passed by the voters of Thousand Oaks at the same time. It created a prohibition on most urban development outside of the City’s Sphere of Influence until December 31, 2030, unless approved by the electorate. However, it exempts development that will help fulfill the City’s highest priority housing need as required by State law (i.e. for low and very low income housing).

Most of the area outside of the City’s Sphere of Influence is already planned for very low density residential development. As such, although SOAR also limits the density of development in this area, it is not a significant constraint on the development of housing in Thousand Oaks.

d. Zoning Designations

The City regulates the type, location, density, and scale of residential development through the Municipal Code. Zoning regulations serve to implement the General Plan and are designed to protect and promote the health, safety, and general welfare of residents. The Municipal Code also helps to preserve the character and integrity of existing neighborhoods, by setting forth residential development standards for each zone district.

The nine zones that allow residential development are as follows:

- R-A Rural Agriculture
- R-O Single-Family Estate
- R-E Rural Exclusive
- R-1 Single Family Residential
- R-2 Two-Family Residential
- R-P-D Residential Planned Development
- R-3 Multiple-Family Residential
- H-P-D Hillside Planned Development
- T-P-D Trailer Park Development

A summary of the zoning standards for the residential zones is provided in Table IV-2. These zoning standards continue to be viewed as necessary to protect the public health, safety and welfare and maintain the quality of life, and are not considered constraints on the development of housing.

Development Standard	Zoning Designations								
	R-O	R-1	R-2	R-P-D	R-3	R-A	R-E	T-P-D	H-P-D
Maximum Density (DU/net ac)	2	6	12	30 ¹	30	1	4	12	varies w/slope
Minimum Lot Area (sq. ft.)	20,000	7,000	7,000	5,500 ²	7,000	43,560	10,000	2,500 ⁶	n/a
Minimum Front Yard (ft.)	35	20	20	20 ³	20 ³	20	20	20	20
Minimum Interior Side Yard (ft.)	5+	5+	5+	0-15 ⁹	8-10 ⁹	5+	5+	5+	20
Minimum Rear Yard (ft.)	20	20	20	20	20	20	20	5+	20
Maximum Building Height (ft.)	25 ⁵	25 ⁵	25 ⁵	25 ⁴	25 ⁴	25 ⁵	25 ⁵	32 ⁷	25

Source: Thousand Oaks Zoning Ordinance

¹Top of R-P-D sub-zone density range

²Average lot area. Reduced to 5,000 sq ft for SFD only

³20 ft plus 5 ft for each 10 ft in height above 25 ft

⁴May increase 2 ft for every 0.5 ft increase in side yard. (additional height increase allowed for affordable housing)

⁵May increase to 35 ft if two side yards are each 15 ft

⁶Minimum mobile home space. Average space: 3,500 square feet

⁷Applies to permanent structures only

⁸Density varies based on average slope from 4 units/ac to 0.1 units/ac

⁹Minimum side yard varies by housing type and wall height

Densities range from the lower-density rural single-family zones with a maximum of 0.1 units per acre in the H-P-D zone to a maximum of 30 units per acre in the R-3 and RPD Zones. Density bonuses would permit up to 35% more units than permitted by the underlying zone, subject to the provision of affordable housing as specified by State law.

It should be noted that an additional “farm cottage” for farm workers is permitted for each 10 acres in both the Rural Agricultural (R-A) and Rural Exclusive (R-E) zones if the parcel is 10 acres or larger.

A summary of the type of residential development permitted by the City’s zoning code is provided in Table IV-3.

Housing Type Permitted	PERMITTED RESIDENTIAL DEVELOPMENT BY ZONE								
	R-O	R-1	R-2	R-P-D	R-3	R-A	R-E	T-P-D	H-P-D
Single Family Detached	P	P	P	P	P	P	P	X	P
Multi-Family Rental (Apts) and For-sale (Condos)	X	X	P	P*	P	X	X	X	P**
High Density Multi-family	X	X	X	P	P	X	X	X	X

Source: Thousand Oaks Zoning Ordinance

P = Permitted X= Not expressly allowed

* Depending on subzone (e.g. RPD-7U-SFD, RPD-15U or RPD-30U)

**Except in H-P-D S-F-D sub-zones

Low income housing can be accommodated in all zones permitting residential use in Thousand Oaks. These include second residential units that can be developed in each residential zone, provided the lot already contains a single-family detached unit. No minimum unit sizes are required in any zone, thereby permitting a wide range of unit types.

The Residential Planned Development (R-P-D) Zone is the most flexible zone category and permits varying densities from under two dwelling units per net acre up to 30 dwelling units per net acre, depending on the sub-zone and the underlying General Plan Land Use Element designation. The RPD Zone permits multi-story apartment structures if increased setback standards are satisfied.

Special development standards have also been established for selected areas with R-P-D zoning. The special standards are intended to encourage redevelopment with multiple family housing in certain aging, small lot, single family neighborhoods. These include the "Royal Oaks Model Neighborhood Area" east of Hampshire Road and north of the Ventura Freeway, as well as a small area on the north side of Los Robles Road. Special development standards also apply to 35 acres west of Hampshire Road, north of Highway 101, south of Crescent Way and east of Live Oak Street. In consideration for the small size of the lots in these areas, special development standards allow fewer and/or smaller parking spaces, tandem parking, reduced setbacks and narrower driveways than would otherwise be allowed.

Certain specific plan areas allow for residential development. The Rancho Conejo Specific Plan (Specific Plan No. 7) contains two vacant parcels with the "High Density" Specific Plan Designation (See Appendix A, Table A-2, Sites 105 and 106). This designation defaults to the development standards of the RPD-30U zoning classification. The Thousand Oaks Boulevard Specific Plan (Specific Plan No. 20) allows up to 214 dwellings as residential stand-alone or mixed-use development (See Appendix A, Table A-3, Site 171). Residential projects must consist of attached multi-family units with a minimum density of 10 dwellings per acre. No guest parking is required. The 401 West Hillcrest Specific Plan (Specific Plan No. 17) allows for senior housing only (See Appendix A, Table A-2, Site 100). Maximum densities range from 15 dwellings per net acre in Planning Area 1 (mixed-use permitted) to 20 dwellings per net acre (stand-alone only) in Planning Area 2. However, residential development potential within Specific Plan No. 7 is constrained by steep terrain and other site limitations. The City's zoning classification system does not pose a significant constraint on housing development.

e. Development Standards

The City's development standards have not significantly constrained housing supply in Thousand Oaks or the ability of developers to achieve the maximum permitted densities. For example, the 28-unit Avalon Bay project was developed in 2003 at 30 dwelling per net acre, which is the maximum density allowed in the R-3 (Multiple-family Residential) zoning classification for the project. The project is located at 2225 Los Feliz Drive. While it is possible to build at the maximum density, many for-profit developers build at less than the maximum density. They do so because there has been a higher

market demand for 2-story townhomes than there is for stacked-flat one-story condominiums and apartments.

Off-street Parking Requirements

The City's parking requirements for residential zones vary by housing product as shown in Table IV-4. According to a 2002 survey ("Parking Standards; Selected cities and counties" by Choate Parking Consultants, Inc.), these standards are common throughout California. They are reasonable and necessary to protect the public health, safety and general welfare.

In 2005, a change to California Government Code (Section 65915 (p)) allows for lower parking standards for developments eligible to receive a density bonus. Developers that agree to provide senior housing or a certain percentage of affordable units can request a density bonus incentives and lower parking standards. Such developments can provide one parking space for units with less than two bedrooms, two parking spaces for two and three bedroom units and two and one-half spaces for units with four or more bedrooms.

The previous Housing Element included a program to study the City's regulations governing parking structures and recommend revisions, if necessary, to ensure that they do not unreasonably constrain the development of affordable housing. It also contained a program to amend the Municipal Code to expressly allow parking reductions for housing types with a demonstrated lower need for parking, including housing for the elderly and persons with disabilities, and to clarify that parking standards may be reduced for affordable housing that meets the criteria for a density bonus per Government Code Section 65915 (p). These programs were implemented with adoption of Ordinance 1569-NS on February 7, 2012. For example, Ordinance 1569-NS changed the City's regulations to expressly allow parking structures if needed to accommodate residential densities of 20 or more dwellings per net acre.

Except for the Model Neighborhood Area, a standard parking space must be at least 9' wide and 20' deep and tandem parking is not allowed. With respect to apartment and condominium developments, up to 35% of the guest parking can consist of compact spaces with minimum dimensions of 8 by 16 feet. In consideration for the small size of the lots in the Model Neighborhood, a standard parking space of 8.5' by 19' deep is allowed.

**TABLE IV-4
RESIDENTIAL PARKING REQUIREMENTS**

Type of Unit	Minimum Parking Spaces Required
Single Family Residence	4 or fewer bedrooms- 2 enclosed spaces 5-6 bedrooms – 3 enclosed spaces 7 or more bedrooms – 4 enclosed spaces
Mobile Home Park	2 spaces (may be tandem, 1 covered); plus 1 space per unit for guest parking
Condominiums ¹	2 spaces (enclosed or covered); plus 1 space per unit for guest parking

TABLE IV-4 RESIDENTIAL PARKING REQUIREMENTS	
Type of Unit	Minimum Parking Spaces Required
Apartments ¹	
- Studio or 1 Bedroom	1 space covered; plus $\frac{1}{2}$ guest space
- 2 Bedroom	1 $\frac{1}{2}$ spaces (1 covered); plus $\frac{1}{2}$ guest space
- 3 or more bedrooms	2 spaces (1 covered); plus $\frac{1}{2}$ guest space
Senior housing ²	1 space; plus $\frac{1}{4}$ guest space
Persons with disabilities ²	Based parking study to demonstrate need
Density bonus incentive ²	Refer to density bonus program incentives

¹ Planning Commission may approve condominiums and apartments with fewer spaces

Source: Thousand Oaks Municipal Code

² Added to implement program in the 2006-2014 Housing Element

Thousand Oaks Municipal Code Section 9-4.904 (b) allows the Planning Commission to modify the parking requirements with respect to apartment and condominium housing projects in the R-P-D Zone.

Building Height Limits

Limitations on height can also affect the amount of housing that can be built on a given site. The maximum height in the zones where multiple family housing is permitted (R-3 and R-P-D) is 25' plus 2' for every $\frac{1}{2}$ foot increase in side yard setback.

The minimum side yard for a 2-story apartment building is 10 feet in the R-3 zone. The minimum side yard setback for an apartment building in the R-P-D zone is 15 feet. As such, side yards of 15' in the R-3 zone and 20' in the R-P-D zone are necessary to establish a 35' high apartment building. It is possible that the existing building height limits may affect the otherwise allowable density, with a commensurate effect on housing costs or the ability to achieve densities appropriate for affordable housing, particularly for smaller infill properties.

The previous Housing Element included a program to study the City's regulations governing building height and recommend revisions, if necessary, to ensure that they do not unreasonably constrain the development of affordable housing. This program was implemented with adoption of Ordinance 1569-NS in February of 2012. Ordinance 1569-NS allows the side yard setback requirements for buildings in excess of 25' to be modified when necessary to accommodate the housing need for lower income households specified in the Housing Element of the Thousand Oaks General Plan.

Conclusion

The City's current development standards do not present a significant constraint on the development of housing.

f. Accessory Units

The City of Thousand Oaks allows for the development of second dwelling units by-right (i.e., no discretionary approval required) within each residential zone if a single-family detached dwelling unit already occupies the lot. The development standards are reasonable to ensure neighborhood compatibility and meet the requirements of State law governing second units in Government Code Sections 65852.150 and 65852.2. No credit has been taken for accessory housing units in the City's inventory of land for residential development shown in Chapter III of the Housing Element. The City's requirements for the development of accessory units do not hinder the City from meeting its share of the regional need for housing for households of all income levels, nor the housing needs of persons with disabilities and homeless persons.

g. Density Bonus

Under State law (SB 1818 of 2004), cities and counties must provide a density increase up to 35% over the otherwise maximum allowable residential density under the zoning ordinance and the Land Use Element of the General Plan when builders agree to construct housing developments for seniors or containing a certain percentage of units affordable to very low, low or moderate income households. In addition to a density bonus, if requested by a builder, certain incentives, modifications, concessions or waivers must be granted. California Government Code 65915 et seq requires all cities and counties to adopt an ordinance that describes how the local jurisdiction will implement State density bonus law. The City Council adopted such an ordinance to comply with State law on September 9, 2008 and modified on June 8, 2010 to address changes to State density bonus law.

h. Manufactured Housing

State law (Government Code Section 65852.3), precludes local governments from prohibiting the installation of manufactured homes on permanent foundations on single-family lots. Manufactured homes are allowed in any residential zone in Thousand Oaks subject to the same development standards and guidelines as conventional homes. Both manufactured and conventional homes must comply with the City's architectural review guidelines. These requirements are not a significant constraint on housing development.

i. Mobile Homes

Government Code Section 65852.7 declares a mobile home park to be a permitted land use on any land planned and zoned for residential use as designated in the General Plan. In addition, mobile home parks are the only residential use permitted in the Trailer Park Development (T-P-D) Zone. Mobile home parks in the T-P-D zone must include a minimum site area of 10 acres and at least 3% of the site area must be devoted to recreational purposes. A minimum of 2,500 square feet of net lot area and an average of 3,500 square feet of net lot area must be provided for each home, exclusive of roads, recreation areas or other common facilities. These requirements are not a significant constraint on housing development.

There are now eight mobile home parks in Thousand Oaks. All mobile home parks in the City were affected by a ballot initiative. The initiative qualified for the November 2008 election, but under State law the City had the option of adopting the measure. The City adopted the measure on July 15, 2008. The initiative placed all mobile home parks in Thousand Oaks in a new General Plan land use category of “Mobile Home Exclusive” and changed the zoning for all parks to T-P-D (Trailer Park Development). Any future change to the land use designation and zoning requires approval by a vote of the people, unless park tenants receive certain payments as dictated by the measure. The initiative also requires a mobile home park owner proposing to close or change the use of a park to pay the tenants displaced by the closure or change of use for the reasonable costs of relocation as defined in the Initiative.

The owner of Conejo Mobile Home Park and the City became involved in litigation related to a proposal by the owner to close the park. The main dispute centered on whether the City had the authority to require the park owner to make payments to displaced tenants as spelled out in the Initiative. Government Code §65863.7 specifies that the required payments may not exceed the “reasonable costs of relocation.” The Court issued a Statement of Decision on January 8, 2010. It determined that the payments specified in the Initiative exceeded the parameters of Government Code §65863.7. The City could not, therefore, require the park owner to make the payments outlined in the initiative. Conejo Mobile Home Park closed in 2011 and all of the displaced tenants received payments in conformance with the Court decision.

In addition, mobile home parks are subject to the City’s Mobile Home Park Rent Stabilization Ordinance. The ordinance limits the amount that space rental rates can increase over time. While this may discourage developers from creating new mobile home parks, it protects existing park tenants from large rental rate increases.

In 2010, a park owner applied for rent increases for two parks, seeking a “just and reasonable” return, as allowed by the Mobile Home Rent Stabilization Ordinance. These rent increases would have been detrimental to mobile home park residents due to the large percentage increase in existing rents being sought.

In 2010, the City Council decided it was in everyone’s best interest to develop a comprehensive approach to future mobile home rent issues and embarked on a program to reach a mediated agreement among the park residents and park owners. One park had already been approved for closure and another was approved for conversion (subdivision) into an ownership park. The City also faced potential litigation from park owners concerning its decision to grant smaller “just and reasonable” rent increases than requested by the two park owners. City, owner and park resident representatives, respectively, met on several occasions to negotiate a global agreement on local park rents. Ranch Mobile Home Park tenant representatives did not participate in the mediation.

The City comprehensively updated its Mobile Home Park Rent Stabilization Ordinance in 2011 as a result of the mediation. The changes were agreed to by park owners and park resident representatives. The ordinance allowed greater annual rent increases

than the previous ordinance, but the park owners agreed not to seek any “just and reasonable” increases or convert their parks for 10 years. New tenants at all parks would be subject to market rent when they moved in, after which their rents would also be subject to rent stabilization. It should also be noted that park owners agreed to defer rent increases for existing tenants that are “very low” income and meet certain other criteria, with the deferred rent to be paid upon sale of the coach.

Condominium Conversions

When for-sale real estate prices escalated in California, many developers started buying existing apartment buildings and converting them to condominiums. High sales prices made selling the units more profitable than renting them as apartments.

In many cases, condominium conversions provide entry-level housing that allows renters to become home owners. On the other hand, condominium conversions reduce the supply of apartments which is often the only market-rate housing that is affordable to many households. In addition, renters in the apartments who don't have the down payment, income, credit record or desire to buy the converted units are displaced in the conversion process.

The City has stringent requirements governing the conversion of existing apartments to condominiums. Tenants who choose not to purchase converted units are eligible to receive relocation assistance. Condominium conversions must also meet strict design and construction standards. Moreover, approval of a conversion is contingent on a finding that the conversion would not adversely affect the supply and availability of rental housing within the City.

As a result of these requirements, the potential impact of condominium conversions is not a significant constraint on the preservation of affordable rental housing. No condominium conversions took place during the prior Housing Element planning period and no requests have been submitted under this period.

j. Building Codes

State law prohibits the imposition of building standards that are not necessitated by local geographic, climatic or topographic conditions and requires that local governments making changes or modifications in building standards must report such changes to the Department of Housing and Community Development and file an expressed finding that the change is needed.

The City's building codes are based upon the California Building, Plumbing, Mechanical and Electrical Codes. These are considered to be the minimum necessary to protect the public's health, safety and welfare. The City adopted a number of changes to the 2007 California Codes that are necessary to protect life, health and property based on local geographic, climatic or topographic conditions. For example, local standards have been adopted concerning the minimum fire rating for roofing materials and the reinforcement and depth of footings. These standards are designed to protect the public from high fire hazards and expansive soil conditions. The amended building

standards are reasonable and not considered to be a constraint on housing development.

k. Definition of a Family

The previous Housing Element included a program to amend the definition of the term “family” to treat unrelated people who live together the same way as related people who live together. This program was implemented with adoption of Ordinance 1547-NS on December 14, 2012. The definition of the term family was revised to read: “one or more persons living together as a single housekeeping unit.”

I. Special Needs Housing

Special needs housing includes housing for persons with disabilities, farm workers, emergency shelters, transitional housing, supportive housing, and single room occupancy units. The City’s provisions for these housing types are discussed below.

Housing for Persons with Disabilities

The City enforces the requirements of the Building Code which address the needs of persons with disabilities. The City of Thousand Oaks adopted the 2007 California Building Code, Plumbing Code, Mechanical Code, and Electric Code with a number of amendments based on local conditions. The City incorporated and enforces the accessibility requirements of the Building Code contained in Title 24 without amendments.

According to Title 24, Chapter 11A of the California Building Code, projects involving 3 or more apartments or 3 or more condominiums must ensure that certain dwelling units are on an accessible route and are adaptable for use by persons who use wheelchairs or other mobility aids. If a project involves 5 or more units and receives federal assistance, 5% of the units (not less than one unit) must be accessible for persons with mobility disabilities and an additional 2% of the units (at least one) must be accessible to persons with hearing or visual disabilities.

The previous Housing Element included a program to amend the City’s regulations to allow parking reductions for housing types with a demonstrated lower need for parking, including housing designated for persons with disabilities. It also included a program to establish a written procedure for handling requests for reasonable accommodations for persons with disabilities in the enforcement of its zoning and development regulations. Both of these programs were implemented with adoption of Ordinance 1547-NS on December 14, 2010 and Ordinance 1569-NS on February 7, 2012.

Farm Worker Housing

Although farm worker housing is not a permitted use within residential zoning districts, farm cottages for on-site farm workers (“farm cottage”) are permitted in the Rural-Agricultural and Rural Exclusive zones, provided the minimum lot size is met (10 acres). However, as stated in Chapter 2 (Needs Assessment), the Ventura County Agricultural

Commission determined that no farming takes place in the City and only 155 of Ventura County's 10,869 agricultural workers lived in the City at the time of the 2000 Census.

Although there is no agricultural production in Thousand Oaks, some farm workers in surrounding communities may wish to live in the City. Programs to encourage affordable housing for all lower-income households, regardless of occupation, are included the Housing Action Plan (Chapter VI).

Emergency Shelters

An emergency shelter provides housing and minimal supportive services for homeless persons for no more than six months (Health and Safety Code Section 50801). The City has a rotating seasonal emergency shelter program, but does not have an existing year-round emergency shelter.

Senate Bill 2 (Government Code Section 65583(a)(4)) requires local jurisdictions to identify where year-round emergency shelters exist or where they can be located to meet the need for these facilities. Within one year of adoption of the previous Housing Element Update, the City had to identify at least one zone that can accommodate at least one year-round emergency shelter without a discretionary permit. The City could also consider additional zones where emergency shelters may be allowed with a discretionary permit. In addition, the City could adopt certain objective development and management standards for emergency shelters concerning the maximum number of beds, size of waiting and intake areas, parking, on-site management, proximity of other shelters, length of stay, lighting and security.

The previous Housing Element included a program to amend the City's zoning regulations to comply with Senate Bill 2. The City implemented that program with adoption of Ordinance 1547-NS on December 14, 2010. The change allows emergency shelters by right in the 349-acre, Specific Plan 15 (Rancho Conejo Industrial Park). It also allows emergency shelters with approval of a special use permit in the following zones: P-L (Public, Quasi –Public and Institutional Lands and Facilities), C-2 (Highway and Arterial Business), M-1 (Industrial Park) and M-2 (Light Manufacturing). In addition, the Ordinance established a set of objective standards for emergency shelters.

The previous Housing Element included a program calling for the City to provide assistance to local agencies and non-profits to implement the 10-Year Plan (2008-2017) to End Homelessness in Ventura County and to provide funds to social service agencies that assist the homeless and strive to prevent homelessness. The City implemented that program by funding (through its Redevelopment Agency) the construction of supportive housing by Many Mansions in which about half of the 60 units are designated for the homeless and persons with disabilities. In addition, the City continued to provide a portion of its Federal Community Development Block Grant funds and the City's Social Services Endowment Fund to social services agencies that assist the homeless. For example, the following table shows actual grants approved for FY 2010-2011, 2011-2012, 2012-2013 and estimates grants for 2013-2014:

**TABLE IV-4A
HOMELESS ASSISTANCE FUNDING**

Agency	Program	FY10/11 Funding	FY11/12 Funding	FY12/13 Funding	FY13/14 Estimated Funding
Lutheran Social Services	Homeless and Needy Meals and Shelter	\$25,000	\$18,294	\$25,000	\$22,500
County of Ventura	RAIN Transitional Living Center	\$8,000	\$6,769	\$8,000	\$7,200
Manna	Conejo Valley Food Bank	\$8,000	\$5,763	\$8,000	\$7,200
St. Vincent de Paul	Poor and Homeless Program	\$8,000	\$7,318	\$8,000	\$7,200
Turning Point Foundation	Appleton House for Homeless Mentally Ill	\$4,000	\$4,574	\$4,000	\$3,600
Conejo Free Clinic	Medical Services	\$15,000	\$13,722	\$15,000	\$13,500
Westminster Free Clinic	Medical Services	\$6,000	\$5,489	\$10,000	\$9,000
Ventura County Homeless and Housing Coalition	Regional coordination and Advocacy for local efforts to end homelessness	\$15,000	\$10,000	\$10,000	\$9,000
Total		\$89,000	\$71,929	\$88,000	\$79,200

Transitional Housing and Supportive Housing

Transitional housing provides short-term housing for individuals and families who are ready to make the transition from homelessness toward self-sufficiency and permanent housing. Transitional housing is defined further in California Health and Safety Code Section 50675.2(h).

Supportive housing provides long-term housing to target populations (adults with low-income) who need supportive services (on-site and/or off-site services) to help them manage one or more disabilities, including mental illness, HIV or AIDS, substance abuse or other chronic health conditions as well as developmental disabilities such as mental retardation, cerebral palsy, epilepsy and autism. Supportive housing is defined in more detail in Health and Safety Code Sections 50675.14(b) and 53260.

Senate Bill 2, which took effect January 1, 2008, requires that transitional housing and supportive housing be considered residential uses and only be subject to those restrictions that apply to other residential uses of the same type in the same zones.

There are currently four transitional or supportive housing projects in Thousand Oaks. These include:

1. Stoll House is an 11-unit transitional and supportive housing facility that was founded in 1998. The facility assists single parents who have been homeless by providing short-term housing (up to 2 years) and on-site counseling, job development and a savings program.

2. Richmond Terrace is a 27-unit supportive housing project. The facility includes 13 units that are reserved for homeless and persons with disabilities.
3. Esseff Village is a 51-unit supportive facility. One unit is occupied by a resident manager. The development provides for homeless and very low income residents and persons with disabilities.
4. Hillcrest Apartment project is a 60-unit affordable housing project. Half of units are designated as supportive housing for homeless and disabled families and individuals. The project started construction in 2012 and is expected to be ready for occupancy in 2013.

The previous Housing Element included a program to amend the City's zoning regulations to define transitional and supportive housing and indicate that such housing is subject to the same standards that apply to conventional residential uses of the same type in the same zones. This program was implemented with adoption of Ordinance 1547-NS on December 14, 2010.

Residential Care Facilities

Residential care facilities refers to family homes for children, group homes, or rehabilitation facilities for adults that do not meet the target population requirements for supportive housing and that provide non-medical care to persons in need of personal services, protection, supervision, assistance, guidance, or training essential for daily living. According to the Department of Social Services Community Care Licensing Division, as of September of 2012, there were 8 assisted living facilities in Thousand Oaks with a capacity of 878 residents and 60 residential care facilities for the elderly that serve 6 or fewer residents.

Residential care facilities that serve six or fewer persons are permitted in all residential zones under the same regulations as for single-family units, per State law. The City imposes no spacing requirements on the siting of residential care facilities or other requirements that do not apply to other residential uses.

The previous Housing Element includes a program to amend the zoning regulations to define residential care facilities for 7 or more persons and indicate where such facilities can be established. This program was implemented with adoption of Ordinance 1547-NS on December 14, 2010. The change allows residential care facilities for 7 or more persons with approval of a special use permit in the following zones: P-L (Public, Quasi-Public and Institutional Lands and Facilities) and C-O (Commercial Office),

Single Room Occupancy

Single room occupancy (SRO) housing is a form of multiple family housing consisting of small, single room, living spaces. A SRO unit is typically occupied by one or two people. The previous housing element included a program called for amending the Municipal Code to explicitly allow SRO housing in the R-3 zone and in R-P-D zones that allow

multiple family housing. This program was implemented with adoption of Ordinance 1547-NS on December 14, 2010.

2. Development Processing Procedures

a. Residential Permit Processing

State Planning and Zoning Law provides permit processing requirements for residential development. Within the framework of state law, the City has structured its development review process to minimize review time while ensuring that projects receive careful consideration and due process.

Residential projects are subject to a range of review procedures, depending on the nature of the development. A tentative map is required for almost all subdivisions, including single family tracts, townhouse and condominium projects. All multiple-family housing projects require a Residential Planned Development (RPD) Permit. No residential project requires a special use permit or conditional use permit.

Housing projects within the H-P-D (Hillside Planned Development) Zone, which is a single-family residential zone, must obtain a Hillside Planned Development Permit. Custom homes require Precise Plan of Design (PPD) permits.

The following findings must be made to approve a Precise Plan of Design permit:

1. The project complies with the applicable sections of the Thousand Oaks Municipal Code and the Precise Plan of Design Guidelines.
2. The project will not be detrimental to public safety, health and welfare.

Before a tentative map is approved or denied for a single-family housing project, the decision-making body must make all of the findings set forth in the Subdivision Map Act. These include the findings specified in Government Code Sections 66473.5, 66474, 66473.1 and 66474.6. No city or county can adopt findings for approving or denying a tentative map other than those set forth in the Map Act.

Unless there is an accompanying application involving a zone change or other legislative matter, projects involving 4 or fewer lots or dwellings units are normally reviewed by City staff. Single-family and multiple family housing projects involving 5 or more lots are reviewed at public hearings before the Planning Commission. If appealed, the City Council reviews decisions made by the Planning Commission.

Public hearings are reasonable forums for obtaining and responding to public input on proposed housing projects and associated environmental documents. Public hearings have not posed a constraint on housing development in Thousand Oaks. They sometimes facilitate the resolution of disputes, thereby avoiding the cost, delay and uncertainty of litigation. All housing projects must comply with the "Architectural Design Review Guidelines for New Residential Development" contained in City Council Resolution No. 2003-090. Like most local jurisdictions, the City uses its design review

guidelines to avoid unattractive and monotonous buildings and thereby discourage blight and neighborhood deterioration.

All design review is conducted concurrently with the rest of the review process. The City does not have a separate design review process or Design Review Board. This allows design review to take place without significantly increasing the time and cost of development.

As required by California law, legislative approvals must be reviewed at public hearings before the Planning Commission and City Council. In such cases, the Planning Commission makes a recommendation to the City Council and the City Council makes the final decision.

Most new projects and significant renovations are reviewed and approved by the Planning Commission. The review process for a simple project takes about 6 months. However, the review process can take longer than 6 months, particularly if the project must be redesigned or difficult environmental issues need to be addressed.

Early consultation with City staff is encouraged to identify issues as soon as possible and reduce processing time. A “pre-application” is encouraged so that applicants can become acquainted with the information and fees required by each department and agency. This process is required for projects within the R-P-D District. This allows the applicant to make adjustments during the preliminary planning stages to minimize costs.

Simultaneous processing of required entitlements (e.g., zone changes, subdivisions and planned developments permits) is also provided as a means of expediting the review process.

Processing time and cost is greatly affected by the size and complexity of the project and the physical characteristics of the property. Much of the remaining developable land has one or more physical constraints, such as steep terrain and oak trees. This complicates the review process. Slope studies and oak tree reports are often necessary to evaluate proposed developments.

The previous housing element included a program to evaluate the development review process and amend the process as appropriate to mitigate any identified constraints. An evaluation was conducted of the previous findings for approval of a residential planned development permit and they were found to be confusing and difficult to apply. Ordinance 1555-NS, adopted on April 12, 2011, implemented the aforementioned program. Ordinance 1555-NS revised the findings for approval to read as follows:

1. The project is consistent with the Thousand Oaks General Plan and any applicable specific plan or redevelopment plan;
2. The project complies with all applicable laws, regulations and policies, including the Thousand Oaks Municipal Code;
3. The project will not be detrimental to the public health, safety or general welfare; and

4. The project has been reviewed in conformance with the provisions of the California Environmental Quality Act;

The City's current development processing procedures are reasonable and do not pose a significant constraint on housing development.

b. Environmental Review

Environmental review is required for all development projects under the California Environmental Quality Act (CEQA). Most projects in Thousand Oaks are either Categorically Exempt or require only an Initial Study and Negative Declaration or a Mitigated Negative Declaration if potentially significant environmental impacts can be mitigated to a level that is less than significant. Developments that have the potential of creating significant impacts that cannot be mitigated require the preparation of an Environmental Impact Report.

State law also requires payment of a CEQA document filing fee to the Department of Fish and Game for filing the required Notice of Determination for a Negative Declaration, Mitigated Negative Declaration or Environmental Impact Report with the County Clerk. The CEQA filing fee is waived if a project (1) will have no effect on fish and wildlife or (2) is statutorily or categorically exempt from CEQA. As of January 1, 2013, the fee was \$2,156.25 for a Negative Declaration (or Mitigated Negative Declaration) and \$2,995.25 for an Environmental Impact Report. The County Clerk collects the filing fee plus an additional \$50 processing fee when the notice of determination is filed. Although environmental review and Department of Fish and Game fees can add to the time and cost of processing development applications, it is mandated by State law and therefore does not pose a significant constraint to housing development.

3. Development Fees and Improvement Requirements

State law limits fees charged for development permit processing to the reasonable cost of providing the service for which the fee is charged. Application processing fees are charged to defray the costs of reviewing and processing development proposals, reviewing plans and inspections. This includes the costs of staff time, use of vehicles, publishing public notices, mailing notices and printing reports.

Planning, building, and engineering fees were analyzed in 2013 as part of an assessment of the City's inclusionary housing in-lieu fee. The assessment evaluated four prototype housing projects consisting of 25 dwellings. Application fees were compared on a per dwelling unit basis as shown below in Table IV-5:

TABLE IV-5 AVERAGE PERMIT PROCESSING FEES PER DWELLING UNIT (2013)				
Service	Large lot single family	Small lot single family	Town-house For-sale	Condo For-sale*
Grading	\$1,200	\$800	\$600	\$300
On-site Improvements	\$1,000	\$1,000	\$1,000	\$1,000
Off-site Encroachment	\$480	\$320	\$360	\$180
Building Permit	\$4,072	\$2,619	\$2,286	\$2,030
Building Plan Check	\$3,461	\$2,226	\$1,943	\$1,726
Planning Entitlement	\$750	\$606	\$606	\$606
Total	\$10963	\$7571	\$6795	\$5842

The large lot single family prototype consists of 10,000 square foot lots and 3,700 square foot homes with three-car garages. The small-lot single-family prototype involves 5,000 square foot lots and 2,000 square foot homes with two-car garages.

* Fees for an apartment project would be similar to the fees for the condo for-sale prototype.

Processing fees are set to cover the full costs of processing, including personnel, material and overhead costs. In 2007, the City conducted a user fee study with the assistance of a consulting firm to establish user fees for Fiscal Years 2007-08 and 2008-09. The fees have been reviewed periodically to reflect current costs and ensure that the fees do not exceed the cost of providing these services.

Various fees and assessments are also charged by the City and other public agencies to cover the costs of providing facilities such as schools, parks, police facilities, water and wastewater infrastructure, road improvements and traffic signals. Almost all of these fees are assessed through a pro rata share system, based on the magnitude of the project's impact or on the extent of the benefit that will be derived.

Public agencies which levy processing or impact fees in Thousand Oaks, either directly or indirectly through the City, include:

- City of Thousand Oaks, Department of Public Works (Development Services Division)
- City of Thousand Oaks, Community Development Department (Building and Planning Divisions)
- Conejo Recreation and Park District
- Conejo Valley Unified School District
- Ventura County Fire Protection District
- County of Ventura, Sheriff's Department (Thousand Oaks Police Department)
- Triunfo County Sanitation District

- Ventura County Watershed Protection District
- Calleguas Municipal Water District
- Department of Fish and Game (CEQA filing fees)

Examples of typical fees for single-family and multi-family development were estimated in 2013 as part of an assessment of the City's inclusionary housing in-lieu fee.. The total processing and development impact fees were estimated on a per unit basis for four prototype housing projects as shown below in Table IV-6.

TABLE IV-6 PROCESSING AND DEVELOPMENT IMPACT FEES (2013)	
Type of Unit	Total Fees Per Unit
Single Family, Large Lot	\$54,739
Single Family, Small Lot	\$45,819
Townhomes	\$40,737
Condominiums*	\$39,016

The large lot single family prototype consists of 10,000 square foot lots and 3,700 square foot homes with three-car garages. The small-lot single-family prototype involves 5,000 square foot lots and 2,000 square foot homes with two-car garages.

* Fees for an apartment project would be similar to the fees for the condominium prototype.

The City requires developers to provide on-site and off-site improvements necessary to serve their projects. Such improvements may include water, sewer and other utility extensions, street construction and traffic control device installation that are reasonably related to the project. Dedication of land or in-lieu fees may also be required of a project for rights-of-way, transit facilities, recreational facilities and school sites, consistent with the Subdivision Map Act.

The City's Capital Improvement Program (CIP) contains a schedule of public improvements including streets, bridges, overpasses and other public works projects to facilitate the continued build-out of the City's General Plan. The CIP helps to ensure that construction of public improvements is coordinated with private development.

Although development fees and improvement requirements increase the cost of housing, cities have little choice in establishing such requirements to pay for the impact of new development on public facilities.

4. Inclusionary Housing Ordinance

On September 9, 2008, the City Council adopted an Inclusionary Housing Ordinance. The ordinance requires most for-sale housing developers to set aside at least 10% of the housing units that they build for income-restricted affordable housing. The ordinance also allows developers the option of satisfying this requirement by paying an in-lieu fee. The in-lieu fee was initially set at \$9,000 per detached single-family dwelling and

\$25,000 per condominium or townhouse unit. The in-lieu fee was set to zero in May of 2009 due to weak market conditions. The fees were re-considered periodically, but have not been raised because economic conditions have remained weak. When conditions change and the fees are raised, the resulting funds will be placed in the City's Housing Trust Fund. The Housing Trust Fund will be used develop affordable housing.

The Inclusionary Housing Ordinance includes incentives for home builders who elect to construct inclusionary housing units. Builders may elect to reduce the size of the inclusionary units or the number of bedrooms, relative to the market rate units. Builders may also construct one story inclusionary units rather than multi-story units and use less expensive alternative interior finishes and features for the inclusionary units.

5. National Pollutant Discharge Elimination System

The 1972 Federal Clean Water Act (CWA) established the National Pollutant Discharge Elimination System (NPDES) to regulate the discharge of pollutants into the surface waters of the United States. The CWA established a NPDES permit program with the goal of reducing pollutants in stormwater runoff to the maximum extent practical. Regional water quality control boards, which are State agencies, are authorized to issue permits for individual storm water systems.

On July 8, 2010, the Los Angeles Regional Water Quality Control Board issued a NPDES permit for the Ventura County Municipal Separate Storm Sewer System (MS4). The Ventura County Water Protection District (the District) and each jurisdiction within Ventura County are required to implement the MS4 permit. The permit requires stormwater runoff from new development (and extensive redevelopment) to be collected and treated to remove pollutants. Treatment options include stormwater retention and re-use or infiltration into the soil through pervious paving or landscaping.

The permit also requires the District and/or the affected cities to implement the permit which requires, for example, that they administer the program, ensure that developers comply with the permit, monitor water quality, investigate illicit discharges, prepare reports and do public outreach. The District levies an annual assessment on property to cover the cost of implementing the MS4 Permit. Both the District and the affected cities share in the funds. The assessment for a particular property is based on the proportion of runoff that the property contributes to the total amount of runoff.

The NPDES permit requirements increase the cost of housing construction and ownership. In some cases, compliance could necessitate a reduction in the density of development. Therefore, the permit is a constraint to housing development. However, it cannot be avoided because it mandated by Federal law.

B. Non-Governmental Constraints

1. Environmental Constraints

Environmental constraints include physical features such as steep slopes, floodplains, sensitive biological habitat, landslides, oak trees and wildland fire hazards. Steep slopes

and oak trees are the environmental constraints most frequently encountered in the City.

In many cases, development of environmentally constrained areas is regulated by state and federal laws (e.g., FEMA). The City is nearly built out and many of the remaining undeveloped sites have physical constraints (floodplain regulations, the Clean Water Act and the Endangered Species Act, and the state Fish and Game Code). The City's land use plans have been designed to protect sensitive areas from development, and to protect public safety by avoiding development in hazardous areas. While these policies constrain residential development to some extent, they are necessary to support other public policies and to protect the public health and safety.

2. Infrastructure Constraints

Infrastructure and public facilities are important in evaluating the potential of developing additional residential units. While Thousand Oaks has the major infrastructure components "in place" (i.e. wastewater treatment plants, water system, etc.), the significant issue is the continued maintenance of these facilities. The City has utilized a "pay as you go" system in which land developers must pay the costs of utility line extensions and a pro rata share of the cost of expansion of system capacities necessitated by new development. However, because the City is reaching build-out, funding for infrastructure has shifted from new development users.

Water Supply

Other than a few well water systems, water for City residents is supplied by a combination of public and private suppliers, including the City's Public Works Department, the California Water Service Company, the California-American Water Company, and the Camrosa Water District. All of these suppliers to some degree depend on imported water from the Metropolitan Water District (MWD) through the Calleguas Municipal Water District.

The water supply available to the Calleguas Municipal Water District is more than adequate to accommodate projected growth, including the City's share of the regional housing need. The 2020 supply is estimated to be 207,370 acre-feet per average year and the water demand in 2020 is projected to be 188,687 acre-feet per average year (Source: Calleguas Municipal Water District's Urban Water Management Plan, 2010).

Water and sewer system extension to individual projects is the responsibility of the developer with fees paid to cover major capital expenditures. Water services areas lying within the City's or public water district's jurisdiction are required to pay fees "up front" to finance construction of facilities needed to serve new development. Private water companies serving parts of Thousand Oaks collect contributions to aid construction of new facilities or require the construction of capital facilities necessary to provide service to new development.

Wastewater Treatment

Current wastewater treatment capacity is more than adequate to accommodate projected growth, including the City's share of the regional housing need. The City is divided into two wastewater service areas based on topography, each with a different service provider. The City's Public Works Department/Wastewater Division provides wastewater treatment at the Hill Canyon Wastewater Treatment Plant, which serves about 80% of the City and 95% of the City's wastewater customers. The Hill Canyon Wastewater Treatment Plant has a capacity of 14 million gallons per day (mgd) and the plant treats an average of 11 mgd. Sufficient capacity is available to accommodate growth through 2014 and beyond, including the City's share of regional housing needs (Source: City of Thousand Oaks Public Works Department, 2008). The Triunfo Sanitation District serves the southeastern portion of the City and treats wastewater flows at its Tapia Treatment Plant, which is located outside the City. The Tapia Treatment plant has the capacity to treat 16 million gallons per day. It currently treats an average of 9 million gallons per day. (Source: Triunfo Sanitation District).

Stormwater and Drainage

Locally, storm water runoff is handled by a flood control collection system maintained by the City's Public Works Department. The local storm water collection system feeds into a regional system owned and maintained by the Ventura County Watershed Protection District.

The City is experiencing some localized deficiencies in the storm water drainage system due to an undersized County drainage channel. However, the County's 5-Year Capital Improvement Program has programmed an increase in the channel's capacity.

Other Utilities

Gas, electricity and telephone services are provided by Southern California Gas Company, Southern California Edison and Verizon Communications, respectively. Cable services are provided by Time Warner Cable, Verizon, AT&T and Charter Communications. All systems are adequate and are upgraded as demand increases.

3. Land and Construction Costs

Land represents one of the most significant components of the cost of new housing. Land values fluctuate with market conditions, and have increased substantially since 2000. The recent downturn in the housing market is expected to affect land values negatively, however. Some developable land is available but purchase costs can range dramatically. Per-unit land cost is directly affected by density – higher density allows the cost to be spread across more units, reducing the total per-unit price.

Construction cost is affected by the price of materials, labor, development standards and general market conditions. The City has no influence over materials and labor costs, and the building codes and development standards in Thousand Oaks are not substantially different from most other cities in Ventura County.

A study prepared by Bay Area Economics in 2007 estimated land and construction costs per dwelling unit in Thousand Oaks for five prototype projects. Construction costs include the cost of constructing homes, garages, parking spaces, and on-site and off-site improvements. Off-site improvements include, but are not limited to, streets, curbs, gutters, sidewalks, drainage facilities, street lights, traffic signals and utility lines. The estimates are shown below in Table IV-7.

TABLE IV-7 LAND AND CONSTRUCTION COSTS (2007)		
Type of Units	Land	Construction
Single Family, Large Lot	\$511,830	\$470,400
Single Family, Small Lot	\$266,805	\$260,000
Townhomes	\$158,683	\$214,000
Condominiums	\$123,420	\$184,000
Apartments (Podium style)	\$ 76,956	\$194,580

The large lot single-family prototype consists of 10,000 square foot lots and 3,700 square foot homes with three-car garages. The small-lot single-family prototype involves 5,000 square foot lots and 2,000 square foot homes with two-car garages.

Source: "Housing Analysis: Inclusionary Housing; Commercial/Industrial Linkage Fee; Housing Trust Fund, Bay Area Economics, November 15, 2007.

The land and construction costs described above in the Bay Area Economics report are a snapshot of conditions at the time the report was prepared. These costs will shift over time with changes in land value and the cost of labor and materials.

4. Cost and Availability of Financing

The City continues to participate in a mortgage credit certificate program that offers homebuyers a tax credit equivalent to 20% of the annual mortgage interest paid and assists in qualifying for a home loan. The City administers this program as a member of a County-wide consortium with the County of Ventura and other local cities.

The recent crisis in the mortgage industry will affect the availability and cost of real estate loans, although the long-term effects are unpredictable. As of September of 2012, the interest rate for a 30-year fixed rate mortgage in California was 3.25%, which is extremely low by historical standards. For example, national 30-year fixed mortgage rates ranged from around 7% to 9% in the 1990's. Rates were less than 9% in 2000, less than 8% in 2001 and less than 7% in 2003 (Source: "History of mortgage interest rates" by Marcie Geffner, Bankrate.com, Sept. 22, 2010).

C. Fair Housing

Federal and State law prohibit discrimination in the development process or in real property transactions, and it is the City's policy to uphold the law in this regard. The City of Thousand Oaks collaborates with the County of Ventura and eight other local cities in Ventura County in the Fair Housing Consortium, funded through the City's

CDBG program. The Consortium contracts with the Housing Rights Center of Los Angeles to provide a fair housing program, including landlord-tenant counseling and public education and outreach, to City residents on fair housing and discrimination issues. The City also posts State and Federal fair housing posters and brochures in the Community Development/Public Works Department lobby at City Hall.



Chapter V

Evaluation of the 2006-2014 Housing Element

CHAPTER 5: EVALUATION OF THE 2006-2014 HOUSING ELEMENT

Section 65588(a) of the Government Code requires that jurisdictions evaluate the effectiveness of the existing Housing Element, the appropriateness of goals, objectives and policies, and the progress in implementing programs for the previous planning period. This chapter contains a review the housing goals, policies, and programs of the previous Housing Element and evaluates the degree to which these programs have been implemented during the previous planning period. This analysis also includes an assessment of the appropriateness of continuing these programs, objectives and policies. The findings from this evaluation have been instrumental in determining the Housing Action Plan described in Chapter VI.

Table V-1, entitled “Housing Element Program Evaluation: 2006-2014”, summarizes the programs contained in the previous Housing Element along with the source of funding, program objectives, accomplishments, and the appropriateness of continuing with the previous programs and policies for this Housing Element Update.

Table V-2 presents the City’s progress in meeting the quantified objectives from the previous Housing Element.

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TABLE V-1 HOUSING ELEMENT PROGRAM EVALUATION: 2006-2014				
Goal	Program	Objective and Time Frame	Accomplishments	Appropriateness to Continue Program
1. Provide a wide range of housing opportunities for persons of all income levels	<p>1. a. Amend General Plan land use and specific plan/zoning designations for Site 104 (Table A-6) or a portion thereof, as needed to accommodate the identified shortfall of 63 units to accommodate the City's RHNA allocation not accommodated by the City's existing land inventory. Pursuant to State law, rezoning will allow the development of multifamily housing by right on sites which can accommodate at least 16 units per site with a minimum density of at least 20 units per acre. At a maximum allowable density of 30 units per acre, the City will rezone at least 2.1 acres to accommodate the RHNA shortfall in Table III-2.</p> <p>b. The City will monitor the implementation of the rezone program and report on status through its annual progress reports required pursuant to Government Code Sec. 65400.</p>	Rezone site by 2011	<p>1a. Site 104 has not been rezoned.</p> <p>1b. Accomplished: Rezoning status was reported in annual progress reports.</p>	<p>1a: Not appropriate to continue program. Rezoning is not needed to satisfy the City's RHNA allocation.</p> <p>1b: Not appropriate to continue program. Rezoning is not needed to meet the City's RHNA allocation.</p>

TABLE V-1 HOUSING ELEMENT PROGRAM EVALUATION: 2006-2014				
Goal	Program	Objective and Time Frame	Accomplishments	Appropriateness to Continue Program
1. Provide a wide range of housing opportunities for persons of all income levels (continued)	<p>1c. If, after the public review process, pending affordable housing projects on Sites 18 and 87 are not approved or Site 104 is not rezoned as planned, an alternative site(s) will be re-zoned or committed assistance will be provided (per Government Code Section 65583.1) as needed to satisfy the City's RHNA allocation. Any alternative site identified for rezoning to accommodate the City's RHNA shortfall will be analyzed for suitability and availability in the planning period pursuant to Government Code Section 65583.2.</p> <p>d. Pursuant to Government Code Section 65863, should an approval of development result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower-income households, the City will identify and zone sufficient sites to accommodate the shortfall.</p> <p>e. Convert 102 units in the Shadows Apartments from non-affordable to affordable to very low- and low-income households by purchasing affordability covenants.</p>	Rezone alternative site	<p>1c. Partially accomplished: Affordable housing projects were approved On sites 18 and 87. Site 104 has not been rezoned.</p> <p>1d. Accomplished: No project approval reduced residential capacity below the level needed to accommodate the remaining need for lower-income households.</p> <p>1e. Accomplished: The Shadows Apartment conversion was completed in 2007.</p>	<p>1c: Not appropriate to continue program. Rezoning is not needed to satisfy the City's RHNA allocation.</p> <p>1d: Continue to implement State law.</p> <p>1e: Program completed. Not appropriate to continue program.</p>

TABLE V-1 HOUSING ELEMENT PROGRAM EVALUATION: 2006-2014				
Goal	Program	Objective and Time Frame	Accomplishments	Appropriateness to Continue Program
1. Provide a wide range of housing opportunities for persons of all income levels (continued)	2. Promote the development of underutilized and small lots for affordable housing through the following actions: a. Adopting an ordinance granting incentives for developing underutilized sites and small lots for affordable housing by considering modifying requirements concerning setbacks, common open space, private yards, building separation and building coverage. b. Adopting a City policy to give priority funding to acquire and consolidate small and underutilized parcels where feasible for future affordable housing development.	2a. Adopt incentive ordinance by 2011 2b. Adopt policy by 2011	2a. Accomplished: Ordinance 1568-NS granting incentives for developing small and underutilized lots was introduced in 2011 and adopted on February 7, 2012. 2b. Program not feasible due to dissolution of RDA and loss of funding through Redevelopment Agency Set-Aside Funds.	2a. Program completed. Not appropriate to continue program. 2b. Not appropriate to continue program.
	3. Amend the Municipal Code to explicitly allow Single Room Occupancy housing in the R-3 zone and in R-P-D zones that allow multiple family housing.	Adopt ordinance in 2010	Accomplished: Ordinance 1547-NS allowing SRO housing in R-3 and other multiple-family zones was adopted December 14, 2010.	Program completed. Not appropriate to continue program.

TABLE V-1 HOUSING ELEMENT PROGRAM EVALUATION: 2006-2014				
Goal	Program	Objective and Time Frame	Accomplishments	Appropriateness to Continue Program
1. Provide a wide range of housing opportunities for persons of all income levels (continued)	4. Make existing housing affordable to, or preserve for, lower income households through financial assistance. Assistance committed after 6/30/2010 is not eligible for credit against RHNA allocation per Government Code Section 65583.1(c).	Assist an additional 9 low, 15 very low and 15 extremely low-income households by 2012	Accomplished: Financial assistance was provided to the Shadows Apartment project to obtain affordability covenants for 15 very low-income and 87 low-income households and extend affordability of an additional 44 units.	Appropriate to continue program, subject to availability of funds
	5. Adopt an affordable housing ordinance including an inclusionary housing program, nonresidential development linkage fee program, housing trust fund and an affordable housing density bonus program.	Adopted ordinance in 2008	Accomplished: Ordinance adopted September 9, 2008	Program completed. Not appropriate to continue program.
	6. Develop guidelines and procedures for implementation of affordable housing ordinance	Adopt guidelines in 2008	Accomplished: Guidelines and procedures adopted in October of 2008	Program completed. Not appropriate to continue program.
	7. Work with local non-profits, such as Habitat for Humanity, by identifying potential development sites and financial assistance if appropriate to provide additional affordable homeownership opportunities.	2006-2014: 3 low-income units	Partially accomplished: Habitat for Humanity built 1 low-income residence at 200 Houston Street	Appropriate to continue program, subject to availability of funds

TABLE V-1 HOUSING ELEMENT PROGRAM EVALUATION: 2006-2014				
Goal	Program	Objective and Time Frame	Accomplishments	Appropriateness to Continue Program
1. Provide a wide range of housing opportunities for persons of all income levels (continued)	8. Continue to allocate 20% of tax increment funds to the Redevelopment Housing Fund for affordable housing opportunities. Ensure that a portion of the housing is affordable to extremely low income housing.	On-going	Accomplished: Funds allocated until Redevelopment Agency was dissolved by the State. Funds were used to create 30 units of housing for extremely low income persons in the Hillcrest Apartment project.	Not appropriate to continue program.
	9. Continue to cooperate with agencies that gather information concerning housing needs, including the Census Bureau.	On-going	Accomplished: Participated in the 2010 Census Local Update of Census Addresses (LUCA) Program.	Appropriate to continue program.
	10. a. Review existing development regulations concerning parking structures and building height limits and recommend revisions, if necessary, to ensure that they do not unreasonably constrain the development of affordable housing. b. City will monitor the impacts of the RPD process on multifamily housing development, including consultation with for- and non-profit developers on process, timing and required typical findings of approval. If the process is found to be a significant constraint to the development of multifamily housing, City will evaluate and amend the process as appropriate to mitigate any identified constraints.	Evaluate and revise regulations, if necessary 2011	a. Accomplished. Ordinance 1569-NS, adopted February 7, 2012 changed City's regulations to allow parking structures and reduce setbacks for buildings over 25 feet in height to accommodate affordable housing. b. Accomplished. Ordinance 1555-NS, adopted on April 12, 2011, revised the findings for approval of a residential planned development permit to avoid any constraint on the development of housing	Program completed. Not appropriate to continue program.

TABLE V-1 HOUSING ELEMENT PROGRAM EVALUATION: 2006-2014				
Goal	Program	Objective and Time Frame	Accomplishments	Appropriateness to Continue Program
1. Provide a wide range of housing opportunities for persons of all income levels (continued)	11. Adopt ordinance amending the Municipal Code to allow parking reductions for housing types with a demonstrated lower need for parking, including housing for the elderly and persons with disabilities and clarify that parking standards may be reduced for affordable housing that meets the criteria for a density bonus per Government Code Section 65915 (p).	Adopt ordinance by 2011	Accomplished: Ordinance 1569-NS, adopted on February 7, 2012, changed the Municipal Code parking regulations as called for in the program.	Program completed. Not appropriate to continue program.
	12. City to apply when Program Notice of Funding Availability is released for the Tenant Based Rental Assistance Program administered by Housing and Community Development.	30 households annually from 2009	Accomplished: 141 tenants received rental assistance. The program expended \$1,443,782 from January 2006 to September 2012.	Funding is set to end May 2013. Not appropriate to continue program due to programs intensive administration procedures and lack of continuous funding stream.
	13. Modify and restart the Ownership Assistance Program to assist low and moderate income homebuyers in purchasing existing homes. Market program through press releases and City web page.	5-10 households annually from 2009	No loans were made during evaluation period.	Not appropriate to continue program. Funding for the program discontinued with the dissolution of RDA.

TABLE V-1 HOUSING ELEMENT PROGRAM EVALUATION: 2006-2014				
Goal	Program	Objective and Time Frame	Accomplishments	Appropriateness to Continue Program
2. Provide housing opportunities for persons with special needs	14. Amend the Municipal Code pursuant to Government Code Section 65583(a)(4) to identify at least one zone, such as M-1, M-2 and P-L and similar specific plan designations with capacity to meet the need for emergency shelter, that can accommodate at least one year-round emergency shelter for homeless persons without a discretionary permit and consider additional zones, such as the C-2 zone, where emergency shelters may be permitted with a special use permit. Adopt objective standards for regulating emergency shelters that comply with Senate Bill 2.	Adopt ordinance by 2010	Accomplished: Ordinance 1547-NS, adopted on December 14, 2010, amended the Municipal Code to allow emergency shelters without discretionary review in the 349-acre Specific Plan 15 and with a special use permit in the P-L (Public, Quasi-Public and Institutional Lands), M-1 (Industrial Park), M-2 (Light Manufacturing), and C-2 (Highway and Arterial Business) Zones.	Program completed. Not appropriate to continue program.
	15. Amend the Municipal Code to define transitional housing and supportive housing such that they are permitted subject to same standards as conventional residential uses of the same type in the same zones.	Adopt ordinance by 2010	Accomplished: Ordinance 1547-NS, adopted on December 14, 2010, amended the Municipal Code as proposed by this program.	Program completed. Not appropriate to continue program.

TABLE V-1 HOUSING ELEMENT PROGRAM EVALUATION: 2006-2014				
Goal	Program	Objective and Time Frame	Accomplishments	Appropriateness to Continue Program
2. Provide housing opportunities for persons with special needs (continued)	16. Amend the Municipal Code to define residential care facilities for 7 or more persons and adopt regulations for their establishment.	Adopt ordinance: 2010	Accomplished: Ordinance 1547-NS, adopted on December 14, 2010, amended the Municipal Code to allow residential care facilities with 7 or more persons in the P-L (Public, Quasi-Public and Institutional Lands) and C-O (Commercial Office) Zones.	Program completed. Not appropriate to continue program.
	17. Amend the Municipal Code to remove constraints on housing for persons with disabilities by (a) establishing procedures for making reasonable accommodations for persons with disabilities, and (b) removing the limit on the number of unrelated persons living together from the definition of the term family.	Adopt ordinance: 2010	Accomplished: Ordinance 1547-NS, adopted on December 14, 2010, amended the Municipal Code as proposed by this program.	Program completed. Not appropriate to continue program.

TABLE V-1 HOUSING ELEMENT PROGRAM EVALUATION: 2006-2014				
Goal	Program	Objective and Time Frame	Accomplishments	Appropriateness to Continue Program
2. Provide housing opportunities for persons with special needs (continued)	18. Assist efforts of local agencies and non-profits to implement the 10-Year Plan (2008-2017) to End Homelessness in Ventura County. Continue to provide funds to social service agencies that help prevent homelessness and assist the homeless. City to continue to collaborate with Ventura County and participate with Conejo Affordable Housing Workgroup on homeless prevention strategies.	On-going	Accomplished: As recommended by the Social Services Ad Hoc Committee and approved by City Council, the City continues to dedicate 15% of its annual Federal Community Development Block Grant (CDBG) entitlement funding, plus at least \$100,000 annually from the City's Social Services Endowment Fund (SSEF), for grants to local social services providers including those that help prevent homelessness and assist the homeless. The City continues to support the Conejo Valley Affordable Housing Workgroup that is working to establish a year-round emergency shelter for homeless persons and families in Thousand Oaks.	Continue program: As a CDBG-program entitlement grantee, the City is required by the US Dept. of HUD to support activities targeted to end homelessness in Ventura County. These activities include collaboration with the County of Ventura on implementation of the 10-Year Strategy (2008-2017) to End Homelessness in Ventura County, and collaboration with (1) the regional Ventura County Homeless and Housing Coalition; and (2) the local Conejo Valley Affordable Housing Workgroup.

TABLE V-1 HOUSING ELEMENT PROGRAM EVALUATION: 2006-2014				
Goal	Program	Objective and Time Frame	Accomplishments	Appropriateness to Continue Program
2. Provide housing opportunities for persons with special needs (continued)	19. Continue allocating funding to local non-profit groups who provide housing assistance to special needs households including disabled, overcrowded and elderly households. Funding allocations are made by City via recommendations from a City Council appointed Citizen Advisory Committee.	2008: \$37,993 2009: \$37,993 2010-2014: Subject to available funding	Accomplished: As a component of the City's annual Social Services budget, including Federal Community Development Block Grant (CDBG) funds and local Social Services Endowment Funds (SSEF), the City supports the efforts of local non-profit groups to provide housing assistance to special needs households including disabled, overcrowded and elderly households.	Continue program: As a CDBG-entitlement grantee, the City is required by the US Dept. of HUD to support activities that further the provision of housing to special needs households.
3. Maintain and improve the existing housing stock of the City by reducing housing deterioration.	20. Update and reactivate housing rehabilitation program which encourages the rehabilitation of housing units by providing subsidies or incentives.	2008-2014: 12-20 units rehabilitated annually	Accomplished: \$334,000 was used for repairs and improvements at Many Mansions' Bella Vista, Richmond Terrace Apartments, and Area Housing Authority's Glenn Oaks Senior Apartments. RDA provided assistance to rehabilitate 24 units and expended \$155,740 from January 2006 to February 1, 2012.	Appropriate to continue program, subject to availability of funds Funding for the Rehabilitation Program discontinued with the dissolution of RDA.

TABLE V-1 HOUSING ELEMENT PROGRAM EVALUATION: 2006-2014				
Goal	Program	Objective and Time Frame	Accomplishments	Appropriateness to Continue Program
3. Maintain and improve the existing housing stock of the City by reducing housing deterioration (continued)	21. Create outreach program to foster public awareness of the City's housing rehabilitation program with press releases, and posting on City's website and at fair housing seminars. When code violations are noted, advise property owners of programs available to assist with needed repairs.	On-going	Accomplished: Program was reactivated and public notice was displayed in 2009 which created a wait list for the program.	Not appropriate to continue program. Funding for the Rehabilitation Program discontinued with the dissolution of RDA.
	22. Survey housing conditions for the 2008 Housing Element Update and the next Housing Element Update.	Survey conducted in 2007. Second survey in 2013/2014 before the next Housing Element Update	Accomplished: Code Compliance Division recorded 1,345 building code and property maintenance cases from 2009-2011. Only 176 (13%) of these cases were still active as October of 2012.	Not appropriate to continue program. The problem is minor and ongoing Code Compliance Division activities are sufficient.

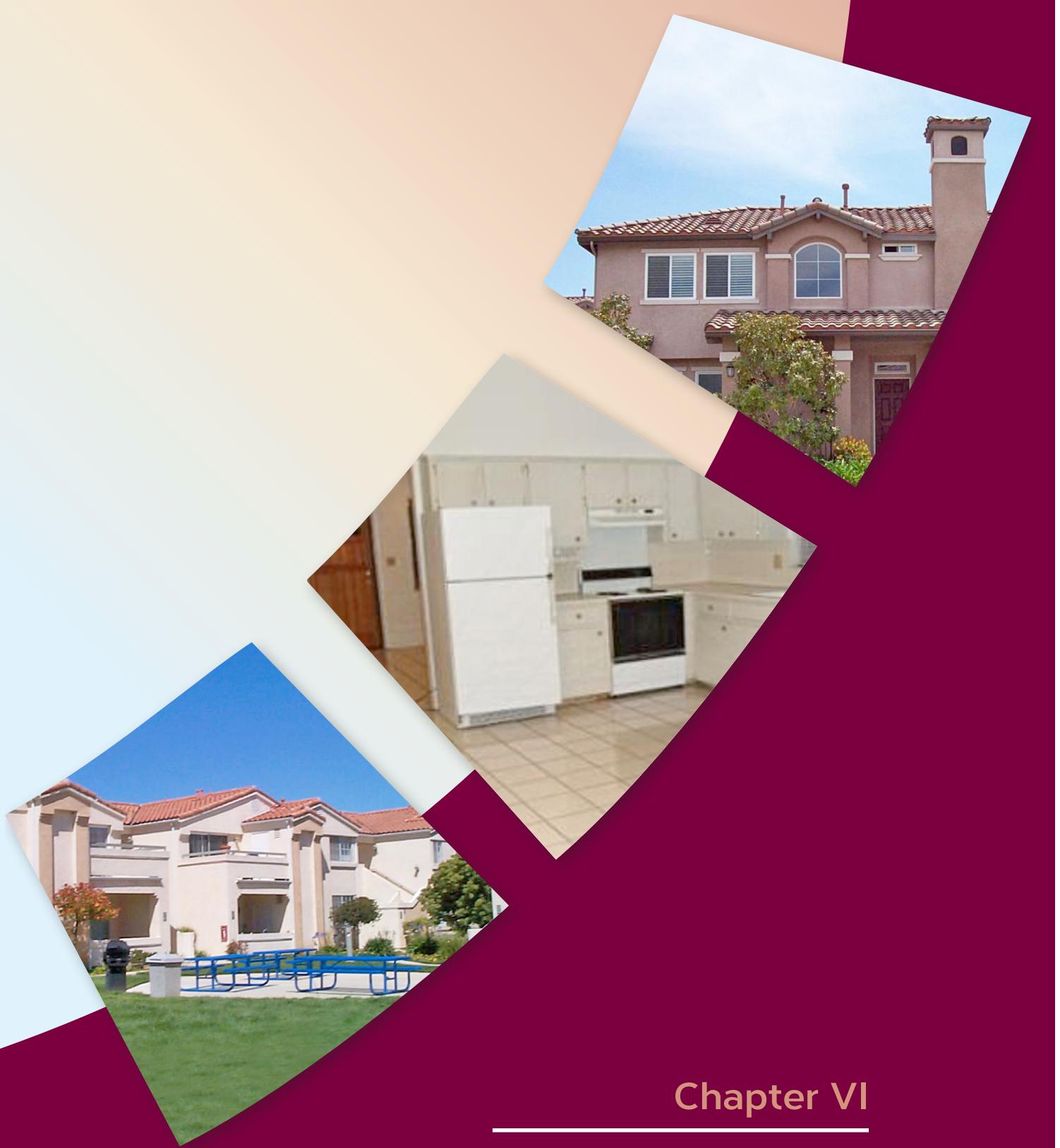
TABLE V-1 HOUSING ELEMENT PROGRAM EVALUATION: 2006-2014				
Goal	Program	Objective and Time Frame	Accomplishments	Appropriateness to Continue Program
3. Maintain and improve the existing housing stock of the City by reducing housing deterioration (continued)	23. Assist housing groups in securing local and other sources of funds for the acquisition and rehabilitation of multi-family structures for affordable housing. Coordinate with non-profit housing developers to identify opportunities and provide support with applications as necessary.	On-going	Accomplished: For the period 2007-2011, the City used \$760,392 in Federal CDBG and CDBG-R funds for improvements at 3 affordable housing complexes in Thousand Oaks. The multi-family housing units improved included Many Mansions-owned Bella Vista Apartments and Richmond Terrace Apartments and Area Housing Authority-owned Glenn Oaks Senior Apartments.	Due to the demise of the Thousand Oaks Redevelopment Agency (RDA) and the loss of \$4 million in annual RDA funding for affordable housing activities, the City should consider prioritizing the future use of CDBG funds for affordable housing-related priority improvements
	24. Continue to require inspection of resale housing as a method to encourage maintenance of the housing stock.	On-going	Accomplished: A total of 5,990 record searches and 837 inspections were performed from July 1, 2008 through September of 2012.	Appropriate to continue program.

TABLE V-1 HOUSING ELEMENT PROGRAM EVALUATION: 2006-2014				
Goal	Program	Objective and Time Frame	Accomplishments	Appropriateness to Continue Program
4. Preserve existing affordable housing opportunities in the City	25. Continue to apply the condominium conversion ordinance.	On-going	Accomplished: No residential conversions took place during the planning period.	Appropriate continue program.
	26. Develop a strategy for preserving the Conejo Future Apartments as affordable housing. Strategy shall include contacting property management company or property owner annually to evaluate threat of conversion to market rate. If threatened with conversion to market rate: 1) help property owner find alternate sources of funding to preserve affordable units; 2) facilitate sale of property to an affordable housing developer/operator to preserve affordable units; 3) work with Area Housing Authority to obtain project based rental assistance (Section 8) certificates for qualified residents and 4) consider funding assistance from City and/or Redevelopment Agency to prevent conversion to market rate.	Develop strategy by 2011 Contact owner annually 2008-2104: 90 Units Conserved	Accomplished: 90 units conserved. Owners of Conejo Futures Apartments were contacted. Owners expressed their long-term interest in continuing to accept Section 8 vouchers for all of the units in the complex.	Appropriate to continue program
	27. Adopt ordinance to increase protections for mobile home park tenants by discouraging closures and ensuring adequate relocation assistance is provided if closure occurs.	Adopt Ordinance: Ordinance adopted July15, 2008.	Accomplished: Ordinance adopted on July 15, 2008. Ventura Superior Court set aside part of the ordinance concerning relocation assistance. City also mediated an agreement with most park owners in 2011 that avoids closures for 10 years.	Program completed. Not appropriate to continue program

TABLE V-1 HOUSING ELEMENT PROGRAM EVALUATION: 2006-2014				
Goal	Program	Objective and Time Frame	Accomplishments	Appropriateness to Continue Program
4. Preserve existing affordable housing opportunities in the City (continued)	28. Monitor affordable housing units in the City's affordable housing program to ensure ongoing affordability for the period of time required by State and Federal law.	On-going	Accomplished: City currently monitors 751 rental units and 166 ownership units.	Regulated by State and Federal law to continue monitoring units.
	29. Assist housing groups in securing local and other sources of funds to extend existing affordability covenants to existing multi-family housing.	2007: 147-unit Shadows Apartments. Affordability covenants extended for 47 units. On-going as opportunities arise	Accomplished: Extension of 147 affordability covenants related to the Shadows Apartment project.	Appropriate to continue program subject to availability of funding.
5. Provide equal access to housing regardless of race, color, religion, sex, marital status, age, or disability.	30. Continue to contract with appropriate outside agencies such as Housing Rights Center in collaboration with Ventura County and other local jurisdictions to provide fair housing services.	On-going	Accomplished: The City continues to use a portion of its CDBG program administration budget to support a collaboration with the County of Ventura and the Housing Rights Center of Los Angeles to provide all City households with access to information on fair housing laws, landlord-tenant dispute resolution and other services via a 1-800 telephone line.	As a CDBG entitlement grantee, the City is required by the US Dept. of HUD to affirmatively support fair housing through the provision of education, information and guidance to City residents.

TABLE V-1 HOUSING ELEMENT PROGRAM EVALUATION: 2006-2014				
Goal	Program	Objective and Time Frame	Accomplishments	Appropriateness to Continue Program
5. Provide equal access to housing regardless of race, color, religion, sex, marital status, age, or disability (continued)	31. Provide fair housing information throughout the City via the City's website, city hall, libraries and community centers. Host an annual fair housing seminar to increase public awareness of fair housing laws and services.	2008-2014	Accomplished: As part of the City's Fair Housing Counseling program, as described in item 30 above, the City continued to offer fair housing related information on the City's website, at city hall and other public buildings and community centers. The City will also continue to sponsor and publicize an annual informational seminar/workshop in Thousand Oaks for all interested parties.	As a CDBG entitlement grantee, the City is required by the US Dept. of HUD to affirmatively support fair housing through the provision of education, information and guidance to City residents.
6. Promote energy conservation in housing	32. Allow housing rehabilitation program to provide financial assistance for energy conservation measures.	30 households annually from 2009	Accomplished: RDA provided assistance to rehabilitate 24 units and expended \$155,740 from January 2006 to February 1, 2012.	Not appropriate to continue program. Funding for the Rehabilitation Program discontinued with dissolution of RDA.

TABLE V-2 PROGRESS IN ACHIEVING QUANTIFIED OBJECTIVES: 2006-2012			
Program Category	Unit Objective	Progress	Project
New Construction			
Extremely Low	206	30	Many Mansions Hillcrest Apartments (30 units)
Very Low	205	36	Conversion of Shadows Apartments from market rate to affordable (15 units); Many Mansions Hillcrest Apartments (21 units)
Low	333	97	Conversion of Shadows Apartments from market rate to affordable (87 units); Many Mansions Hillcrest Apartments (9 units); Habitat for Humanity (1 unit)
Moderate	385	18	3006 Los Robles (2 units), 2824 Crescent Way (2 units), 3248 Los Robles (3 units), 3250 Foothill (5 units), 1769 Los Feliz (6 units)
Above Moderate	718	488	Many locations
Subtotal	1847	669	
Rehabilitation			
Extremely Low	15	9	Rehabilitation Program (9 units)
Very Low	0	50	Shadow Apts. (45 units), Habitat for Humanity (1 unit), Rehab Program (4 units).
Low	0	113	Shadow Apts. (102 units) and Rehabilitation Program (11 units)
Moderate	50	0	Housing rehabilitation units
Above Moderate	0	1	Shadow Apts. (1 manager's unit)
Subtotal	65	173	Shadows Apts. (148 units), Habitat for Humanity (1 unit), and Rehabilitation Program (24 units).
Conservation			
Extremely Low	20	20	Monitored Conejo Futures Apts (20 units)
Very Low	20	20	Monitored Conejo Futures Apts (20 units)
Low	50	50	Monitored Conejo Futures Apts (50 units)
Moderate	30	0	Ownership assistance program units
Above Moderate	0	0	
Subtotal	120	90	
Total	2,032	923	



Chapter VI

Housing Action Plan

CHAPTER 6: HOUSING ACTION PLAN

Table VI-1 describes the Housing Action Plan which outlines the housing goals and programs for the 2014-2021 planning period. Each housing program includes a description of the objective to be achieved, the time frame for completion, the party responsible for implementation and source(s) of funding.

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**TABLE VI-1
HOUSING ACTION PLAN: 2014-2021**

Goal	Program	Objective and Time Frame	Responsible Party¹	Funding
1. Provide a wide range of housing opportunities for persons of all income levels.	1. Work with local non-profits, such as Habitat for Humanity, by identifying potential development sites and financial assistance if appropriate to provide additional affordable homeownership opportunities. 2. Manage the Affordable Housing Trust Fund to finance the creation, preservation or rehabilitation of affordable housing. Where feasible, give priority to housing projects that address the needs of extremely low income households. 3. Update the inclusionary housing in-lieu fee and non-residential development linkage fee based on changes in economic conditions. 4. Continue to cooperate with agencies that gather information concerning housing needs, including the Census Bureau.	1 Low income unit Identify and fund project(s) based on available funding. On-going Monitor and update fees when warranted. On-going	CDD CDD CDD CDD	GF GF HTF GF HTF GF
2. Provide housing opportunities for persons with special needs.	5. Assist efforts of local agencies and non-profits to implement the 10-Year Plan (2008-2017) to End Homelessness in Ventura County. Continue to provide funds to social service agencies that help prevent homelessness and assist the homeless. City to continue to collaborate with Ventura County and participate with Conejo Affordable Housing Workgroup on homeless prevention strategies. 6. Continue allocating funding to local non-profit groups who address the housing needs of special needs households, including disabled and elderly households.	On-going	CDD	CDBG, SSEF
3. Maintain and improve the existing housing stock of the City by reducing housing deterioration.	7. Assist housing groups in securing local and other sources of funds for the acquisition and rehabilitation of multi-family structures for affordable housing. Coordinate with non-profit housing developers to identify opportunities and provide support with applications as necessary. 8. Continue to require inspection of resale housing as a method to encourage maintenance of the housing stock.	On-going as opportunities arise On-going	CDD City Building Dept. & Private Inspectors	State/ Federal Funds, HTF Fee Supported Program

TABLE VI-1 HOUSING ACTION PLAN: 2014-2021				
Goal	Program	Objective and Time Frame	Responsible Party¹	Funding
4. Preserve existing affordable housing opportunities.	9. Contact the property management company or property owner annually to evaluate threat of conversion to market rate. If threatened with conversion to market rate: 1) help property owner find alternate sources of funding to preserve the affordable units; 2) facilitate sale of property to an affordable housing developer/operator to preserve affordable units; 3) work with Area Housing Authority to obtain project based rental assistance (Section 8) certificates for qualified residents and 4) consider funding assistance from City to prevent conversion to market rate.	Contact Conejo Futures owner annually: 90 Units Conserved	CDD	Federal/ State Funds, HTF
	10. Monitor affordable housing units in the City's affordable housing program to ensure ongoing affordability for the period of time required by State and Federal law.	On-going	CDD	Housing Program Income
	11. Assist housing groups in securing local and other sources of funds to extend existing affordability covenants to existing multi-family housing.	On-going as opportunities arise	CDD	Federal/ State Funds, HTF
	12. Encourage affordable housing providers to give priority to the housing needs of persons with disabilities, including, but not limited to, persons with developmental disabilities.	On-going	CDD	HTF
5. Provide equal access to housing regardless of race, color, religion, sex, marital status, age, or disability.	13. Continue to contract with appropriate outside agencies such as Housing Rights Center in collaboration with Ventura County and other local jurisdictions to provide fair housing services.	On-going	CDD	CDBG
	14. Provide fair housing information throughout the City via the City's website, city hall, libraries and community centers. Host an annual fair housing seminar to increase public awareness of fair housing laws and services.	On-going	CDD	CDBG

CDD: City of Thousand Oaks Community Development Department

GF: General Fund

CDBG: Community Development Block Grant

¹ Agency, department or division responsible for implementing a given program

HTF: Housing Trust Fund

SSEF: City of Thousand Oaks Social Service Endowment Fund

Table VI-2 sets forth the City's quantified objectives for new construction, rehabilitation and conservation for the 2014-2021 planning period. The objective for rehabilitation is set at zero because dissolution of the Thousand Oaks Redevelopment Agency eliminated the primary funding source for housing rehabilitation.

TABLE VI-2 QUANTIFIED OBJECTIVES: 2014-2021			
	New Construction	Rehabilitation	Conservation
Extremely Low-Income	23	0	20 ¹
Very Low-Income	24	0	20 ¹
Low-Income	32	0	50 ¹
Moderate-Income	36	0	0
Above Moderate-Income	77	0	0
Totals	192	0	90¹

¹ Conejo Futures Apartments

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Chapter VII

Appendices

The detailed assumptions and methodology for the residential land inventory presented in Chapter III (Resources) are provided below and summarized in Tables A-1 through A-6.

A. Units Approved and Not Built

Projects that were approved but not yet completed are shown in Table A-1. These projects include 56 lower income units (Area Housing Authority project), 10 moderate income units, and 213 above moderate units (279 units total). Assigned income categories are based on specific project requirements.

B. Vacant Land

Table A-2 summarizes vacant parcels with the potential for residential development. These parcels can accommodate 314 lower income units, 83 moderate income units and 307 above moderate income units (704 units total). Development capacity was estimated based on environmental constraints, land use controls and availability of water and other public utilities. The locations of these sites are shown in Figure A-1.

Vacant land in the “Skyline” area south of the 101 Freeway (east of Conejo Ridge Drive and west of Foothill Road) was not listed in the inventory. The Skyline area consists of steep hillsides subdivided in the 1920’s into small lots that lack basic infrastructure. Most of the parcels have inadequate vehicular access and insufficient water storage to provide adequate fire flow.

C. Underutilized Sites/Redevelopment Potential

Table A-3 contains an inventory of underutilized sites with redevelopment potential. These parcels can accommodate 145 lower income units, 424 moderate income units and 6 above moderate income units (575 units total). Development capacity was estimated based on environmental constraints, land use controls and availability of water and other public infrastructure. The fact that these sites contain older single family homes is not an impediment to redevelopment. Several such underutilized sites in the City have been redeveloped in recent years.

D. Pending Projects with Affordable Housing Partner

Table A-4 describes a pending senior housing project proposed by non-profit affordable housing developer Many Mansions. The location of this project is shown in Figure A-3. This project will provide a total 80 units affordable to a mix of extremely low, very low and low income households.

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CHAPTER 7

APPENDICES

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**TABLE A-1
INVENTORY OF PROJECTS APPROVED AND NOT YET BUILT**

Acres	Site ID	APN	Type	Units	Description	Zoning	General Plan Land Use	Income Class
2.08	1	5250092065	MFD	23	T 5458/RPD 2003-546; condos at 950 Warwick Street.	RPD-15U	Medium Density	Above
6.92 7.51	11	6600030695 6600030675	SFD + MFD	42	13 SFD and 69 Condos; east side of Ventu Park Road. 9 SFD and 33 condos to be built (11/2012)	RPD-20U	High Density	Above
0.69	19	6710130050	MFD	10	RPD 2011-70370; Oakview apartments at 90 North Oakview Drive.	RPD-15U	Medium Density	Mod
0.53	25	6700192100	MFD	7	RPD 2003-548/T5469; TTE 2009-70373 and RPD 2009-70374 townhomes at 1735 Los Feliz Drive.	RPD-15U	High Density	Above
1.04	27	6710110270	MFD	13	RPD 2003-547/T5468; TTE 2009-70371 and RPD 2009-70372; NE corner of Chiquita Lane/Conejo School Road.	RPD-15U	Medium Density	Above
0.49	28	6710110150	MFD	4	RPD 2006-70127; Townhomes on NW corner of Oakview Drive/ Chiquita Lane.	RPD-12U	Medium Density	Above
2.24	35	6710311015 thru 6710311075	SFD	7	T 3532; NE corner of east Hillcrest Drive/ Lone Oak Drive.	HPD-SFD	Low Density	Above
12.92	41	6670202045 thru 6670202155; 6670213015 thru 6670213115; 6670370015 thru 6670380435	SFD	25	T 5342; Arroyo View Street east of Lawrence Drive.	RPD-0.76U-SP (SP 7)	Low Density	Above
0.28 0.33 1.73	44	5210251025 5210251015 5210080175	SFD	10	T 2011-70018	RPD-4.5U	Low Density	Above

**TABLE A-1
INVENTORY OF PROJECTS APPROVED AND NOT YET BUILT**

Acres	Site ID	APN	Type	Units	Description	Zoning	General Plan Land Use	Income Class
27.63	46	2360400025 2360400065 2360400095 2360400145 2360420025	SFD	5	T 4963-4; Via Capote east of Rancho Dos Vientos.	RPD-1.01U-SP (SP 8/9)	Very Low Density	Above
40.85	54	5950060190	SFD	6	T 5363/RPD 2002-540; south side of West Olsen Road; east of Hwy 23 (Humkar)	RPD-0.22U-SFD-PR	Residential Developable	Above
10.80	63	6710030070 6710360010	SFD	8	T 5440/HPD 2003-82; NE of Hillcrest Road/ Conejo School Road.	HPD-SFD-PR	Very Low Density	Above
24.91	65	5250230145 5250230155	SFD	20	T 5325/RPD 2001-533; north of Saint Charles Place. SWC Mayflower and Warwick.	RPD-2.75U-SFD	Low Density	Above
19.77	73	5210020225	SFD	9	T 5465/HPMJ2007-70289; SFD at SW corner of Olsen Road and Morningstar Avenue.	HPD	Low Density and Undevelopable	Above
26.64	77	2360430015 thru 2360450175	SFD	25	T 5200; Via Bonita, Via Sedona, Via Donte and Via Arabella as of 11/12	RPD-1.01U-SP (SP 8/9)	Very low density	Above
0.33	116	6710183010	MFD	4	RPD 2004-71036; Condos at Sunset Drive and Royal Oaks (134 Sunset Dr)	RPD-15U	High Density	Above
0.41	120	6690060220 6690062740 6690062730 6690062750	SFD	4	RPD 2004-71048; 590-596 Hodencamp Road; NW corner of Hodencamp Road and Wilbur Road.	RPD-12U-SFD	Medium Density	Above
1.49	126	6580052275	SFD	1	PPD 05-70247; 2831 LynnView west of West Kelly Road.	R-E-1AC	Very Low Density	Above
2.2	18	6700280190	MFD	56	RPD 2009-70172; Area Housing Authority affordable housing project on Los Feliz Drive	RPD-30U	High Density	Lower
		Total		279				213 Above 10 Mod 56 Lower

**TABLE A-2
INVENTORY OF VACANT LAND
(SEE FIGURE A-1 FOR SITE LOCATIONS)**

Acres	Site ID	APN	Type	Estimated Units	Description	Zoning	General Plan Land Use	Income Class
1.04 0.61 0.29	2	6700220210 6700230360 6700230350	SFD	3	Corner of Erbes Road and Hillcrest Road.	R-E-1AC R-E-13 R-E-13	Low Density	Above
11.88	3	5950060200	SFD	4	East of Olsen Road across from Olsen station.	RPD-0.22U-SFD-PR	Res Developable	Above
0.50 0.46 0.46	6	6700070470 6700070460	SFD	2	LD 638; South side of Rancho Road. 424 and 418 Rancho Rd.	R-E	Low Density	Above
29.65 31.02	7	6680070090 6680070010	SFD	4	LD 669; End of La Cam Road.	RPD-0.07U-SFD	Very Low and Undevelopable	Above
0.45 0.32	8	5210011285	SFD	1	209 Bainbridge Court.	HPD-SFD	Very Low Density	Above
5.13	9	6580040395	SFD	3	LD 682; South of Lynn Road. 500' West of Mapleleaf Avenue.	R-E-1AC	Very Low Density	Above
4.55 2.93	12	6580160155 6580160145	SFD	3	East of Moonridge Avenue.	HPD-SFD	Very Low Density and Undevelopable	Above
4.28	14	6600030165	SFD	12	APN 6600030165; North of Lynn Road.	R-E-1AC	Low Density	Above
5.00	15	6600030285	SFD	10	1617 Susan; West of Blair Court.	R-E-1AC	Low Density	Above
5.51	16	5920101205	SFD	1	South of Read Road	R-E-5AC	Reserve	Above
5.53	16	5920101195	SFD	1	South of Read Road	R-E-5AC	Reserve	Above
4.80	16	5920101265	SFD	1	South of Read Road	R-E-5AC	Reserve	Above
4.90	16	5920101285	SFD	1	South of Read Road	R-E-5AC	Reserve	Above
9.81	16	5920101125	SFD	1	South of Read Road	R-E-5AC	Reserve	Above
4.85	16	5920101325	SFD	1	South of Read Road	R-E-5AC	Reserve	Above
10.00	16	5920101035	SFD	1	South of Read Road	R-E-10AC	Reserve	Above

**TABLE A-2
INVENTORY OF VACANT LAND
(SEE FIGURE A-1 FOR SITE LOCATIONS)**

Acres	Site ID	APN	Type	Estimated Units	Description	Zoning	General Plan Land Use	Income Class
7.02	16	5920101315	SFD	1	North of Moorpark Road	R-E-5AC	Reserve	Above
11.71	16	5920101455	SFD	2	NE corner Moorpark Road/Hwy 23: 4898 Moorpark	R-E-5AC	Reserve	Above
0.18 0.42 0.18	17	6760124040 6760124240 6760124280	SFD	4	South of Willow Lane North of Foothill Drive West of Fairview Lane	R-1	Low Density	Above
1.59 2.02 6.47 1.44 1.62	36	680033023 680033024 680033025 680033026 680033027	SFD	5	RPD2007-70193/TTM2007-70422, NWC of Kanan Rd and Rayburn St	RPD-1.5-SP	Very Low Density	Above
0.46 0.79 0.37		6760130120 6760130130 6760130140	SFD	3	3010 Foothill Dr; PPD2007-70294; PPD2007-700295; PPD2007-70296	R-E-13	Low Density	Above
3.01 1.69 2.69	32	6800281125 6800272075 6800262135	SFD	3	T 4185 Lot s 19, 27,47	RPD-1.5U-SP	Very Low Density	Above
1.04	32	6900222075	SFD	1	T 2778 Lot 18; north of Sunnyhill Street.	RPD-1.5U-SP	Very Low Density	Above
1.60 0.90	32	6800281025 6800281015	SFD	1	T 4256, lot 2; 487 N. Lakeview Canyon	RPD-1.5U-SP	Very Low Density	Above
0.34	33	6890060165	SFD	1	T 3507-2; 5381 Long Shadow	RPD-1.5U-SP	Very Low Density	Above
0.33	33	6890060025	SFD	1	T 3507-2; 5382 Long Shadow	RPD-1.5U-SP	Very Low Density	Above
0.88	33	6890320075	SFD	1	T 3826; 5216 Island Forest	RPD-1.5U-SP	Very Low Density	Above
0.52	33	6890030285	SFD	1	T 3507-2; 5127 Lakeview Canyon	RPD-1.5U-SP	Very Low Density	Above
6.34	33	6800263025	SFD	1	T 4185; 1280 Woodland Grove	RPD-1.5U-SP	Very Low Density	Above
0.50	34	6890081145	SFD	1	T 3507-4; 5685 White Cloud	RPD-1.5U-SP	Very Low Density	Above

**TABLE A-2
INVENTORY OF VACANT LAND
(SEE FIGURE A-1 FOR SITE LOCATIONS)**

Acres	Site ID	APN	Type	Estimated Units	Description	Zoning	General Plan Land Use	Income Class
0.56	34	6890083155	SFD	1	T 3507-4; 1300 Falling Star Avenue	RPD-1.5U-SP	Very Low Density	Above
0.97	34	6890081235	SFD	1	T 3507-4; 5714 White Cloud	RPD-1.5U-SP	Very Low Density	Above
2.60	36	6800320065	SFD	1	T 4119-2; 1893 Dawn Meadow Court	RPD-1.5U-SP	Very Low Density	Above
1.93	36	6800320295	SFD	1	T 4119-2; 4756 Golf Course Drive	RPD-1.5U-SP	Very Low Density	Above
1.38	36	6800320045	SFD	1	T 4119-2; 1874 Dawn Meadow Court	RPD-1.5U-SP	Very Low Density	Above
1.84	36	6800320135	SFD	1	T 4119-2; 4702 Golf Course Drive.	RPD-1.5U-SP	Very Low Density	Above
3.10	36	6800320265	SFD	1	T 4119-2; 1838 Dawn Meadow Court	RPD-1.5U-SP	Very Low Density	Above
1.97	36	6800320275	SFD	1	T 4119-2; 1820 Dawn Meadow Court.	RPD-1.5U-SP	Very Low Density	Above
5.17	36	6800330215	SFD	1	T 4119-3; 4372 Rayburn Street.	RPD-1.5U-SP	Very Low Density	Above
1.80	36	6800330195	SFD	1	T 4119-3; 4371 Rayburn Street.	RPD-1.5U-SP	Very Low Density	Above
2.16	37	6800310165	SFD	1	T 4119-4; 1879 Collingswood Court.	RPD-1.5U-SP	Very Low Density	Above
3.73	37	6800310025	SFD	1	T 4119-1; 1648 Crown Ridge Court.	RPD-1.5U-SP	Very Low Density	Above
3.10	37	6800310015	SFD	1	T 4119-1; 1600 Crown Ridge Court	RPD-1.5U-SP	Very Low Density	Above
2.25	37	6800340165	SFD	1	T 4119-4; 1547 Berryhill Circle	RPD-1.5U-SP	Very Low Density	Above
2.33	37	6800340155	SFD	1	T 4119-4; 1530 Berryhill Circle	RPD-1.5U-SP	Very Low Density	Above
2.18	38	6800273045	SFD	1	T4256, lot 35; 1137 Oak Mirage	RPD-1.5U-SP	Very Low Density	Above
2.66	38	6800273265	SFD	1	T4185, lot 9; 1100 Oak Mirage.	RPD-1.5U-SP	Very Low Density	Above
1.84	38	6800273135	SFD	1	T4256; 4683 Middle Fork Circle	RPD-1.5U-SP	Very Low Density	Above
0.57 2.23	39	6800271045 6800271035	SFD	1	T4185, Lot 15; SE corner Lakeview Canyon Road/ Windhaven Drive	RPD-1.5U-SP	Very Low Density	Above
41.09	39	6800290055	SFD	1	T4256, lot 58847 Country Valley Road	RPD-1.5U-SP	Very Low Density	Above
6.77	39	6800290035	SFD	1	T 4256, lot 127; 4994 Lakeview Canyon Rd.	RPD-1.5U-SP	Very Low Density	Above

**TABLE A-2
INVENTORY OF VACANT LAND
(SEE FIGURE A-1 FOR SITE LOCATIONS)**

Acres	Site ID	APN	Type	Estimated Units	Description	Zoning	General Plan Land Use	Income Class
1.29	39	6800290215	SFD	1	T4256; 781 Spruce Meadow Place	RPD-1.5U-SP	Very Low Density	Above
1.33	40	6900360115	SFD	1	T 4297;1757 Classic Rose Court	RPD-1.5U-SP	Very Low Density	Above
30.13	45	6900350085	SFD	10	T 05-70105 proposed; behind existing house on Featherwood Street	RPD-0.55U-SFD	Very Low Density and Undevelopable	Above
2.16	47	6780313175 6780313225 6780313165 6780313195 6780313215 6780313205 6780313185	SFD	7	Former T 5106; T2001-5106 M1 (Weldon Flier); NE corner Erbes Rd/Falmouth St	R-E	Low Density	Above
23.74	49	6640050165	SFD	6	T 5262 (former) West of Highgate Rd. Site constrained by access, steep slopes, and endangered plants	RPD-0.4U-SFD	Very Low Density	Above
0.34 0.48 0.44 0.36 2.07	50	6700080270 6700080390 6700080250 6700080260 6700080030	SFD	7	Thousand Oaks Tra-t - Rancho Hillcrest including 1350 Rancho Lane; South of Rancho Lane	R-E	Low Density	Above
29.73	51	5920110320	SFD	3	North of Olsen Road, West of the 23 Freeway; North end of Zocalo Circle	HPD-PR	Residential Developable	Above
16.28	52	6760180210	SFD	5	End of Skyline Drive	R-E-20AV-PR	Very Low Density	Above
0.94 0.19 0.22	53	6700210400 6700210410 6700210350	MFD	17	West side of Erbes Road	R-3	High Density	Lower

**TABLE A-2
INVENTORY OF VACANT LAND
(SEE FIGURE A-1 FOR SITE LOCATIONS)**

Acres	Site ID	APN	Type	Estimated Units	Description	Zoning	General Plan Land Use	Income Class
1.08	56	6580210295	MFD	15	SW corner of Borchard and Deerpath; RPD 89-421	RPD-15U	Medium Density	Mod
36.66	57	6620010030	SFD	20	Capacity reduced 20du due to floodplain constraint; South of 101 Freeway at Rancho Conejo off-ramp	R-1-8	Low Density	Above
115.49	58	6640030055	SFD	19	Vacant land; 3000' south of Hillsborough	HPD-SFD-PR	Reserve	Above
2.47	59	6700260010	SFD	9	2080 East Hillcrest	R-E	Low Density	Above
0.74	60	6700250230	MFD	8	RPD 2006-70582; East of Erbes Road, 750' N of TO Blvd	RPD-20	High Density	Mod
5.06	61	6790181115	SFD	1	Vacant parcel between Morrow Circle and Wilder Street; 1625 Wilder	HPD	Low Density	Above
35.65	62	6790010265	SFD	3	North terminus of Wilder Street	HPD	Low Density and Undevelopable	Above
1.84	64	5180060040	SFD	0	SUP 04-71541; Z 01-724 to P-L (expansion of existing facility); Northwest corner of Olsen Road and Moorpark Road	R-E-1AC	Low Density	Above
3.19	66	6600121010	SFD	9	Former T 3645; northeast of Lynn Road and E. Kelley	RPD-4.5U-SFD	Low Density	Above
19.88	69	2340080300	SFD	1	R-a-1A-PR and R-a-5A-PR west side of Old Conejo Road	R-E-1A-PR	Very Low Density and Undevelopable	Above
1.97 1.99	70	6790102165 6790102155	SFD	3	End of Bascom Court; No street access	R-E	Low Density Low Density and Undevelopable	Above
8.12 1.88	72	6580051275 6580012540	SFD	6	Vacant land; North of Lynn Road; PAR2001-70202	R-1-30AV RPD-0.5U-SFD	Very Low Density and Undevelopable	Above

**TABLE A-2
INVENTORY OF VACANT LAND
(SEE FIGURE A-1 FOR SITE LOCATIONS)**

Acres	Site ID	APN	Type	Estimated Units	Description	Zoning	General Plan Land Use	Income Class
80.66	74	6790010310	SFD	16	Rust Property; East of Erbes Road across from El Monte Drive	RPD-0.2U	Very Low Density, Developable Residential and Undevelopable	Above
0.95	80	6700110220	SFD	1	1649 Hauser Circle	R-O	Low Density	Above
1.51	80	6700110120	SFD	1	1637 Hauser Circle	R-O	Low Density	Above
0.46	80	6700110180	SFD	1	Lots between Rancho Lane and Hauser Circle	R-E-20	Low Density	Above
0.51	80	6700110170	SFD	1	Lots between Rancho Lane and Hauser Circle	R-E-20	Low Density	Above
0.35	80	6700110160	SFD	1	Lots between Rancho Lane and Hauser Circle	R-E-20	Low Density	Above
0.33	80	6700140245	SFD	1	961 North Rancho Road	R-E-20	Low Density	Above
19.98	82	5920101165	SFD	3	LD 711; 4920 Read Road	R-E-5AC	Reserve	Above
11.18	83	6900350015	SFD	2	End of Peacock Court, Brunston Ct.	RPD-1.5U-SP	Very Low Density	Above
4.00	100	5250053115 5250060095	MFD	60	Northeast corner of Hillcrest & McCloud ; approx. 4 acres usable due to slope constraints	SP 17	Com/Residential	Mod
5.01	105	6670340185	MFD	141	Southwest corner of Conejo Center Drive and future street to Specific Plan 13	SP-7 High Density	High Density	Lower
5.52	106	6670340195	MFD	156	Northwest corner of Conejo Center Drive and future street to Specific Plan 13	SP-7 High Density	High Density	Lower
3.65	117	6580012390	SFD	2	PAR 2004-71195; End of Deerpath Lane	R-E-1AC	Undevelopable	Above
0.43	119	6580040685	SFD	1	RPD 2000-529; 120 Regal	RPD-2U-SFD	Low Density	Above

**TABLE A-2
INVENTORY OF VACANT LAND
(SEE FIGURE A-1 FOR SITE LOCATIONS)**

Acres	Site ID	APN	Type	Estimated Units	Description	Zoning	General Plan Land Use	Income Class
0.61	119	6580040675	SFD	1	RPD 2000-528; 130 Regal	RPD-2U-SFD	Low Density	Above
0.82	119	6580040665	SFD	1	RPD 2000-527; 140 Regal	RPD-2U-SFD	Low Density	Above
0.17	123	6710211120	MFD	2	North of Los Robles Road	RPD-12U	Medium Density	Above
0.21	124	6690241315	SFD	1	885 Masterson	RPD-6.3U-SFD	Medium Density	Above
0.26	124	6690271530	SFD	1	SE corner Hillcrest/Houston	RPD-6.3U-SFD	Medium Density	Above
0.14	124	6690271400	SFD	1	Greenwich Village south; east of Houston; 230 Houston	RPD-6.3U-SFD	Medium Density	Above
0.15	124	6690142470	SFD	1	Greenwich Village south: north of Flittner.	RPD-12U-SFD	Medium Density	Above
0.05 0.14 0.47	125	6690131020 6690131110 6690062775	SFD	3	Greenwich Village south 524 Wilbur 720 Beall	R-O R-O RPD-12U-SFD	Medium Density	Above
0.48	126	6580060195	SFD	1	Kelley Estates west of West Kelley; adjacent to 400 Helga	R-E-1AC	Undevelopable	Above
0.50	126	6580052235	SFD	1	Kelley Estates west of West Kelley; south of Lynnview Street	R-E-1AC	Very Low Density	Above
1.66	126	6580052265	SFD	1	Kelley Estates west of West Kelley; SW corner Lynn/ Lynnview Street	R-E-1AC	Very Low Density	Above
15.78	166	6670051105	SFD	1	Hillside lot on Grande Vista Drive	H-P-D	Undevelopable	Above
4.28	172	6600010445	MFD	55	1200 Newbury Road	RPD-15U	Medium Density	Above
		Total		704				314 Lower 83 Mod 307 Above

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TABLE A-3
INVENTORY OF UNDERUTILIZED SITES WITH REDEVELOPMENT POTENTIAL
(SEE FIGURE A-2 FOR SITE LOCATIONS)

Acres	Site ID	APN	Type	Estimated Units	Site Project	Existing Use	Zoning	General Plan Land Use	Income Class
2.38 2.38	10	6710030060 6710030050	MFD	6	LU 95-212; north side of Hillcrest Drive, Condos	SFD	R-E-20-PR	Medium Density	Above
0.34	22	6700192120	MFD	3	Dorriz Property RPD-15U; Los Feliz Drive	SFD	RPD-15U	High Density	Mod
0.29	22	6700192110	MFD	2	Cameron Property RPD-15U; Los Feliz Drive	SFD	RPD-15U	High Density	Mod
0.34 0.22 0.22	22	6700192030 6700192020 6700192060	MFD	20	SFD1816, 1818 and 1892 Los Feliz Drive next to Leggett Court Apartments	SFD	RPD-30U	High Density	Lower
1.18	23	6700250220	MFD	20	Church site; .80ac (RPD30) & .38ac (R-1); Los Feliz Dr east of Erbes Rd	Church	RPD-30U &R-1	High Density	Lower
0.47 0.55 0.22 0.16 0.19 0.18 0.20 0.18	43	6700290420 6700290400 6700290210 6700290150 6700290240 6700290230 6700290360 6700290350	MFD	53	135, 71(Former T 4564), 143, 147, 151, 155, 159 and 163 Conejo School Road	SFD MFD MFD MFD MFD MFD MFD MFD	RPD-30U	High Density	Lower
0.92	53	6700210080	MFD	11	West side of Erbes Rd between Thousand Oaks Bl and Hillcrest Dr	SFD	R-3	High Density	Lower
0.49	53	6700210060	MFD	6	West side of Erbes Rd between Thousand Oaks Bl and Hillcrest Dr	SFD	R-3	High Density	Lower
1.43	95	6700200120	MFD	35	West side of Erbes Rd	COM	R-3	High Density	Lower
0.34 0.30	113	6710182070 6710182125	MFD	12	RPD 1986-368 M36 (Model Neighborhood Area); SWC Royal Oaks Dr and Sunset Dr	SFD	RPD-15U	Medium Density	Mod

TABLE A-3
INVENTORY OF UNDERUTILIZED SITES WITH REDEVELOPMENT POTENTIAL
(SEE FIGURE A-2 FOR SITE LOCATIONS)

Acres	Site ID	APN	Type	Estimated Units	Site Project	Existing Use	Zoning	General Plan Land Use	Income Class
0.18	118	6710174190	MFD	12	RPD 1986-368; 3150,3160, 3170 and 3190 Los Robles Rd	SFD	RPD-15U	Medium Density	Mod
0.18	114	6710174030							
0.18		6710174040							
0.18		6710174050							
0.21	123	6710221100	MFD	3	2685 Los Robles Rd	SFD	RPD-12U	Medium Density	Mod
0.22	123	6710221090	MFD	3	2699 Los Robles Rd	SFD	RPD-12U	Medium Density	Mod
0.27	123	6710221080	MFD	3	2717 Los Robles Rd	SFD	RPD-12U	Medium Density	Mod
0.20	123	6710221320	MFD	3	2743 Los Robles Rd	SFD	RPD-12U	Medium Density	Mod
0.14	123	6710221240	MFD	2	2826 Crescent Way	SFD	RPD-12U	Medium Density	Mod
0.19	123	6710221370	MFD	3	2775 Los Robles Rd	SFD	RPD-12U	Medium Density	Mod
0.28	123	6710221250	MFD	4	2848 Crescent Way	SFD	RPD-12U	Medium Density	Mod
0.18	123	6710221380	MFD	3	2769 Los Robles Rd	SFD	RPD-12U	Medium Density	Mod
0.18	123	6710221360	MFD	3	2779 Los Robles Rd	SFD	RPD-12U	Medium Density	Mod
0.16	123	6710221260	MFD	2	2862 Crescent Way	SFD	RPD-12U	Medium Density	Mod
0.16	123	6710221270	MFD	2	2874 Crescent Way	SFD	RPD-12U	Medium Density	Mod
0.17	123	6710221020	MFD	3	2797 Los Robles Road	SFD	RPD-12U	Medium Density	Mod
0.32	123	6710221010	MFD	6	2821 Los Robles Road	SFD	RPD-12U	Medium Density	Mod
0.23	123	6710211210	MFD	4	2926 Crescent Way	SFD	RPD-12U	Medium Density	Mod
0.11	123	6710211190	MFD	2	2938 Crescent Way	SFD	RPD-12U	Medium Density	Mod
0.30	123	6710211030	MFD	4	2947 Los Robles Road	SFD	RPD-12U	Medium Density	Mod
0.11	123	6710211200	MFD	2	2948 Crescent Way	SFD	RPD-12U	Medium Density	Mod
0.14	123	6710211110	MFD	2	2949 Los Robles Road	SFD	RPD-12U	Medium Density	Mod
0.19	123	6710211220	MFD	3	2964 Crescent Way	SFD	RPD-12U	Medium Density	Mod
0.38	123	6710211100	MFD	4	73 Fairview Road	SFD	RPD-12U	Medium Density	Mod

TABLE A-3
INVENTORY OF UNDERUTILIZED SITES WITH REDEVELOPMENT POTENTIAL
(SEE FIGURE A-2 FOR SITE LOCATIONS)

Acres	Site ID	APN	Type	Estimated Units	Site Project	Existing Use	Zoning	General Plan Land Use	Income Class
0.26	123	6710193040	MFD	4	3008 Crescent Way	SFD	RPD-12U	Medium Density	Mod
0.13	123	6710193190	MFD	2	3096 Crescent Way	SFD	RPD-12U	Medium Density	Mod
0.13	123	6710193340	MFD	2	3046 Crescent Way	SFD	RPD-12U	Medium Density	Mod
0.39	123	6710193070	MFD	5	3056 Crescent Way	SFD	RPD-12U	Medium Density	Mod
0.47	123	6710211090	MFD	5	2967 Los Robles Road	SFD	RPD-12U	Medium Density	Mod
0.20	123	6710193310	MFD	2	3051 Los Robles Road	SFD	RPD-12U	Medium Density	Mod
0.20	123	6710193320	MFD	2	3059 Los Robles Road	SFD	RPD-12U	Medium Density	Mod
0.20	123	6710193140	MFD	2	3061 Los Robles Road	SFD	RPD-12U	Medium Density	Mod
0.20	123	6710193130	MFD	2	3071 Los Robles Road	SFD	RPD-12U	Medium Density	Mod
0.20	123	6710193120	MFD	2	3081 Los Robles Road	SFD	RPD-12U	Medium Density	Mod
0.25	123	6710192030	MFD	3	3030 Los Robles Road	SFD	RPD-12U	Medium Density	Mod
0.21	123	6710192040	MFD	3	3040 Los Robles Road	SFD	RPD-12U	Medium Density	Mod
0.19	123	6710192050	MFD	2	3058 Los Robles Road	SFD	RPD-12U	Medium Density	Mod
0.16	123	6710192060	MFD	2	3076 Los Robles Road	SFD	RPD-12U	Medium Density	Mod
0.16	123	6710192070	MFD	2	3088 Los Robles Road	SFD	RPD-12U	Medium Density	Mod
0.57	123	6710192010	MFD	7	3105 Royal Oaks Drive	SFD	RPD-12U	Medium Density	Mod
0.23	123	6710192140	MFD	2	3113 Royal Oaks Drive	SFD	RPD-12U	Medium Density	Mod
0.26	123	6710192130	MFD	3	3121 Royal Oaks Drive	SFD	RPD-12U	Medium Density	Mod
0.18	123	6710192120	MFD	2	3127 Royal Oaks Drive	SFD	RPD-12U	Medium Density	Mod
0.19	123	6710193360	MFD	2	3025 Los Robles Road	SFD	RPD-12U	Medium Density	Mod
0.26	139	6710171180	MFD	4	3163 Los Robles Road	SFD	RPD-15U	Medium Density	Mod
0.26	139	6710171190	MFD	2	3173 and 3175 Los Robles Road	SFD	RPD-15U	Medium Density	Mod
0.50	139	6710181030	MFD	8	3169 Royal Oaks Drive	SFD	RPD-15U	Medium Density	Mod
0.25	139	6710181040	MFD	3	3193 Royal Oaks Drive	SFD	RPD-15U	Medium Density	Mod

TABLE A-3
INVENTORY OF UNDERUTILIZED SITES WITH REDEVELOPMENT POTENTIAL
(SEE FIGURE A-2 FOR SITE LOCATIONS)

Acres	Site ID	APN	Type	Estimated Units	Site Project	Existing Use	Zoning	General Plan Land Use	Income Class
0.25	139	6710181080	MFD	3	3257 Royal Oaks Drive	SFD	RPD-15U	Medium Density	Mod
0.18	139	6710174170	MFD	3	3248 Los Robles Road	SFD	RPD-15U	Medium Density	Mod
0.22	139	6710174180	MFD	3	3260 Los Robles Road	SFD	RPD-15U	Medium Density	Mod
0.18	139	6710174090	MFD	3	3224 Los Robles Road	SFD	RPD-15U	Medium Density	Mod
0.18	139	6710174070	MFD	3	3198 Los Robles Road	SFD	RPD-15U	Medium Density	Mod
0.18	139	6710174060	MFD	3	3190 Los Robles Road	SFD	RPD-15U	Medium Density	Mod
0.18	139	6710182130	MFD	3	3192 Royal Oaks Drive	SFD	RPD-15U	Medium Density	Mod
0.41	139	6710182140	MFD	6	3236 Royal Oaks Drive	SFD	RPD-15U	Medium Density	Mod
0.24	139	6710182170	MFD	3	3250 Royal Oaks Drive	SFD	RPD-15U	Medium Density	Mod
0.28	139	6710173020	MFD	4	3346 Los Robles Road	SFD	RPD-15U	Medium Density	Mod
11.65	164	6810180250	MFD	13	Los Robles Apts Infill 300 E. Rolling Oaks Drive as shown in RPMJ 2008-70009	APT	R-3	High Density	Mod
345	171	numerous parcels	MFD	71 72 71	Thousand Oaks Blvd Specific Plan Moorpark Rd to Conejo School Rd Conejo School Rd to Rancho Rd Rancho Rd to Duesenberg Dr	MIXED-USE	Specific Plan-20	Residential/Commercial	Mod
		Total		575					145 Low 424 Mod 6 Above

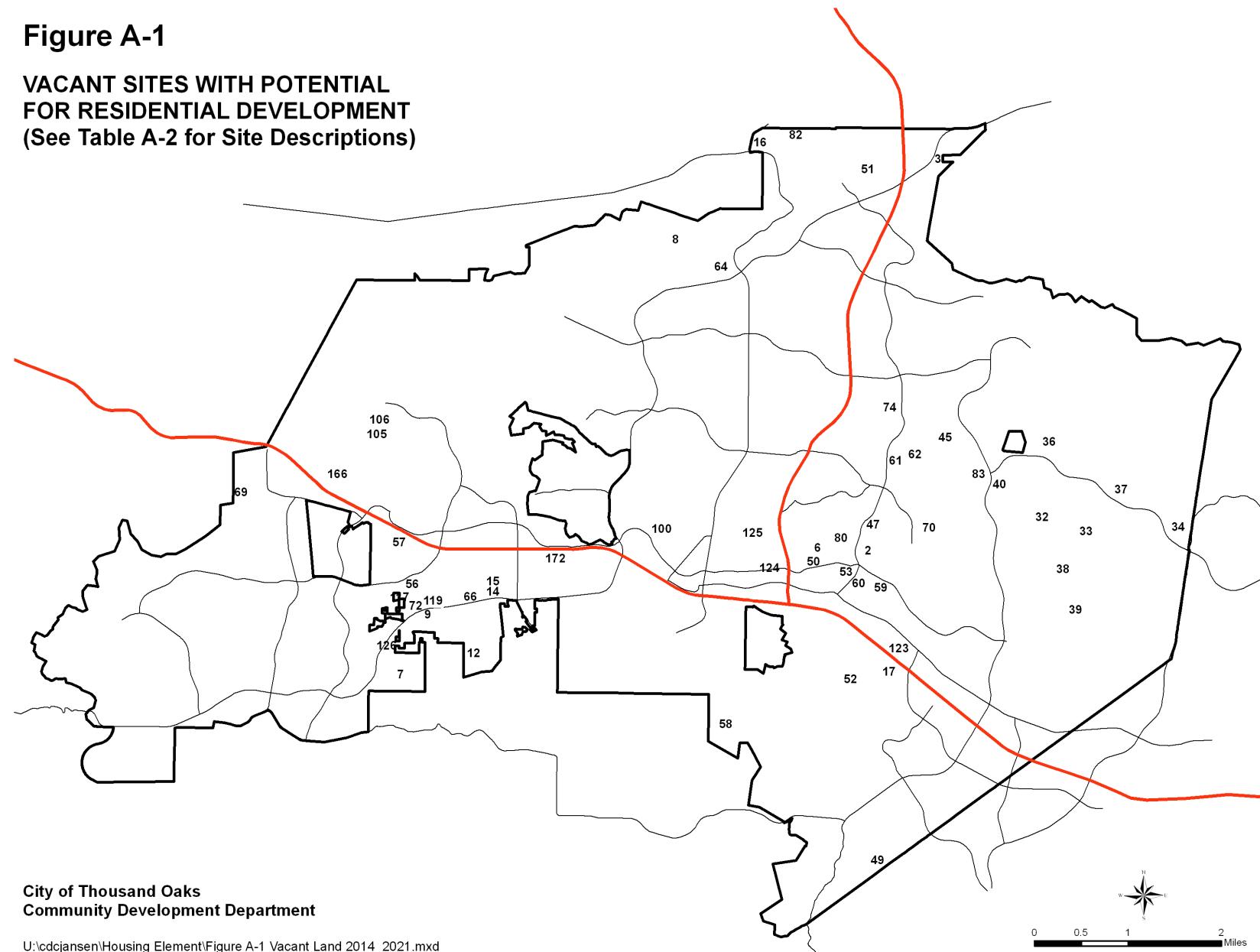
**TABLE A-4
PENDING PROJECT WITH AFFORDABLE HOUSING PARTNER
(SEE FIGURE A-3 FOR SITE LOCATION)**

Ac	Site ID	APN	Type	Description	Existing Use	Existing Zoning	Existing General Plan Land Use	Proposed General Plan/Zoning	Estimated Units	Income Class
2.47	173	6700260010	MFD	Proposed Many Mansions General Plan amendment, zone change and senior apartment project. Location: 2080 Hillcrest Dr	SFD	R-E	Low Density	High Density RPD-20U	80	Lower

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Figure A-1

**VACANT SITES WITH POTENTIAL
FOR RESIDENTIAL DEVELOPMENT
(See Table A-2 for Site Descriptions)**



**City of Thousand Oaks
Community Development Department**

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Figure A-2

**UNDERUTILIZED SITES WITH POTENTIAL
FOR RESIDENTIAL DEVELOPMENT
(See Table A-3 for Site Descriptions)**

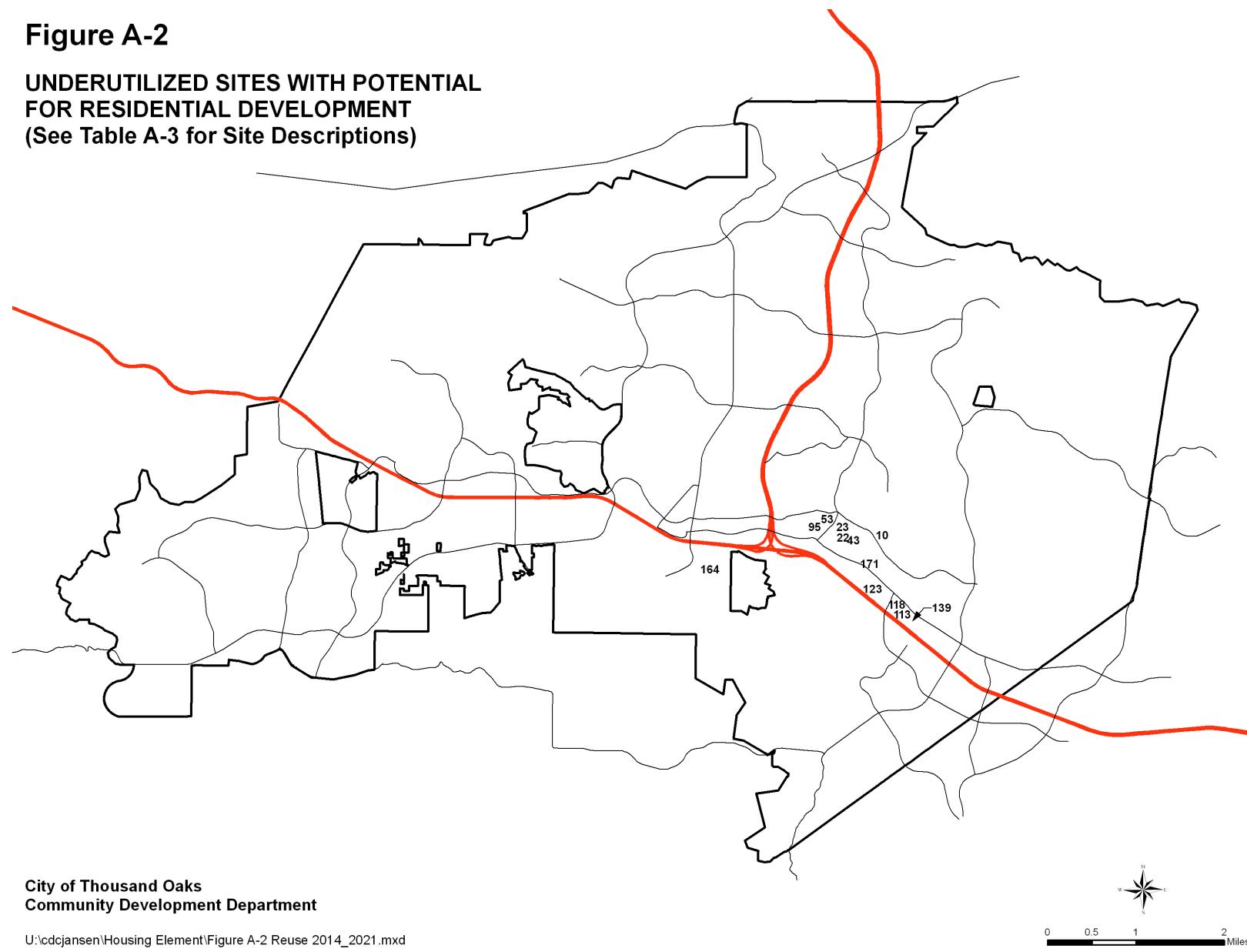
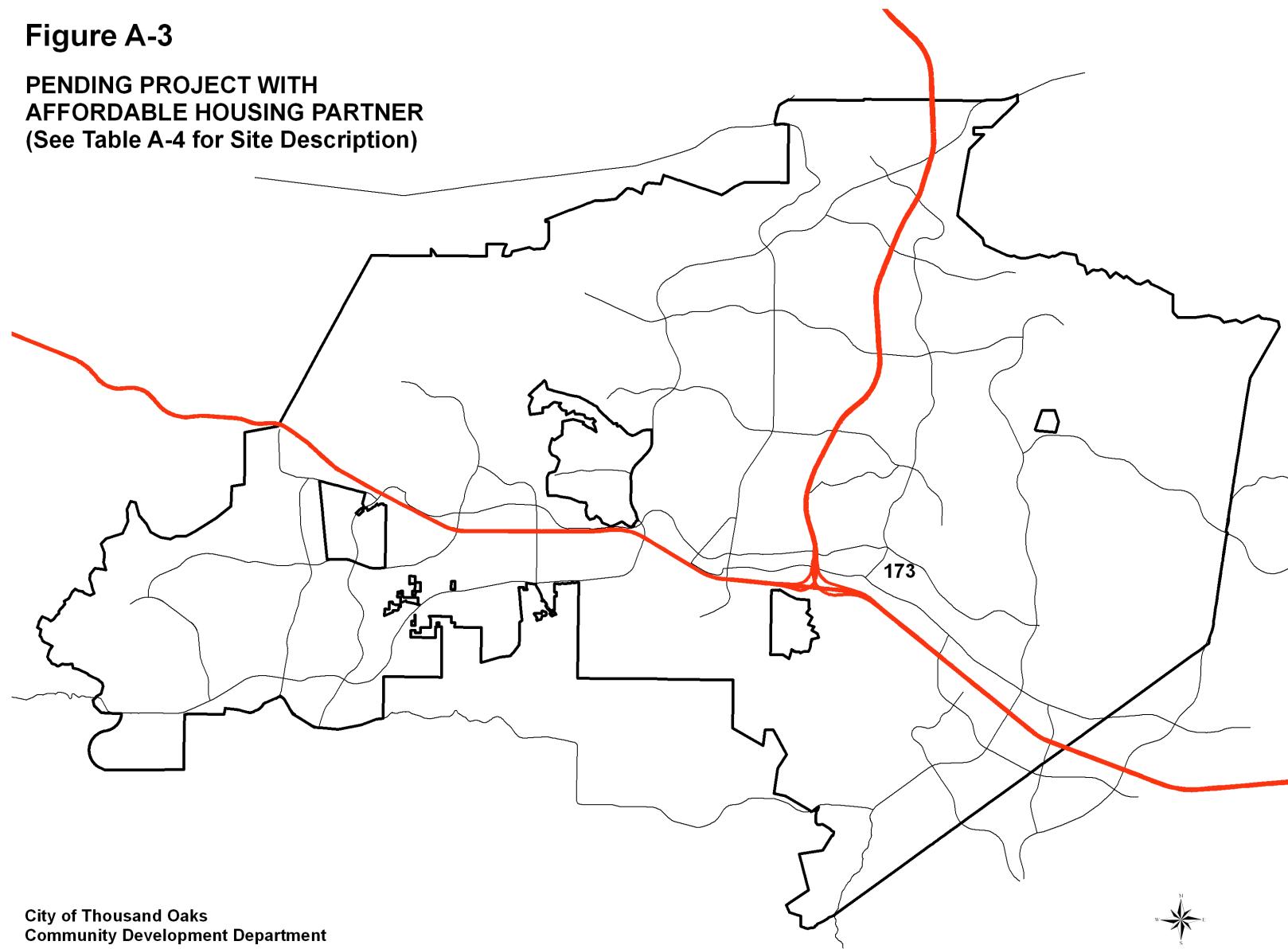


Figure A-3

PENDING PROJECT WITH
AFFORDABLE HOUSING PARTNER
(See Table A-4 for Site Description)



City of Thousand Oaks
Community Development Department

U:\cdcjansen\Housing Element\Figure A-3 Pending Affordable 2013.mxd

0 0.5 1 2 Miles

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**APPENDIX B
CONTACT LIST**

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CONTACT LIST

Name	Organization
Leslie Orth	Lutheran Social Services of So. California
Margarete Preusser	United Cerebral Palsy Los Angeles
Maureen Symonds	Conejo Valley Senior Concerns
Ellen Johnson	Livingston Memorial Visiting Nurse Association
Robert Pellino	St. Vincent de Paul
Leslie Orth, Area Director	Lutheran Social Services of So. California.
Fall Prevention Center of Excellence	University of S. California, Andrus Gerontology Center
Charles Bloomquist	Villa Esperanza Services
Jeff Blum	Conejo/Las Virgenes Futures Foundation
Andrea Gallagher, President	Conejo Valley Senior Concerns
Amy Simons	United Cerebral Palsy Los Angeles
Linda Braunschweiger	Ventura Co. Housing Trust Fund
Sylvia Taylor Stein	Long Term Care Services of Ventura County, Inc.
Kristy Pollard	Food Share
Clyde B. Reynolds	Turning Point Foundation
Amy Balchum	Ventura County Jewish Family Service
Terra Donlon	Building Industry Association
Jon Friedman	Jemstreet Properties
Doug Tapking	Area Housing Authority
Steve Bird, Administrator	United Cerebral Palsy Los Angeles
Mary Ann Kearns	Assistance League Conejo Valley
Jennifer Schwabauer	Manna Conejo Valley Food Bank
Rick Schroeder	Many Mansions
Terry Miller	Big Brothers Big Sisters of Ventura County, Inc.
Erin Pierik	Southeast Ventura County YMCA – Conejo Valley
Tanya Kellam	Interface Children and Family Services

Name	Organization
Jeff Landis	Ventura County Human Services Agency
Teresa Sousa	Shapell Industries
Christy Madden	County of Ventura
Mary Harris	Individual
Remy De La Peza	Public Counsel Law Center
Betty Alvarez Ham	Betty Alvarez Ham
--	Action Foundation
Ratan Bhavnani	NAMI- Ventura County
Mark Belfortti	Tri-Counties Comm. Housing Corp
Debbie Weinkart	Tri-Counties Regional Center
Suhel Siddiqui	Hydam Development
Allen Reznick	Conejo Valley Assoc. of Realtors
Mel Silberberg	Haverim B'nai B'rith and City of Thousand Oaks Senior Adult Master Plan/ Housing Team
Robert Hogan	ARC Ventura County
Timothy Hockett	Community Action Ventura County
Sandy Smith	Ventura County Civil Alliance
Lynn Thompson	The Salvation Army
--	VC-CLUE
--	Ventura County Rescue Mission
Cathy Brudnicki	Individual
Hoa Tran	Ventura County Community Fdn.
David Rodriguez	Cabrillo Economic Dev. Corp.
Patrice Esseff	Catholic Charities
Caroline Prijatel-Sutton	Coalition to End Family Violence
Stacy Swanson	Habitat for Humanity Ventura Co
Howard Bierman	Unitarian Universalist Fellowship of the Conejo Valley Faith in Action Committee
--	Ventura Behavioral Health Dept.

Name	Organization
Kasey Burke	Meta Housing Corporation
Douglas Nickles	Individual
Jim Wolf	S.A.F.E./Ranch Mobile Home Park
Victor Abrunzo	S.A.F.E./Ranch Mobile Home Park
Kathryn Goodspeed	S.A.F.E./Ranch Mobile Home Park
Brian Trushinski	Individual
Jerry Lewi	Individual

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