

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction THOUSAND OAKS
 Reporting Period 1/1/2015 - 12/31/2015

Table A

Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information								Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development See Instructions	Deed Restricted Units See Instructions	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income					
(9) Total of Moderate and Above Moderate from Table A3 ▶ ▶			0	115	115						
(10) Total by income Table A/A3 ▶ ▶			0	0	0	115	115	0			
(11) Total Extremely Low-Income Units*			0								

* Note: These fields are voluntary

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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	0	0	0	0	0	0	
No. of Units Permitted for Above Moderate	39	45	31	0	0	115	

* Note: This field is voluntary

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Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.												Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	84	0	17	0							17	67
	Non-deed restricted		0	0	0								
Low	Deed Restricted	58	0	2	0							2	56
	Non-deed restricted		0	0	0								
Moderate	Deed Restricted	36	0	1	0							1	35
	Non-deed restricted		0	0	0								
Above Moderate		77	0	27	115							142	-65
Total RHNA by COG. Enter allocation number:		255											
Total Units ▶ ▶ ▶			0	47	115							162	93
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Program 1	Work with local non-profits, such as Habitat for Humanity, by identifying potential development sites and financial assistance, if appropriate, to development 1 low-income unit.	On-going	Discussions took place with Habitat for Humanity to identify potential sites.
Program 2	Manage the Affordable Housing Trust Fund to finance the creation, preservation or rehabilitation of affordable housing. Where feasible, give priority funding to extremely low income households. Identify and fund projects based on available funding.	On-going	The City continues to discuss potential projects and availability of financial assistance from the Affordable Housing Trust Fund with non-profit affordable housing developers.
Program 3	Update the inclusionary housing in-lieu fee and non-residential development linkage fee based on changes in economic conditions.	Update when warranted	The City put its inclusionary housing and nonresidential linkage fee update on hold because of questions related to the legal status of these fees. A court case (BIA vs City of San Jose) is pending review by the US Supreme Court.
Program 4	Continue to cooperate with agencies that gather information concerning housing needs, including the Census Bureau.	On-going	The City continues to cooperate with the Census Bureau and other agencies.
Program 5	Assist efforts of local agencies and non-profits to implement the 10-Year Plan to End Homelessness in Ventura County. Continue to provide funds to local social service agencies that prevent homelessness and assist homeless persons.	On-going	In January 2015, 61 persons were counted as homeless. City continues to participate in the regional Continuum of Care Alliance (for HUD funding). City granted \$43,009 in CDBG and SSEF funds to local non-profits that provide homeless services.
Program 6	Continue allocating funding to local non-profit groups who address the housing needs of special needs households, including disabled and elderly households. Assistance subject to available funding.	On-going	City granted \$74,032 (CDBG and SSEF) to assist disabled and elderly households. City granted \$110,000 (HAPS) to assist 370 low income disabled and senior households with utilities. City granted \$87,638 to 8 very low income homeowners for repairs.

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Program 7	Assist housing groups in securing local and other sources of funds for the acquisition and rehabilitation of multi-family structures for affordable housing.	On-going	City approved CDBG-funded multi-family rehabilitation at the following affordable rental projects: \$200,000 to 101-unit Shadow Hills Apartment and \$50,000 to 50-unit Esseff Village Apartments.
Program 8	Continue to require inspection of resale housing as a method to encourage maintenance of the housing stock.	On-going	The City performed 1,884 record searches and 384 inspections for open, not final, permits under the Residential Resale Program.
Program 9	Contact the Conejo Futures property management company or property owner to evaluate threat of conversion to market rate. If threatened with conversion to market rate help property owner to preserve the units.	Annually	Property owner continues to operate the property under U.S. Department of Housing and Urban Development (HUD) affordable conditions.
Program 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	City continues to monitor affordable housing units.
Program 11	Assist housing groups in securing local and other sources of funds to extend existing affordability covenants to existing multi-family housing.	On-going	Program will be implemented as opportunities and funding becomes available.
Program 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	City continues to encourage affordable housing providers to give priority to households with special needs.
Program 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	City contracted with the Housing Rights Center of Los Angeles, in collaboration with Ventura County and other cities. \$12,000 in CDBG funds were expended for this service.
Program 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	The City continues to post notices on its website and public counter, TOTV, Ventura County Star, Thousand Oaks Acorn and with local stakeholders. The Housing Rights Center conducted free fair housing seminars.

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General Comments: